

**BEFORE
THE OHIO SITING BOARD**

In the matter of the Application of Birch)	
Solar 1, LLC for a Certificate of)	
Environmental Compatibility and Public)	Case No. 20-1605-EL-BGN
Need to Construct a Solar-Powered Electric)	
Generation Facility in Allen and Auglaize)	
Counties, Ohio.)	

TESTIMONY OF

Frank Caprilla

on behalf of

Allen Auglaize Coalition for Reasonable Energy

May 11, 2022

1. Please state your name.

Frank Caprilla

2. Please state your address.

I live at 5350 West Breese Road, Lima, Ohio 45806.

3. Please summarize your background and relationship to the Birch Solar project.

I live and own a business at 5350 West Breese Road, within 1500 feet of the proposed Project. I am the Capital Campaign Manager of the Shawnee Football Parents Association, a member of the Community Advisory Team (CAT) for the Shawnee Local Schools Building Project, and a parent and volunteer at Shawnee Local Schools in Shawnee Township. I am also a member of the Allen Auglaize Coalition for Reasonable Energy (the “Coalition”) which advocates for the approval of the Birch Solar 1 project (the “Project”). The Coalition is a formal grassroots coalition of individuals and landowners residing in Allen and Auglaize Counties that seeks to educate and engage with the community to inform and dispel misconceptions about solar energy and the Project.

4. Please summarize your position on whether the Birch Solar project should be approved.

I believe the Project should be approved as Shawnee Local Schools, the students, and the taxpayers all stand to be some of the biggest beneficiaries. In the event that the county commissioners designate the Project as a “qualified energy project” (QEP) as provided under Ohio Senate Bill 232, passed in 2010, the project owner will make payments in lieu of taxes

23 which, using independent estimates made by Howard B. Fleeter, PhD, show that local
24 governments will receive \$81,000,000 over 30 years or \$94,500,000 over 35 years. Exhibit A.

25
26 These are significant sums, especially from the viewpoint of local taxpayers. The school system
27 recently received a Facility Assessment Report from the Ohio School Facilities Commission
28 estimating the cost of needed upgrades to the district infrastructure at \$100 million, so we are
29 acutely aware of the need to find a way to finance these upgrades. Exhibit B. As the Project is
30 estimated to increase annual revenues to the school system by approximately \$1 million per year,
31 the benefit to the district will be approximately \$30 million over 30 years. However, if the
32 money is used for building new facilities, which is a legitimate use of the funds, the impact would
33 be even greater. The State of Ohio provides a 29% match to local funds designated for these
34 building projects. This means that the full impact of the Project on the school system will be in
35 excess of \$42 million. Again, these are significant sums, and given the state of our buildings,
36 greatly needed.

37
38 In addition, companies like Lightsource BP impact the local economy through philanthropic
39 activities and charitable donations. Lightsource BP's Project has already made a significant
40 positive impact on the Shawnee community with a generous donation to the Shawnee Football
41 Parents Association for a new turf field and scoreboard. And Lightsource BP has pledged to
42 become one of the schools' largest supporters should they receive approval to build the Project.
43 This field project will impact football, soccer, band, gym class, and the new makerspace program.
44 The makerspace program gives students opportunities to work with the technological upgrades to

45 the scoreboard and create graphics, film live events, and produce commercials and other media.
46 Lightsource BP has also committed funds to makerspace separately, to encourage learning in the
47 technology space. The Project also provides local schools and universities with curriculum
48 support, on-site tours, and research opportunities.

49

50 The tax revenue generated from the Project would also contribute to the county and township for
51 other necessary public benefits. The OPSB should also approve the Project for these added local
52 benefits.

53

54 **5. Does this conclude your testimony?**

55 Yes.

CERTIFICATE OF SERVICE

In accordance with OAR 4906-2-02(D)(6), this document has been filed electronically and OPSB's e-filing system will electronically serve notice of the filing of this document on the parties referenced in the service list of the docket who have electronically subscribed to this case. Such notice constitutes service of this document.

/s/John Heer

John A. Heer, Esq.

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EXHIBIT A

Comparison of Estimated Revenues Under PILOT Payment vs Property taxes for LightsourceBP Birch Solar Electricity Generation Installation

Howard B. Fleeter, PhD

October 2021

The consulting firm Howard Fleeter & Associates has been retained by the Auglaize County Commissioners to evaluate fiscal aspects of the proposed 300 MW Birch Solar electricity generation project by LightsourceBP. This memo provides a summary of this evaluation.

I. Property Tax and PILOT Estimates

Since the enactment of SB 232 in 2010, Renewable Electricity Generation projects can be designated as "qualified energy projects" (QEP) which means that the project owner will make Payments in Lieu of Taxes (commonly referred to as "PILOT" payments) instead of paying property taxes based on the valuation of the project equipment's public utility tangible personal property (PUTPP). SB 232 calls for an annual PILOT payment of \$7,000 per MW to be split across all government taxing authorities where the project is located with the option for an additional \$2,000 per MW annual payment which would go entirely to the county where the project is located. County Commissioners must vote to approve the PILOT payment by designating the project as a QEP.

In the spring of 2021 Lightsource provided estimates of property taxes that would be generated by the Birch Solar project over a 35 year period. These estimates were based on 2 scenarios:

Scenario 1: project construction cost = \$314 million

Scenario 2: project construction cost = \$360 million

The Lightsource property tax estimates indicated that the total property taxes under Scenario 1 would be \$105.0 million over 35 years while the total property taxes under Scenario 2 would be \$118.9 million. However, Fleeter and Associates discovered that the Lightsource property tax estimates were incorrect because they wrongly utilized a depreciation floor of 35% for the Production Plant equipment (which is over 90% of the project's PUTPP value). The Ohio Department of Taxation verified that the depreciation floor should actually be 15%.

The impact of this error is that total tax payments would be an estimated \$93.7 million for the \$314 million valuation scenario (as opposed to the Lightsource estimate of \$105.0 million) and \$106.1 million for the \$360 million valuation scenario (as opposed to the Lightsource estimate of \$118.9 million). Note that both the Lightsource and Fleeter & Associates property tax estimates assume that local property tax rates remain at their current levels over the entire 35 year project time frame.

By comparison, if the project were designated as a QEP annual PILOT payments would be \$2.1 million to be split amongst the local government jurisdictions in the project's territory (300 MW * \$7,000 per MW) plus an additional \$600,000 annually which would be apportioned to the 2 counties (Allen and Auglaize) where the project is located (300 MW * \$2,000 per MW). Lightsource indicated that the total PILOT payments would be \$81 million (\$2.7 million

annually * 30 years). If this period were extended to 35 years to match that of the property tax estimates, then the total PILOT payments would increase to \$94.5 million.

Table 1 provides a summary of the above property tax and PILOT amounts. The gap between the estimated property taxes and the estimated PILOT payments is lower under the calculations made by Fleeter & Associates than under those provided by Lightsource. In addition, the PILOT payment amounts remain constant at \$2.7 million in each year that the project is operational while the property tax payments decline each year as the property depreciates and is then constant from year 30 and beyond (so long as property tax rates remain constant).

Table 1: Comparison of Lightsource and Fleeter & Associates Estimated Property Tax and PILOT Amounts

	Scenario 1 (\$314 Million Construction Cost)	Scenario 2 (\$360 Million Construction Cost)
Lightsource Total Property Tax Estimate	\$105.8 Million	\$118.9 Million
Lightsource PILOT Estimate (30 years)	\$81.0 Million	\$81.0 Million
Fleeter & Associates Total Property Tax Estimate	\$93.7 Million	\$106.1 Million
Fleeter & Associates PILOT Estimate (35 years)	\$94.5 Million	\$94.5 Million

II. Estimated Impact on School Funding

A second important difference between the PILOT option and the property tax option is the impact on state aid to school districts. Under the property tax option the PUTPP value of the Birch Solar project will appear in the total property valuation figure for each of the school districts within the project's territory. This increase in property value will typically be expected to reduce the amount of state aid each school district would receive. In contrast, under the PILOT option the PUTPP value is NOT included in the district's total property value figure and there would be no impact on state aid received by the school district(s).

The vast majority of the Birch Solar project is located in the Shawnee Local school district with a small amount located in the Wapakoneta City school district. Fleeter & Associates has estimated how much state aid the Shawnee school district would lose over the 35 year period of the project if the PILOT were not granted and the project's taxable property value were included in their tax base. This estimate involved several steps:

A) Compute the average amount that the school district taxable property valuation would increase. These amounts are \$49.1 million under the \$314 million cost scenario and \$55.7 million under there \$360 million cost scenario. Note that taxable valuation is lower than the construction cost for 2 reasons; 1) the application of annual depreciation (discussed above) and 2) application of the "assessment percentage". The assessment percentage is 24% for electricity

production and generating equipment and 85% for electricity transmission and distribution equipment.

B) Compute how much the increase in average taxable valuation reduces the state share of school funding. This occurs because the school funding formula is based on the premise that wealthier school districts require less state aid than poorer school districts because wealthier school districts can raise more revenue from local sources. Hence when a school district gets wealthier its state share of funding will decrease, other things equal. Fleeter & Associates estimate the decrease in the state share of school funding to be decrease from 27.8% to 24.0% under the \$314 million cost scenario and from 27.8% to 23.5% under the \$360 million cost scenario.

C) Compute the estimated cumulative reduction in state aid over 35 years. There are two ways to do this. One method would involve using the depreciated table values of the Birch Solar project and simulating the school funding formula 35 times. The second method is to use the average taxable value of the Birch Solar project over the 35-year period to simulate the impact on the school funding formula once and then multiply the outcome by 35. Both approaches are speculative and the second approach is much simpler than the first approach so it was used here. The results are an estimated \$26.1 million total reduction in state aid under Scenario 1 and an estimated \$29.6 million total reduction in state aid under Scenario 2)

The above figures result in the following estimated net fiscal impact of the Birch Solar project:

Scenario 1: Net Total Property Taxes - Reduced State Aid = \$93.7 million - \$26.1 million = \$67.6 million (vs. \$81 to \$94.5 million in PILOT payments)

Scenario 2: Net Total Property Taxes - Reduced State Aid = \$106.1 million - \$29.6 million = \$76.5 million (vs. \$81 to \$94.5 million in PILOT payments)

Thus, the Fleeter & Associates state aid and property tax estimates show that the projected loss of state aid is sufficient to bring the total net revenue under the property tax scenario below that to be generated from the PILOT payments in each of the scenarios shown in Table 1 above. **Note that the property tax and PILOT payment figures immediately above are cumulative across all local governments in the Birch Solar territory and are not just for the Shawnee Local school district.**

Note also that the above figures come with several important caveats:

1) The Fleeter & Associates state aid estimates are inherently speculative. Nobody knows what the formula will look like 3 years from now, let alone 35 years from now. However, the overriding purpose of my calculations is to provide a rough estimate of the potential magnitude of the state aid impact over the life of the project and the above figures show that it is likely to be significant.

2) Further elaboration on the impact of depreciation over the 35 year project time frame. As explained above, the application of the depreciation schedule to the construction cost of the Solar

installation means that the project's PUTPP valuation – and hence property taxes - will start out large and then decrease. Fleeter & Associates' calculations indicate that the school district's property taxes will start out at roughly \$3.55 million in year 1 and eventually fall to less than \$700,00 annually by year 30 and beyond. As a result, the actual year-by-year comparison of property tax revenues minus lost less state aid vs. the PILOT payment will almost certainly result in years at the beginning of the project where net revenues under the property tax approach are higher than the PILOT payment, while the opposite is true in later years when property taxes have declined while the PILOT payment remains constant.

3) *The above figures do not include the Wapakoneta City school district. Wapakoneta schools only have about 1.7% of the Birch Solar property value. A very rough estimate for Wapakoneta has the total impact over 35 years being somewhere in the range of \$400,000- \$500,000 in reduced state aid which is quite small in the context of this project.*

III. Overall Assessment and Summary of Findings

There are two main decisions which County Commissioners face with regard to the proposed Birch Solar initiative. The first is whether or not the Birch Solar proposal is a desirable addition to the community. This is obviously a local decision and Fleeter & Associates was not contracted to weigh in on this issue in any way, shape or form. The second decision is whether or not to designate the Birch Solar project as a QEP which would allow it to utilize the PILOT payment option authorized in SB 232 in lieu of paying property taxes on the PUTPP value of the project's infrastructure. Fleeter & Associates was contracted to evaluate how the PILOT option would compare to the property tax option from a fiscal perspective. Below are the pros and cons of each approach based on Fleeter & Associates' analysis.

PILOT Approach Pros:

1) **Annual stable, defined amount** (\$7,000 per MW shared among local taxing districts in proportion to either tax rate or tax revenue received (the exact formula is a bit more complicated and is computed by the county auditor)) + an additional \$2000 per MW to be split among Allen and Auglaize Counties).

2) **No impact on state aid** to the Shawnee Local and Wapakoneta City school districts because the PILOT essentially abates the property value so the districts' tax base is not increased

3) The PILOT payment will change if the nameplate MW amount of the Birch Solar installation changes either up or down.

PILOT Approach Cons:

1) Generally less revenue over the life of the project than property tax revenues *although this depends on the actual construction cost of the project and whether the PILOT payments are computed for a 30 or 35 year duration. This also does not take into account reduced state aid for school districts under the property tax approach.*

Property Tax Approach Pros:

1) Generally more revenue over the life of the project than the cumulative PILOT payment amount (*but not as much as the Lightsource figures compute and dependent on the actual construction cost of the project.*)

Property Tax Approach Cons:

1) **Tax Revenue declines annually due to depreciation.** Production and transmission equipment depreciates to a 15% floor over 30 years while general plant equipment depreciates over a 15 year time frame.

2) As many school community and other local governments have learned from the Rover and Nexus natural gas pipeline legal cases, pre-project property valuation and tax revenue estimates are just estimates. Actual valuations and tax revenues can be significantly lower than the estimated amount if the utility challenges the Tax Department's valuation of the solar installation (note that Ohio Department of Taxation is responsible for establishing PUTPP valuation – not the county auditor).

3) **Opting for the property tax payments rather than the PILOT will almost certainly result in a loss of state aid for the school district.** This is because without the PILOT, the valuation of the solar installation is added to the tax duplicate of the school district making them wealthier in the eyes of the state aid formula. This will translate into a decrease in state aid unless the district is on the funding formula "guarantee" (which the 2 school districts in question are not under the funding formula recently enacted in the FY22-23 state budget). Estimates made by Fleeter & Associates estimate the cumulative lost state aid to be between \$26 and \$30 million over a 35 year period. However, these estimates are inherently speculative as it is impossible for anyone to project the details of Ohio's state aid formula for K-12 schools over such a long time horizon.

In summary, the main advantage of forgoing the PILOT is the prospect of getting more revenue over the life of the project from the property taxes. However, there is no guarantee that the estimated revenue will actually be what is received (and in fact the initial Lightsource property tax revenues were computed incorrectly and are in fact lower than they reported) and there will likely be a significant loss of state aid for Shawnee Local schools. This, the PILOT appears to have the twin advantages of a) certainty in revenue over the life of the project and b) no loss of state aid for schools.

EXHIBIT B

Shawnee Local School District

Allen County

FACILITY ASSESSMENT REPORT

for the

Expedited Local Partnership Program

Binder 1 of 1



Submitted by:

Architectural Vision Group

December, 2021



(consultant logo)

FACILITY ASSESSMENT REPORT

Shawnee Local School District

Allen County

3255 Zurmehly Road

Lima, OH 44012

Phone: (419) 998-8031

IRN: # 45799

Program: ELPP

Superintendent: Jude Meyers

ASSESSMENT CONSULTANT

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Phone: (440) 808-8520

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Contact: Syed S. Abbas, President

EDUCATIONAL PLANNER

Future Think, Inc.

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Dublin, Ohio 43016

Phone: (614) 264-2638

Fax: (614) 427-2048

Contact: Tracy Healy

REGIONAL PLANNING CONSULTANT

Resource International, Inc.

6350 Presidential Gateway

Columbus, Ohio 43219

Phone: (614) 823-4949

Contact: Chris Colotto

THE OHIO SCHOOL FACILITIES COMMISSION

30 West Spring Street – 4th Floor

Columbus, Ohio 43215

Phone: (614) 466-6290

Fax: (614) 466-7749

Shawnee Local School District

FACILITY ASSESSMENT REPORT

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Shawnee Local School District

FACILITY ASSESSMENT REPORT

Introduction

INTRODUCTION

The Scope of Work for the Shawnee Local School District includes the Assessment Report as required by the Ohio School Facilities Commission for four of the School District's buildings: Elmwood Primary School, Maplewood Intermediate School, Shawnee Middle School, and Shawnee High School. Future *Think* has prepared a preliminary DRAFT enrollment study dated June 23, 2021 and it is attached herein.

Having met with the District, AVG performed an assessment of the four aforementioned facilities. The Assessment consisted of a walk-through of each building with the School District's maintenance supervisor. The Assessment Report contains the following for buildings assessed in the campus: a general description of the building assessment, a completed Guide for the School Facility Appraisal, site plan, and existing floor plans thumbnail sketches.

The report also includes a map that shows the location of the school district within the county.

Shawnee Local School District

FACILITY ASSESSMENT REPORT

Enrollment



FutureThink
PLAN TO EMPOWER

DRAFT REPORT



OHIO FACILITIES CONSTRUCTION COMMISSION

Shawnee Local School District

Allen County

Enrollment Projections

June 23, 2021

Shawnee Local School District

INTRODUCTION

Based on a request from the Ohio Facilities Construction Commission, **FutureThink** was contracted to develop enrollment projections for the Shawnee Local School District.

This report contains ten-year enrollment projections, which were developed for the Shawnee Local School District by analyzing the following data:

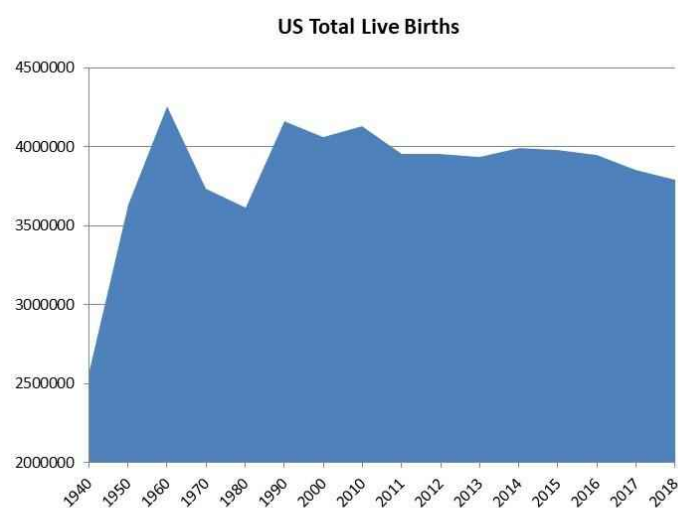
- ▶ Live birth data
- ▶ Historical enrollment
- ▶ Community school enrollment
- ▶ Open enrollment
- ▶ Community demographics
- ▶ Housing information

The projections presented in this report are meant to serve as a planning tool for the future and represent the most likely direction of the District.

Shawnee Local School District

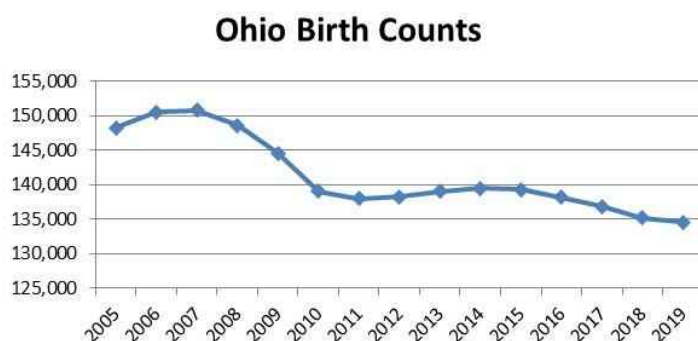
NATIONAL & OHIO TRENDS IN ENROLLMENT

Tracing the landscape of the country's public school enrollment back over the past 70+ years reveals demographic, economic, and social changes. The United States as a whole continues to undergo major shifts in public student enrollment. The baby boom of the late 1940s and 50s was followed by the baby bust of the 1960s and 70s. An "echo" baby boom occurred in the 1980s, which then was followed by the echo baby bust from 1990 to 2000. There was a slight uptick from 2000 to 2010. Since 2011, the total number of births has been relatively flat with declines in 2017 and 2018.



Source: CDC, NVSS, National Vital Statistics Reports, Volume 68, Number 13, November 29, 2019

Ohio has experienced a similar trend in live births as seen around the country. Births increased slightly in 2006 and 2007 but then declined to an all-time low of 138,024 in 2011. In 2012, 2013, and 2014, there were slight increases, but counts have declined each year since then.

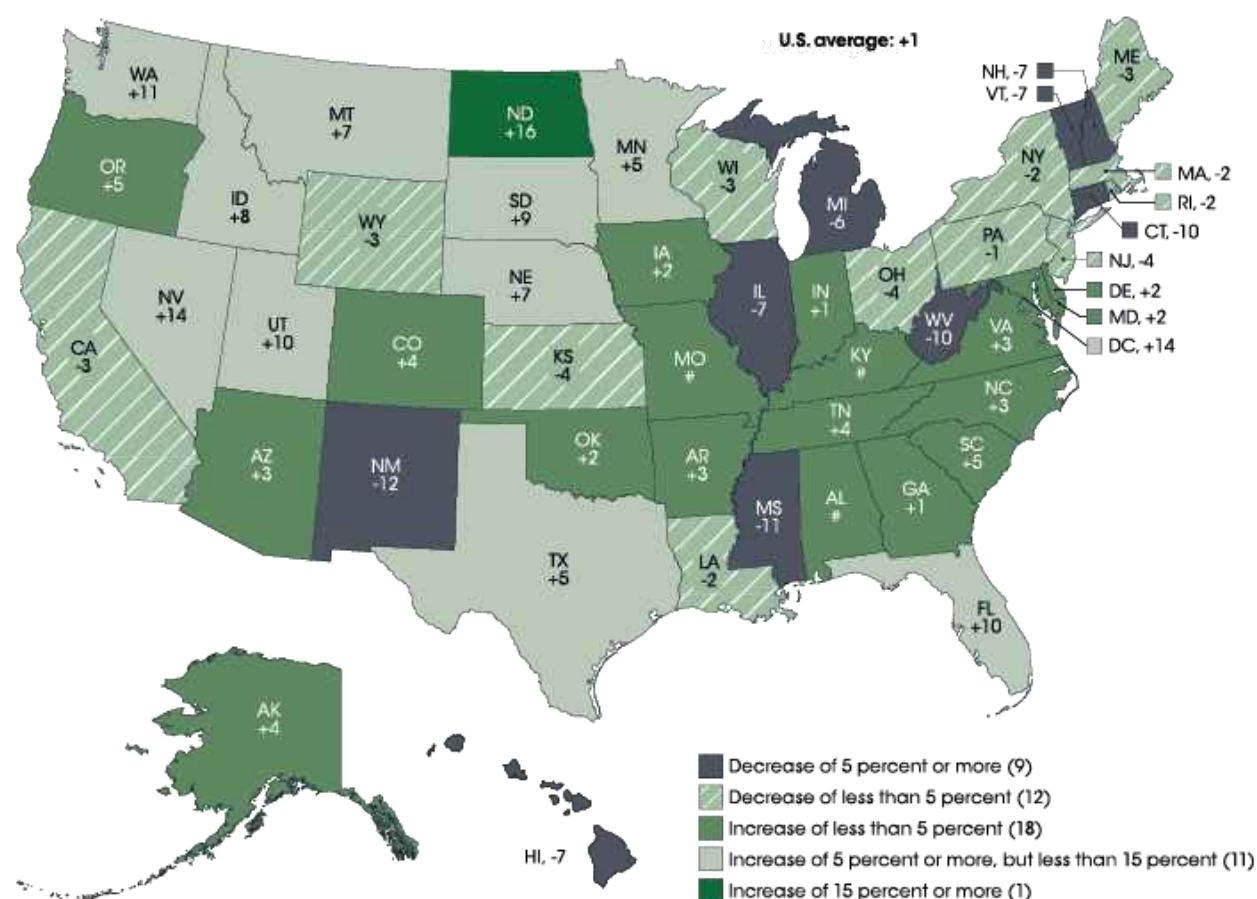


Shawnee Local School District

In addition, to births dropping in Ohio, the state is also aging. The median age in 2019 was 40.9 years of age while the national median age was 38.4 years. In 2010, the median age in Ohio was 38.3 years.

In 2017-18, approximately 50.7 million students were enrolled in grades Pre-K-12 in the United States. Overall, enrollment is projected to increase by approximately 1% by the 2028-29 school year.

The figure below illustrates the projected change in Pre-K-12 public school enrollment from the 2016-17 to the 2029-30 school year. Growth is expected to continue primarily in the southeast and west. Ohio is projected to experience a decrease of 4 percent.



SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2017–18; and State Public Elementary and Secondary Enrollment Projection Model, 1980 through 2029. See *Digest of Education Statistics 2019*, [table 203.20](#)

Shawnee Local School District

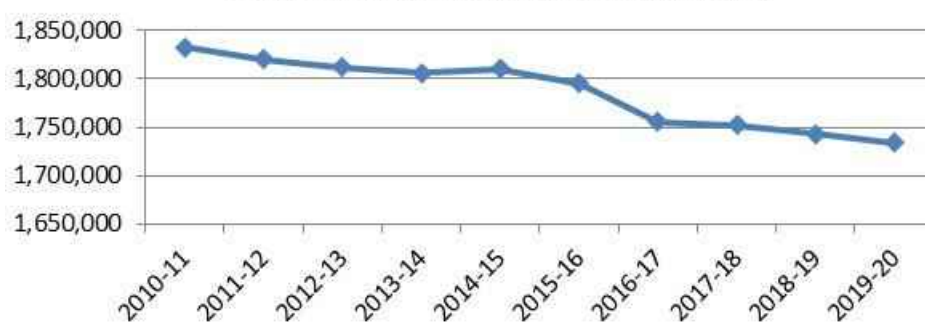
In Ohio, enrollment has declined steadily for both public and non-public school enrollment. From 2010-11 to 2019-20, public school enrollment declined by 98,921 students or approximately 5% statewide.

Ohio Public School Enrollment**2010-11 - 2019-20**

Year	October Headcount*
2010-11	1,832,832
2011-12	1,820,312
2012-13	1,811,532
2013-14	1,806,267
2014-15	1,810,577
2015-16	1,795,339
2016-17	1,755,552
2017-18	1,751,888
2018-19	1,742,715
2019-20	1,733,911

Source: Ohio Department of Education

*includes grades K-12 and ungraded

Ohio Public School Enrollment

Shawnee Local School District

From 2010-11 to 2019-20, non-public school enrollment has declined by 15,909 students or approximately 8 percent.

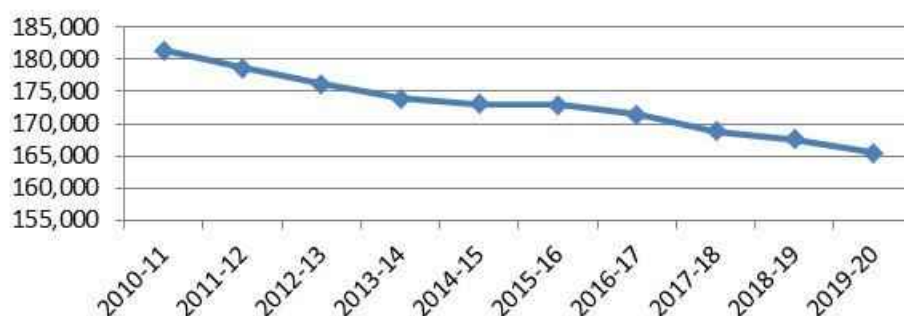
Ohio Chartered Non-Public School Enrollment
2010-11 - 2019-20

Year	October ADM*
2010-11	181,420
2011-12	178,702
2012-13	176,166
2013-14	173,966
2014-15	173,030
2015-16	172,990
2016-17	171,426
2017-18	168,857
2018-19	167,558
2019-20	165,511

Source: Ohio Department of Education

*includes grades K-12

Ohio Non-Public School Enrollment



Shawnee Local School District

Out of 612 school districts, only 88 (or approximately 14%) gained enrollment in grades K - 12 from the 2009-10 to the 2019-20 school year. Of the 524 school districts who lost enrollment, only 75 (or 14%) lost less than 5 percent, and 96 districts (or 18%) lost between 5 and 10 percent. Approximately 43% (or 225 districts) lost between 10 and 20 percent, and approximately 25% (or 128 districts) lost more than 20 percent.

For those districts that gained enrollment, 36 (or 41%) increased by less than 5 percent, and 17 (or 19%) increased between 5 and 10 percent. Twenty-one districts (or 24%) increased between 10 and 20%, and 14 districts increased over 20 percent.

Analyzing enrollment from a county perspective, only 5 of the 88 counties in Ohio gained K – 12 enrollment from the 2009-10 to the 2019-20 school year: Delaware, Franklin, Licking, Warren, and Hamilton.

County	2009-10	2019-20	Difference	%
Delaware	25,288	32,954	7,666	30.31%
Franklin	164,905	172,168	7,263	4.40%
Licking	26,614	27,313	699	2.63%
Warren	36,351	36,914	563	1.55%
Hamilton	102,201	102,375	174	0.17%

Carroll County had the highest percentage loss of students at approximately 25 percent. Sixty-six percent of the counties (58 total) experienced a decline of greater than 10 percent. The map on the following page illustrates the gain/loss for each county from the 2009-10 to the 2019-20 school year.

From School Years 2009-10 to 2019-20

County	Percent Change
Ashtabula	-19.63%
Lake	-11.7%
Cuyahoga	-18.4%
Geauga	-20.48%
Trumbull	-19.66%
Portage	-18.24%
Maioning	-19.6%
Columbiana	-11.44%
Carroll	-24.84%
Jefferson	-15.9%
Harrison	-18.57%
Belmont	-4.61%
Montpe	-21.06%
Noble	-13.99%
Morgan	-19.47%
Washington	-18.13%
Athens	-13.24%
Meigs	-11.74%
Gallia	-13.63%
Lawrence	-16.04%
Jackson	-13.32%
Vinton	-22.07%
Hooking	-11.58%
Perry	-11.44%
Fairfield	-1.33%
Pickaway	-6.16%
Fayette	-2.84%
Greene	-6.33%
Montgomery	-8.95%
Preble	-14.43%
Butler	-3.87%
Warren	1.55%
Hamilton	0.17%
Clermont	-6.87%
Brown	-17.78%
Adams	-9.56%
Soloto	-13.03%
Pike	-15.26%
Highland	-13.29%
Clinton	-18.25%
Warren	1.55%
Franklin	4.4%
Licking	2.63%
Delaware	30.31%
Union	-0.41%
Madison	-3.35%
Clark	-12.89%
Champaign	-16.09%
Logan	-16.15%
Shelby	-12.56%
Auglaize	-9.5%
Mercer	-4.17%
Darke	-8.43%
Miami	-4.98%
Allen	-10.24%
Putnam	-5.59%
Van Wert	-9.27%
Paulding	-12.8%
Defiance	-10.62%
Henry	-14.77%
Fulton	-11.45%
Williams	-15.78%
Lucas	-8.33%
Wood	-4.45%
Hancock	-3.88%
Seneca	-7.53%
Sandusky	-14.51%
Ottawa	-16.57%
Crawford	-16.76%
Wyandot	-7.38%
Marion	-9.5%
Hardin	-13.33%
Morrow	-12.89%
Richland	-11.63%
Knox	-13.04%
Coshocton	-13.6%
Muskingum	-12.09%
Tuscarawas	-9.7%
Holmes	-17.96%
Wayne	-12.53%
Stark	-10.65%
Summit	-9.26%
Lorain	-13.18%
Erie	-16.96%
Huron	-18.69%

Percent Change

- 24.84% -- -20%
- 19.99% -- -15%
- 14.99% -- -10%
- 9.99% -- -5%
- 4.99% -- 0%
- +0.01% -- +2.5%
- +2.51% -- +5%
- +30.31%



Shawnee Local School District

ENROLLMENT PROJECTION METHODOLOGIES

When projecting future enrollments, it is vital to track the number of births, the patterns of enrollment, the amount of new housing activity, and the change in household composition.

In addition, any of the following factors could cause a significant change in projected student enrollments:

- ▶ Boundary adjustments
- ▶ New school openings
- ▶ Changes/additions in program offerings
- ▶ Preschool programs
- ▶ Change in grade configuration
- ▶ Interest rates/unemployment shifts
- ▶ Magnet/charter/private school opening or closure
- ▶ Zoning changes
- ▶ Unplanned new housing activity
- ▶ Planned, but not built, housing

Obviously, certain factors can be gauged and planned for far better than others. For instance, it may be relatively straightforward to gather housing data from local builders regarding the total number of lots in a planned subdivision and calculate the potential student yield. However, planning for changes in the unemployment rate, and how these may either boost or reduce public school enrollment, proves more difficult. In any case, it is essential to gather a wide variety of information in preparation for producing enrollment projections.

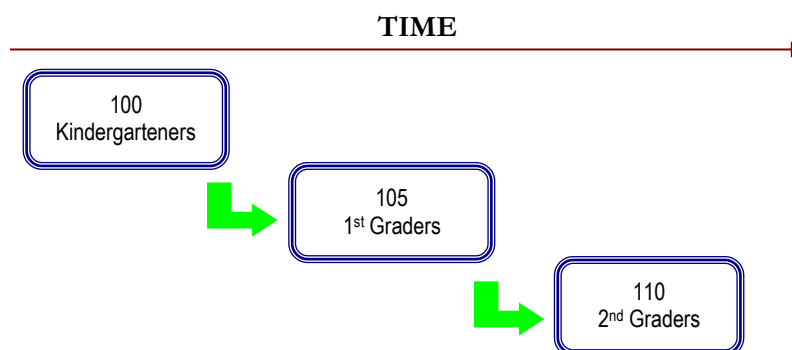
When looking ahead at a school district's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population? Is housing experiencing a turnover – if so, what is the composition of families moving in/out? Are more or less students attending private school or being home-schooled? What new educational policies are in place now that could affect student enrollment figures?

The data sets generated from questions such as these have led to the development of general methodologies to project future student enrollments. They are as follows:

Shawnee Local School District

Cohort Survival Method

A cohort is a group of persons [in this case, students]. The cohort survival projection methodology uses previous live birth data and historical student enrollments to “age” a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolls in grade K and moves to first grade the following year, second grade the next year, and so on.



A “survival ratio” is developed to track how this group of students grew or shrunk in number as they moved through the grade levels. By determining survival ratios for each grade transition [i.e., 1st to 2nd grade] over a ten-year period of time, patterns emerge and projection ratios can be developed to be used as a multiplier.

For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratios for each year would be greater than 100 percent. Through analysis of the survival ratios, the projection ratio is determined and is multiplied by the current 8th grade to develop a projection for next year’s 9th grade.

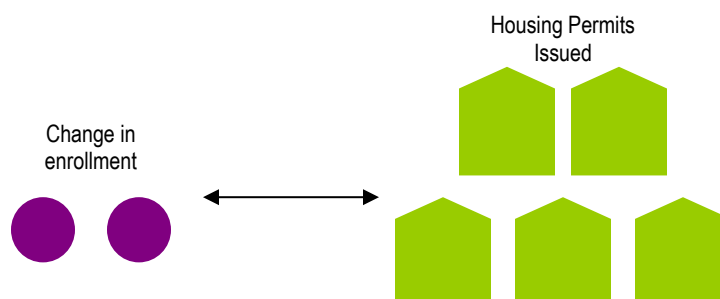
This methodology can be carried through to develop ten years of projection figures. Because there is not a grade cohort to follow for students coming into kindergarten, live birth counts are used to develop a survival ratio. Babies born five years previous to the kindergarten class are compared in number, and a ratio can be developed to project future kindergarten enrollments.

The cohort survival method is useful in areas where population is stable [relatively flat, growing steadily, or declining steadily], and where there have been no significant fluctuations in enrollment, births, and housing patterns from year to year.

Shawnee Local School District

Housing

Enrollment projections can also be determined by analyzing the housing data for the areas that make up a school district. Yield factors can be established by comparing the historic change in enrollment from year to year divided by the total number of building or occupancy permits issued. For example, if student enrollment has increased by approximately 100 students each year and approximately 200 building permits have been issued each year for the past ten years, then the yield factor would be approximately .5 students per building permit.



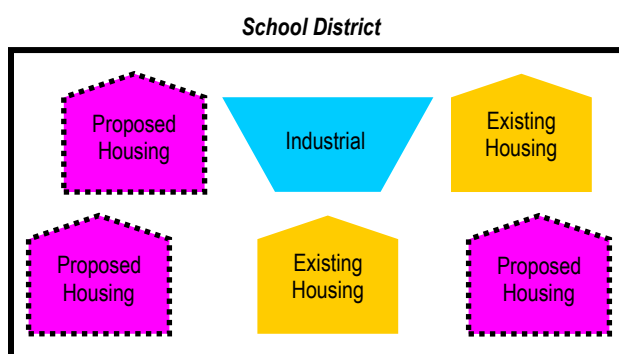
Once yield factors are established, the number of new students per year can be estimated by multiplying the yield factor by the number of projected new housing units. This method is effective when the rate of kindergarten enrollment far exceeds the live birth counts.

If housing demolitions are occurring in a district, these must also be taken into account. For instance, if housing demolitions/withdrawals have increased rapidly over recent years while new housing starts have remained relatively constant over many years, the conclusion may be that some of the new housing starts will simply be replacements for the families displaced by the demolitions. Of course, housing value and household composition would need to be further analyzed to confirm that this is indeed the case. It is possible that enrollment may remain flat or decline even though there is new housing occurring in the area.

Shawnee Local School District

Land-Saturation Analysis

Housing data also drives the land-saturation analysis enrollment methodology. In areas where there is a high rate of development and the future development patterns in the area are clear, a “build-out” scenario can be developed. The scenario takes into consideration the remaining acreage to be developed, planned rate of completion, zoning policies, density per acre, type of housing, and ratios of school-age children per household type. This method is particularly useful in areas experiencing rapid growth.



Geographic Information Systems

While not a methodology, the need for better tools and easier manipulation of data has led to a new industry standard in planning – GIS [Geographic Information Systems]. GIS technology allows school districts to quickly analyze countless data sets including birth data, housing information, and enrollment statistics.

When paired with enrollment projections, GIS becomes an invaluable information-management and decision-making tool. Often, county or city offices are already implementing GIS technology and data can be shared and expanded among these organizations in the district. GIS tables and maps are included within this report illustrating population, age, and income estimates and projections.

The cohort survival was the primary method used in the development of the enrollment projections for the Shawnee Local School District.

Shawnee Local School District

HISTORICAL ENROLLMENT

Over the past ten years, student enrollment in the Shawnee Local School District has decreased by 218 students in grades K – 12, including ungraded, special education, career technical, and full-time JVS students. Total enrollment for the 2020-21 school year is 2,364 students.

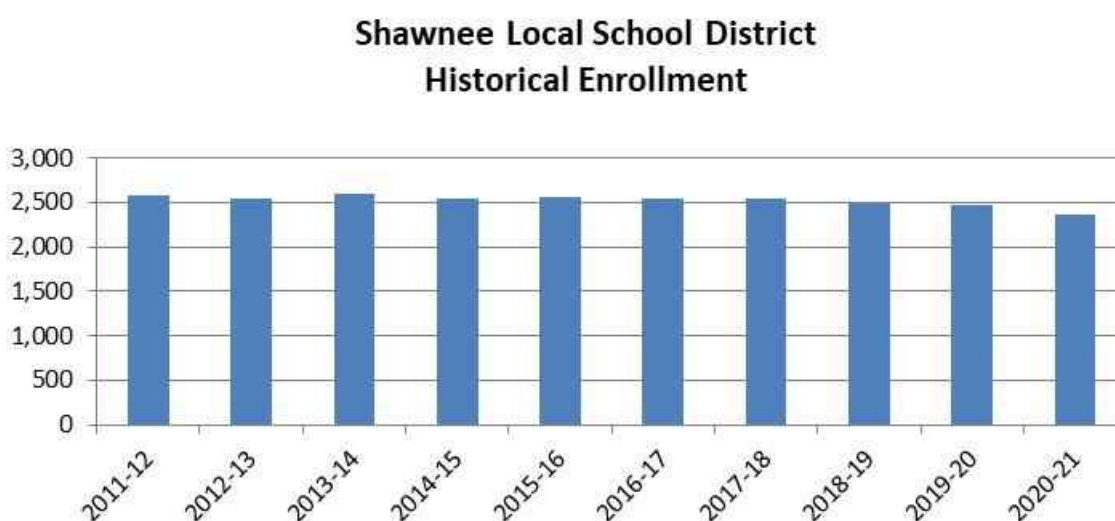
The approximate percentages of mainstreamed special education students [K – 12] for the current school year are as follows:

- K-2 – 8%
- 3-4 – 7%
- 5-8 – 6%
- 9-12 – 7%

The approximate percentages of self-contained special education students [K – 12] for the current school year are as follows:

- K-2 – 1%
- 3-4 – 0%
- 5-8 – 1%
- 9-12 – 4%

The following graph illustrates the District's K – 12 enrollment history from 2011-12 through 2020-21.



Shawnee Local School District

The following tables illustrate the District's enrollment history from 2011-12 through 2020-21.

Shawnee Local School District

Historical Enrollment

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K	199	170	214	146	190	184	150	162	180	152
1	167	190	184	221	164	189	185	157	160	177
2	194	161	197	185	217	177	190	186	163	159
3	185	196	173	202	190	217	183	194	189	162
4	194	181	206	171	209	197	224	192	196	185
5	223	194	192	205	178	212	201	209	197	186
6	216	224	196	196	202	168	214	203	207	181
7	205	219	223	201	200	195	177	221	206	206
8	188	196	215	211	203	196	198	180	225	203
9	219	190	200	226	211	202	201	199	178	207
10	203	213	187	193	218	198	201	185	187	179
11	172	161	164	141	142	149	138	139	125	120
12	121	154	145	147	123	127	86	123	143	121
K - 12 Total	2,486	2,449	2,496	2,445	2,447	2,411	2,348	2,350	2,356	2,238
Ungraded	4	5	2	0	4	2	0	0	0	1
Special Education	1	0	0	1	1	0	0	1	0	1
Career Tech Off-Site	5	7	6	8	7	11	77	17	8	13
JVS Full-Time	86	73	86	93	101	123	119	115	109	111
Grand Total	2,582	2,534	2,590	2,547	2,560	2,547	2,544	2,483	2,473	2,364

Source: Ohio Department of Education, EMIS; Shawnee Local School District

Shawnee Local School District

Historical Enrollment by Grade Group

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
K - 2	560	521	595	552	571	550	525	505	503	488
3 - 4	379	377	379	373	399	414	407	386	385	347
5 - 8	832	833	826	813	783	771	790	813	835	776
9 - 12	715	718	696	707	694	676	626	646	633	627
K - 12 Total	2,486	2,449	2,496	2,445	2,447	2,411	2,348	2,350	2,356	2,238
Ungraded	4	5	2	0	4	2	0	0	0	1
Special Education	1	0	0	1	1	0	0	1	0	1
Career Tech Off-Site	5	7	6	8	7	11	77	17	8	13
Grand Total	2,496	2,461	2,504	2,454	2,459	2,424	2,425	2,368	2,364	2,253

Source: Ohio Department of Education, EMIS; Shawnee Local School District

*full-time JVS students are not included in grade group table above or in the projected enrollment figures.

Shawnee Local School District

COMMUNITY SCHOOL ENROLLMENT

In Ohio, community school enrollment has increased dramatically over the last decade. From 2009-10 to 2018-19, enrollment has increased by approximately 10% from 93,623 students in 323 community schools to 102,563 students in 320 community schools. However, there has been a decrease in both enrollment and number of schools since the 2013-14 school year.

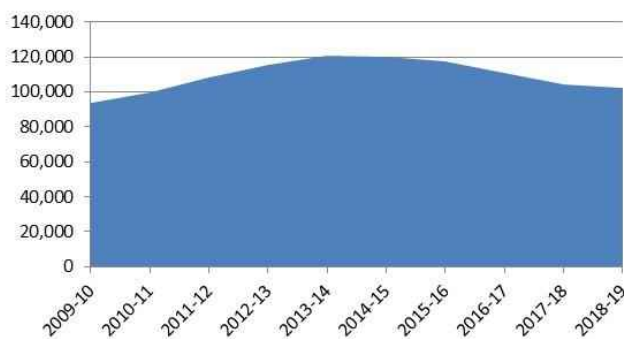
State of Ohio
Community School Enrollment (Pre-K - 12)

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Grand Total	93,623	99,658	108,124	115,225	120,893	120,200	117,282	110,961	104,380	102,563

Source: Ohio Department of Education, Ohio Community Schools Annual Report 2018-19

FTE students

Ohio Community School Enrollment

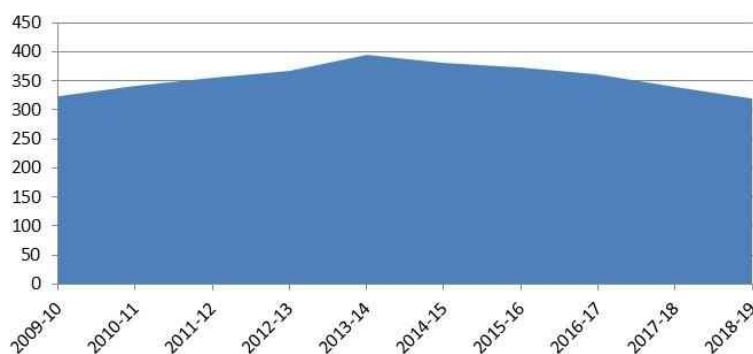


State of Ohio
Number of Community Schools

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Grand Total	323	341	355	367	395	381	373	362	340	320

Source: Ohio Department of Education, Ohio Community Schools Annual Report 2018-19

Number of Community Schools in Ohio



FutureThink

Shawnee Local School District

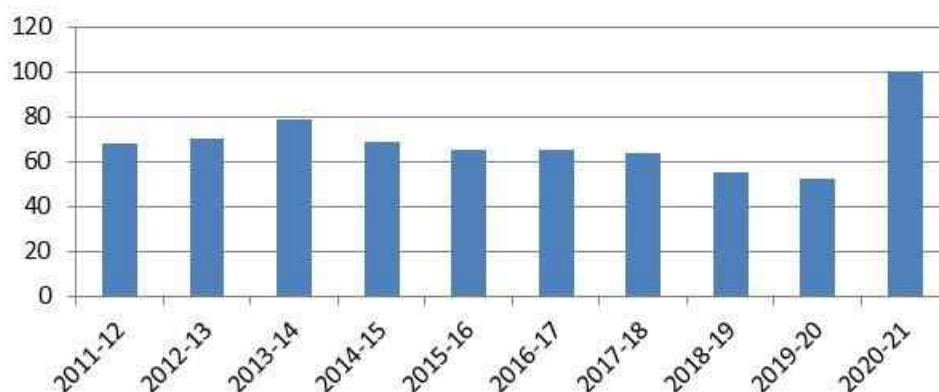
Since 2011-12, the number of Shawnee Local School District students attending community schools has increased from 68 to 100 students with some fluctuation. Enrollment of Shawnee Local School District students attending community schools should be closely monitored as it may have a significant impact on District enrollment in the future.

**Shawnee Local School District
Community School Enrollment**

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Pre-K	0	0	0	0	0	0	0	0	0	0
K	3	3	5	3	4	3	1	1	3	5
1	3	7	3	2	2	0	3	2	1	5
2	3	3	5	3	2	4	1	3	2	4
3	1	2	3	3	7	5	4	3	3	6
4	6	2	2	2	3	5	2	4	2	6
5	3	5	3	4	2	3	3	2	4	9
6	3	1	3	3	5	2	4	5	2	4
7	4	1	3	7	5	8	4	0	3	3
8	5	6	6	8	6	6	5	6	3	8
9	10	12	7	5	8	9	10	10	8	9
10	13	5	12	7	6	6	9	8	14	10
11	9	14	17	11	6	6	11	2	4	16
12	5	9	10	11	9	8	7	9	3	15
Ungraded	0	0	0	0	0	0	0	0	0	0
Grand Total	68	70	79	69	65	65	64	55	52	100

Source: Ohio Department of Education, EMIS; Shawnee Local School District

**Shawnee Local School District
Students Attending Community Schools**



Shawnee Local School District

OPEN ENROLLMENT

Since 2011-12, the number of Shawnee Local School District students “open enrolling” into the District has increased from 216 to 242 students with some fluctuation. The number of students “open enrolling” out of the District has increased from 127 to 216 students with some fluctuation. Significant changes in the number of students “open enrolling” into or out of the District from year to year can impact enrollment projections and should be monitored.

**Shawnee Local School District
Open Enrollment - IN**

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Pre-K	0	0	0	0	0	1	1	1	0	0
K	27	32	35	26	32	20	25	20	16	18
1	16	25	33	34	22	30	17	17	19	19
2	20	16	18	32	29	23	28	16	12	18
3	23	21	17	18	30	31	21	29	17	11
4	17	20	19	13	19	31	32	21	31	19
5	10	14	24	21	13	23	29	27	21	27
6	13	8	13	25	22	14	21	28	22	20
7	18	12	11	13	23	21	18	16	25	19
8	14	25	9	11	11	25	20	18	15	23
9	21	22	27	17	10	14	25	22	16	17
10	12	21	24	26	18	14	14	23	21	17
11	13	16	18	27	27	20	18	14	19	19
12	12	16	17	17	24	31	25	19	14	15
Ungraded	0	0	0	0	0	0	0	0	0	0
Grand Total	216	248	265	280	280	298	294	271	248	242

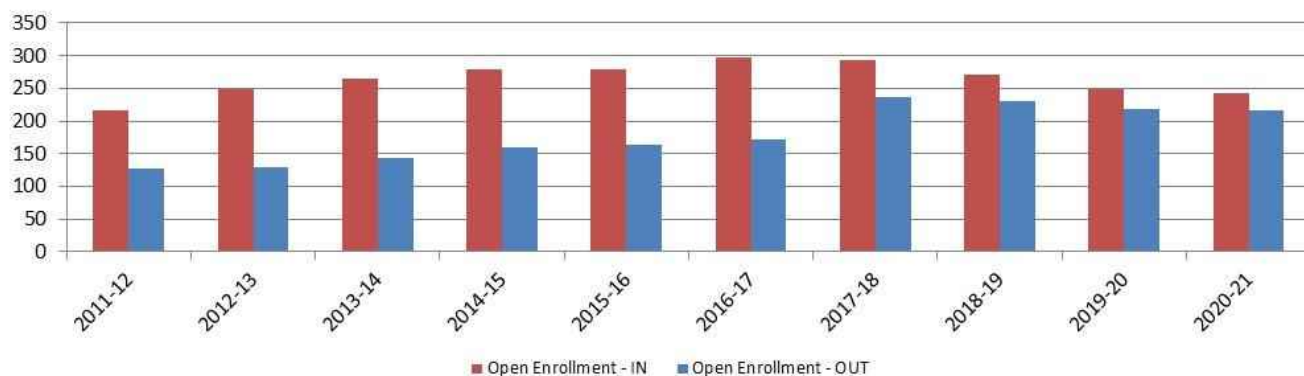
Source: Ohio Department of Education, EMIS; Shawnee Local School District

Shawnee Local School District

Shawnee Local School District
Open Enrollment - OUT

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Pre-K	0	0	0	0	0	0	0	2	4	0
K	10	10	7	11	9	21	15	10	16	18
1	9	9	15	9	9	12	24	17	14	16
2	10	8	10	11	12	13	10	18	13	13
3	8	13	7	10	14	9	18	10	18	8
4	10	9	12	6	8	12	13	17	13	19
5	7	11	8	20	6	10	18	17	14	20
6	5	6	13	8	24	6	16	19	16	15
7	11	11	10	11	9	23	11	14	15	19
8	12	8	11	11	7	7	27	17	16	15
9	13	14	10	15	18	8	13	26	24	17
10	7	12	19	14	14	19	18	16	23	24
11	9	7	12	19	15	14	32	16	16	16
12	16	12	9	15	19	17	21	32	16	16
Ungraded	0	0	0	0	0	0	0	0	0	0
Grand Total	127	130	143	160	164	171	236	231	218	216

Source: Ohio Department of Education, EMIS; Shawnee Local School District

Shawnee Local School District
Open Enrollment

Shawnee Local School District

LIVE BIRTH DATA

Utilization of live birth data is recommended when projecting future kindergarten enrollments as it provides a helpful overall trend. The live birth counts are used in determining a birth-to-kindergarten survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten in the District five years later. The survival ratios for birth-to-kindergarten as well as grades 1-12 can be found later in this report.

The Ohio Department of Health [ODH] information warehouse provides information about live birth events for Ohio residents. Information about events occurring outside of Ohio to Ohio residents is included. Information about events occurring inside Ohio to non-Ohio residents is not included.

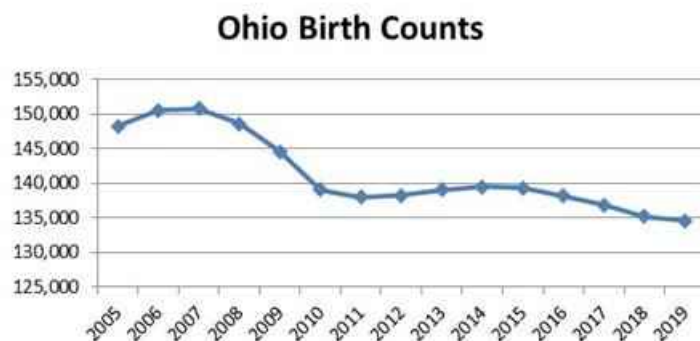
Data is arranged by the residence of the mother. For example, if a mother lives in Powell, Delaware County but delivers her baby in Columbus, Franklin County, the birth is counted in Powell, Delaware County.

The number of live births is recorded by:

- ▶ State
- ▶ County
- ▶ City/Town
- ▶ Census Tract
- ▶ Zip Code
- ▶ Address [not available to the public]

Live birth counts are different from live birth rates. The live birth count is the actual number of live births. A birth rate is the number of births per 1,000 women in a specified population group. Birth rates are provided for counties only and for 9 age groups from 10-14 years to 45+ years.

Ohio has experienced a similar trend in live births as seen around the country. Births increased slightly in 2006 and 2007 but then declined to an all-time low of 138,024 in 2011. In 2012, 2013, and 2014, there were slight increases, but counts have declined each year since then.



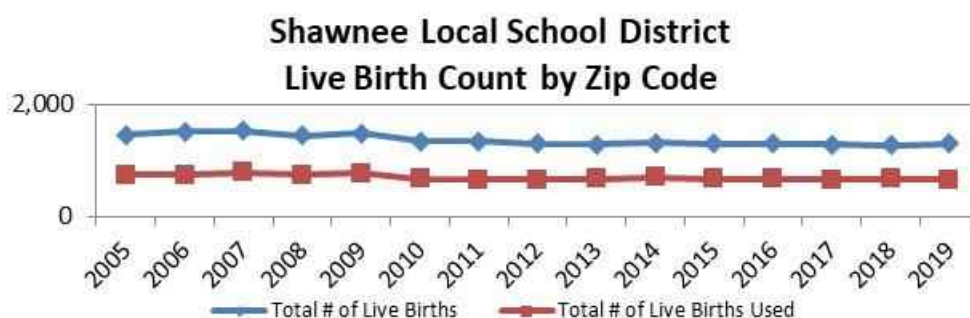
Shawnee Local School District

The following table and graph include the live birth counts for zip codes 45801, 45804, 45805, 45806, 45807, 45887, and 45895. However, upon analysis of the map on page 20, only zip codes 45804, 45805, 45806, and 45887 were used for projection purposes.

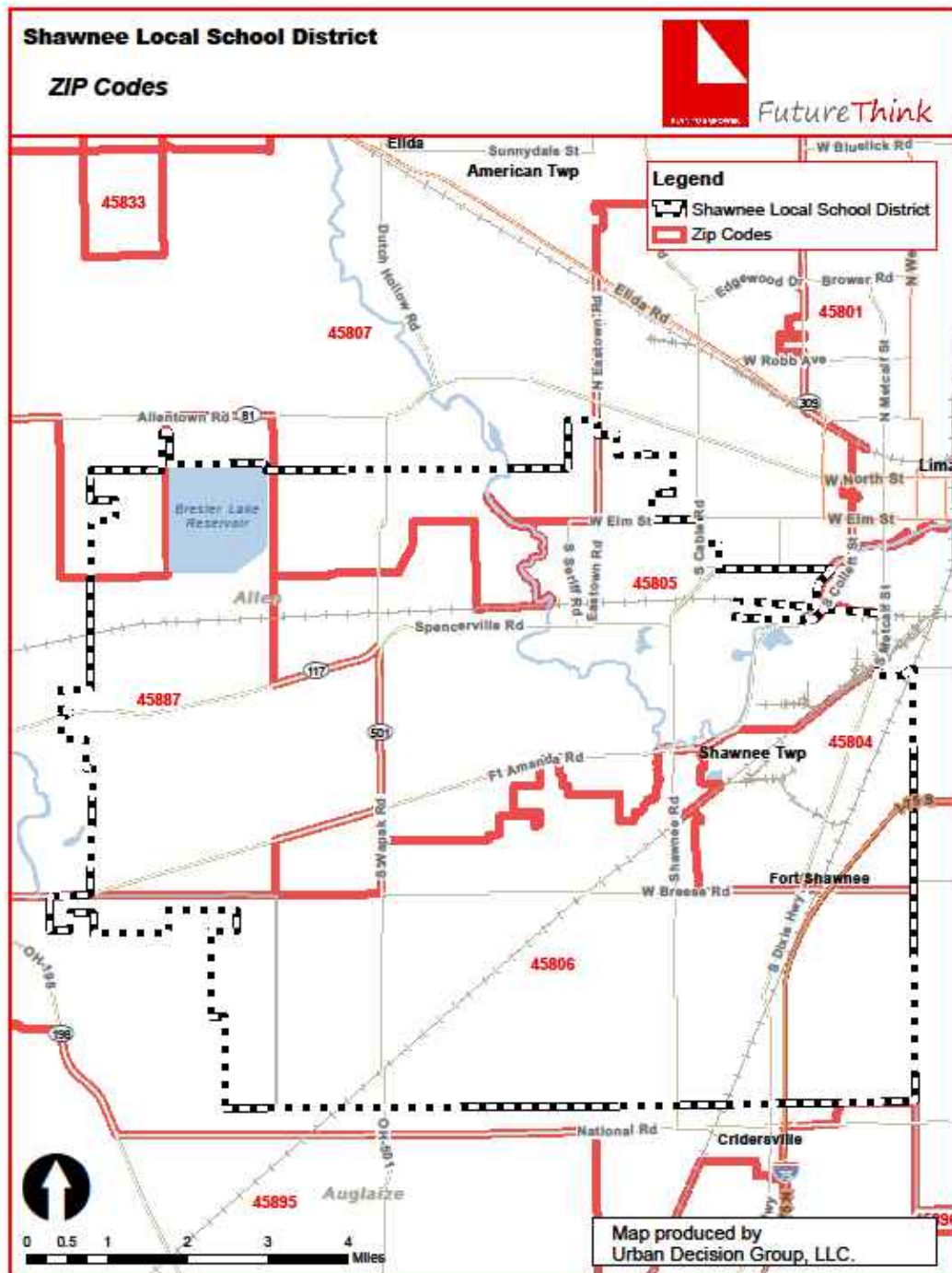
**Shawnee Local School District
Live Birth Count by Zip Code
2005-2019**

Year	45801	45804	45805	45806	45807	45887	45895	Total # of Live Births	Total # of Live Births Used
2005	351	280	297	114	134	59	222	1,457	750
2006	380	268	298	127	124	54	263	1,514	747
2007	352	314	303	113	143	61	246	1,532	791
2008	338	243	318	116	111	70	251	1,447	747
2009	355	274	304	134	122	66	241	1,496	778
2010	357	232	295	106	110	43	206	1,349	676
2011	358	223	248	136	116	49	214	1,344	656
2012	332	241	275	102	115	45	199	1,309	663
2013	326	250	248	125	111	50	180	1,290	673
2014	295	226	280	131	115	57	216	1,320	694
2015	353	254	263	115	93	36	195	1,309	668
2016	318	218	293	113	105	51	204	1,302	675
2017	305	213	269	123	114	51	210	1,285	656
2018	301	213	296	118	113	48	188	1,277	675
2019	330	220	283	105	134	54	170	1,296	662

Source: Ohio Department of Health, Public Health Data Warehouse



Shawnee Local School District



Shawnee Local School District

DEMOGRAPHICS

The Shawnee Local School District is comprised of Amanda, American, Shawnee, and Logan townships in Allen and Auglaize counties. General demographic data is included in the following tables for the areas located completely or partially in the District.

General Demographic Information

	Allen County	Auglaize County	State of Ohio
Per Capita Income	\$26,761	\$31,198	\$31,552
Median Household Income	\$53,131	\$64,074	\$56,602
Persons Below Poverty	13.9%	8.4%	14.0%

Source: US Census, American Community Survey, 2019 5-Year Estimates

Total Population

	2000 Census	2010 Census
Allen County	108,473	106,331
Amanda Township	1,913	2,071
American Township	15,516	14,381
Shawnee Township	12,200	12,433
Auglaize County	46,611	45,949
Logan Township	1,201	1,113

Source: ODO Policy Research & Strategic Planning Office, August 2011

Also included are block group estimates and projections provided by ESRI. ESRI uses a time series of estimates from the U.S. Census Bureau that includes the latest estimates and inter-censal estimates adjusted for error of closure. The Census Bureau's time series is consistent, but testing has revealed improved accuracy by using a variety of sources to track county population trends.

ESRI also employs a time series of building permits and housing starts plus residential deliveries. Data sources are integrated and then analyzed by Census Block Groups.

Sources of data include:

- ▶ Supplementary Surveys of the Census Bureau
- ▶ Bureau of Labor Statistics' (BLS) Local Area Unemployment Statistics
- ▶ BLS Occupational Employment Statistics
- ▶ InfoUSA
- ▶ U.S. Bureau of the Census' Current Population Survey
- ▶ National Planning Association Data Service

Shawnee Local School District

Below is a list of definitions as they appear on the U.S. Census Bureau website, to aid in interpretation of the following tables and maps.

Household:

A household includes all the people who occupy a housing unit as their usual place of residence.

Average family size:

A measure obtained by dividing the number of members of families by the total number of families (or family householders).

Family household (Family):

A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Householder:

The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Shawnee Local School District

The following tables illustrate the current estimates and 5-year population projections based on block groups that comprise the state and school district, indicating areas of current and projected growth. The tables have been developed to determine selected age group projections and projections for household income, family size, and total households.

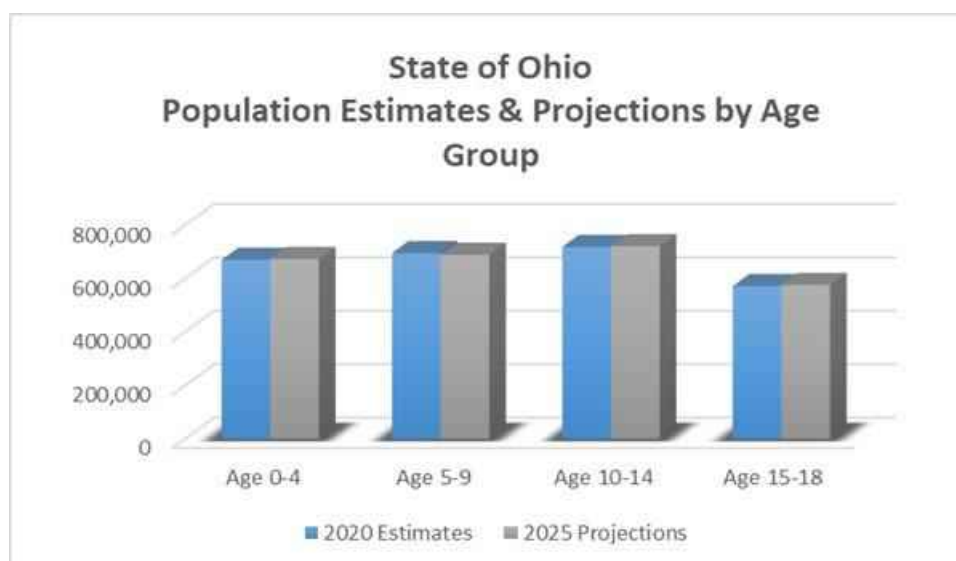
The total population in the State of Ohio is 11,829,645. This population is projected to increase by 138,896 people, or approximately 1% over a 5-year period.

The 0-18-year-old population in the State currently totals 2,656,195. This population is projected to increase by 4,455 children, or less than 1 percent.

The median age is projected to increase by 2% from 40.2 to 41.0 years of age.

State of Ohio	2020 Estimates	2025 Projections	Change 2020-25	Change 2020-25 (%)
Total Population	11,829,645	11,968,541	138,896	1.2%
Age 0-4	670,116	673,465	3,349	0.5%
Age 5-9	695,479	689,387	-6,092	-0.9%
Age 10-14	718,792	721,721	2,929	0.4%
Age 15-18	571,808	576,077	4,269	0.7%
Total Age 0-18	2,656,195	2,660,650	4,455	0.2%
Median Age	40.2	41.0	0.8	2.0%

Source: ESRI

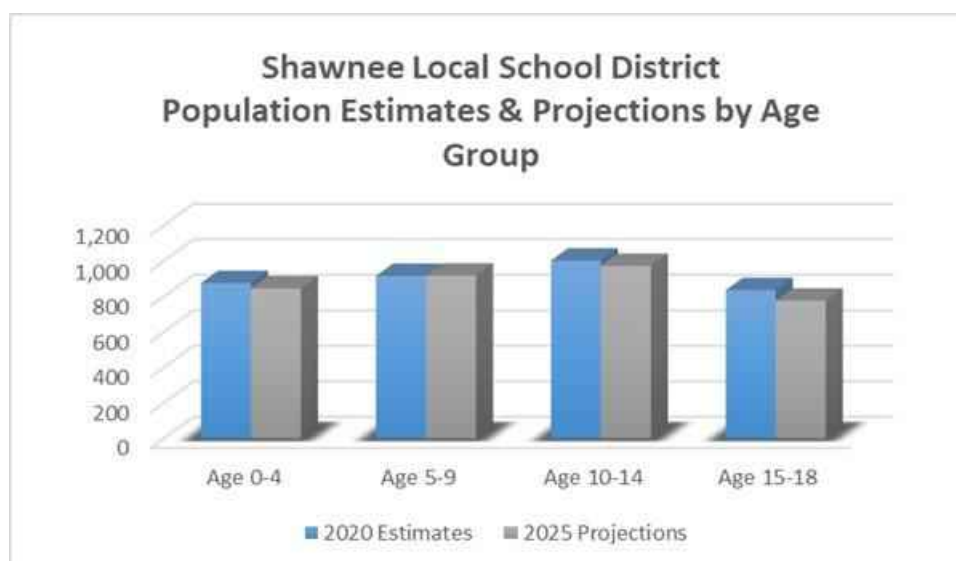


Shawnee Local School District

The total population in the District is 16,852. This population is projected to decrease by 309 people, or approximately 2% over a 5-year period. The 0-18-year-old population in the District currently totals 3,634. This population is projected to decrease by 116 people, or approximately 3 percent. The median age is projected to increase by less than 1%, from 44.8 to 45.0 years of age.

Shawnee Local School District	2020 Estimates	2025 Projections	Change 2020-25	Change 2020-25 (%)
Total Population	16,852	16,543	-309	-1.8%
Age 0-4	877	847	-30	-3.4%
Age 5-9	917	919	2	0.2%
Age 10-14	1,003	974	-29	-2.9%
Age 15-18	837	778	-59	-7.0%
Total Age 0-18	3,634	3,518	-116	-3.2%
Median Age	44.8	45.0	0.2	0.4%

Source: ESRI



Shawnee Local School District

Median and average household incomes in the State are projected to increase by approximately 7% and 10%, respectively over a 5-year period. The average family size and total number of family households are both expected to increase by less than 1 percent.

State of Ohio	2020 Estimates	2025 Projections	Change 2020-25	Change 2020-25 (%)
Median Household Income	\$56,352	\$60,126	\$3,774	6.7%
Average Household Income	\$77,918	\$85,580	\$7,662	9.8%
Average Family Size	3.01	3.02	0.01	0.3%
Total Family Households	3,015,569	3,032,300	16,731	0.6%

Source: ESRI

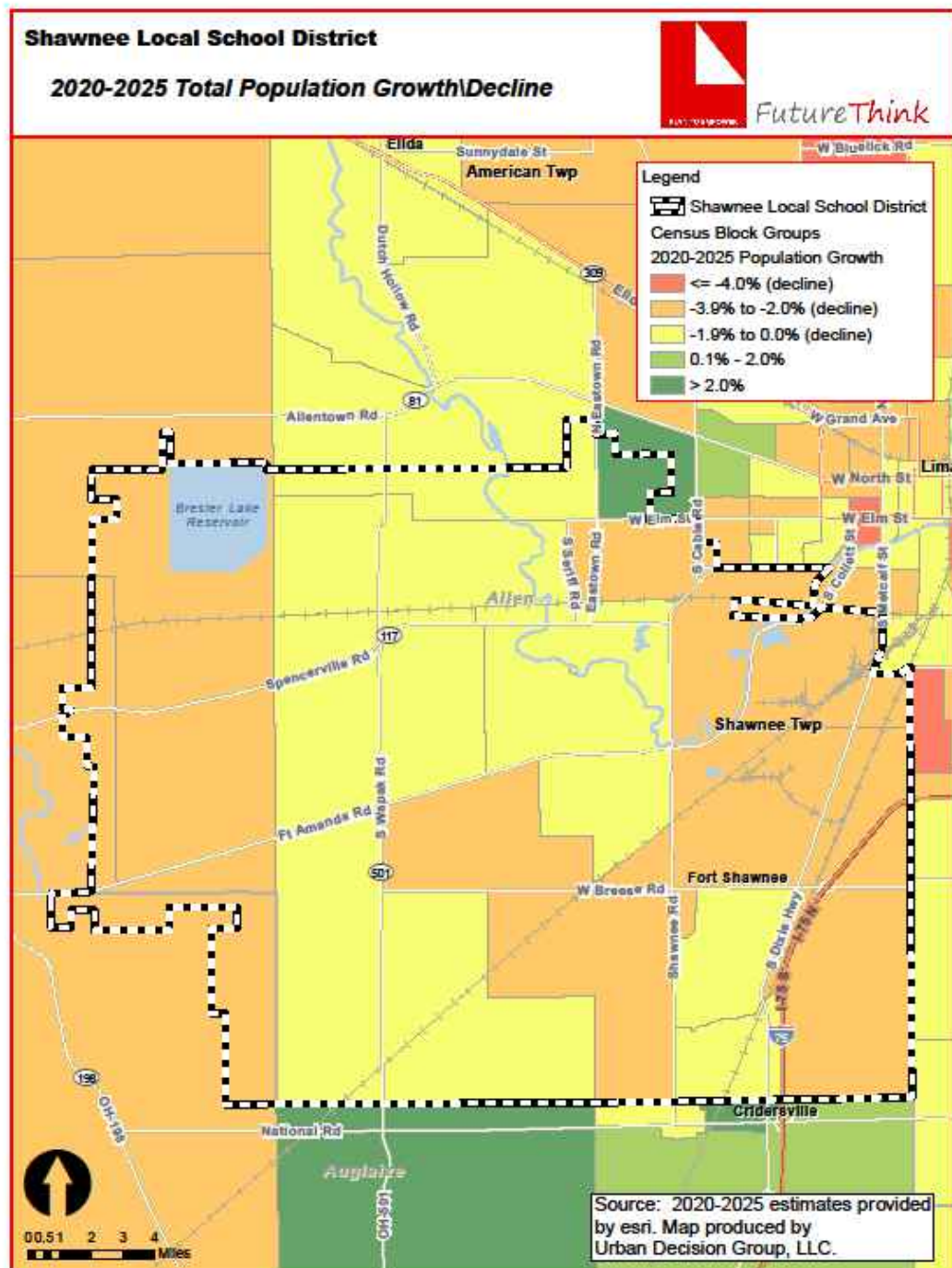
Median and average household incomes in the District are projected to increase by approximately 5% and 10%, respectively over a 5-year period. The average family size is projected to remain the same, and the total number of family households is projected to decrease by approximately 2 percent.

Shawnee Local School District	2020 Estimates	2025 Projections	Change 2020-25	Change 2020-25 (%)
Median Household Income	\$65,183	\$68,559	\$3,376	5.2%
Average Household Income	\$85,445	\$93,682	\$8,237	9.6%
Average Family Size	2.92	2.92	0.00	0.0%
Total Family Households	4,783	4,673	-110	-2.3%

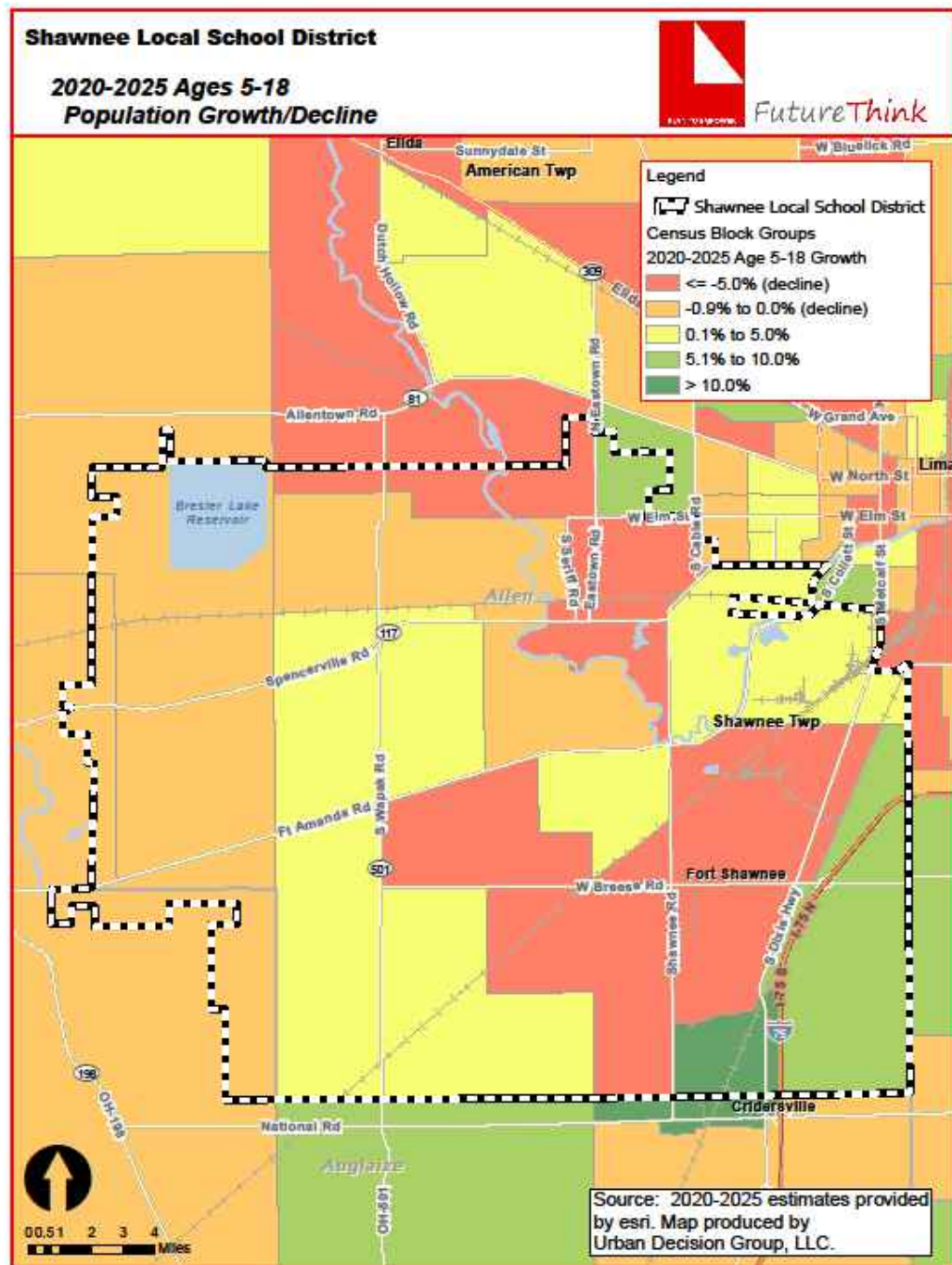
Source: ESRI

The maps on the following pages illustrate the data identified in the tables. The color coding identifies areas within the District that may be increasing or decreasing at different rates than others.

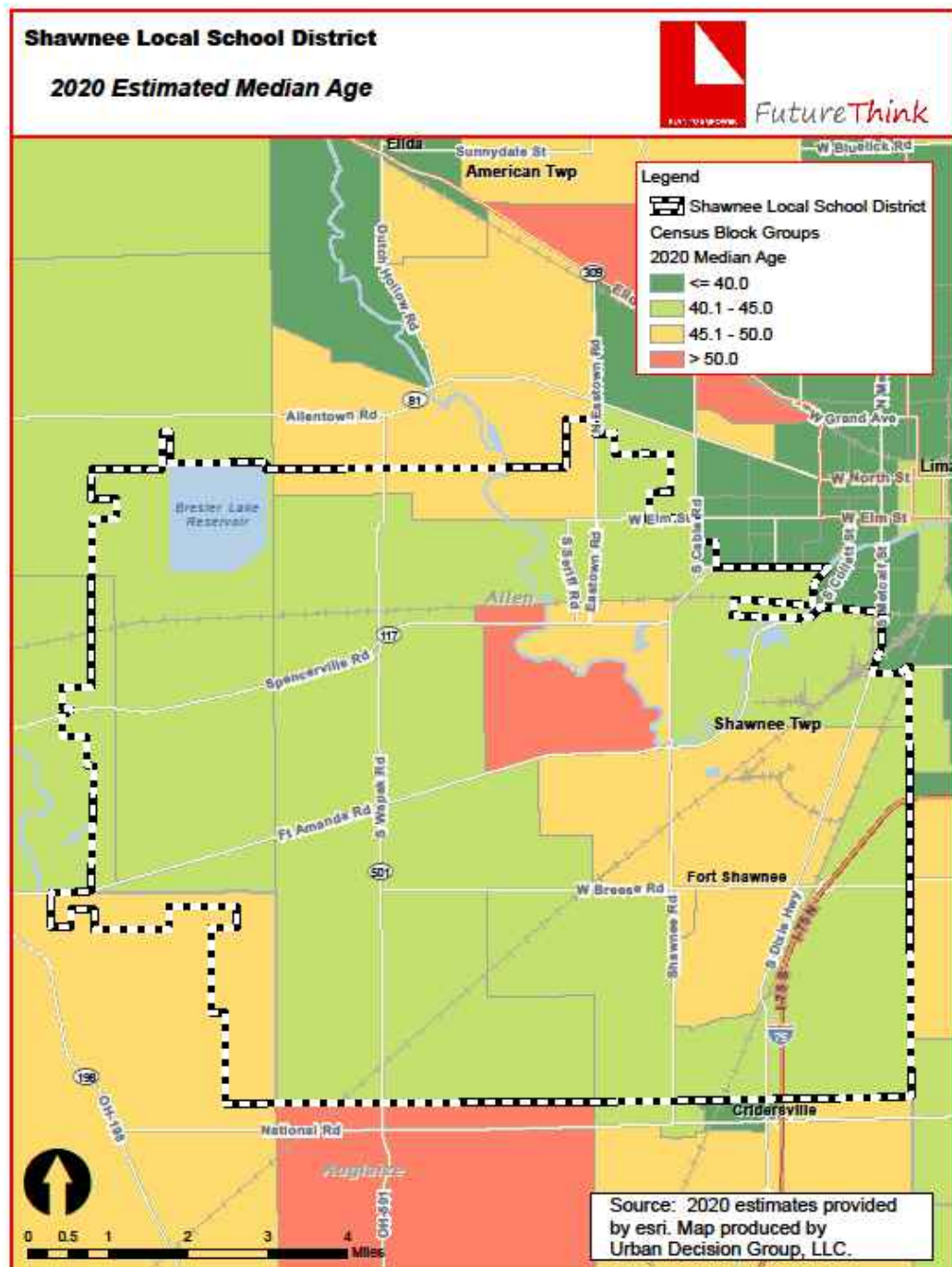
Shawnee Local School District



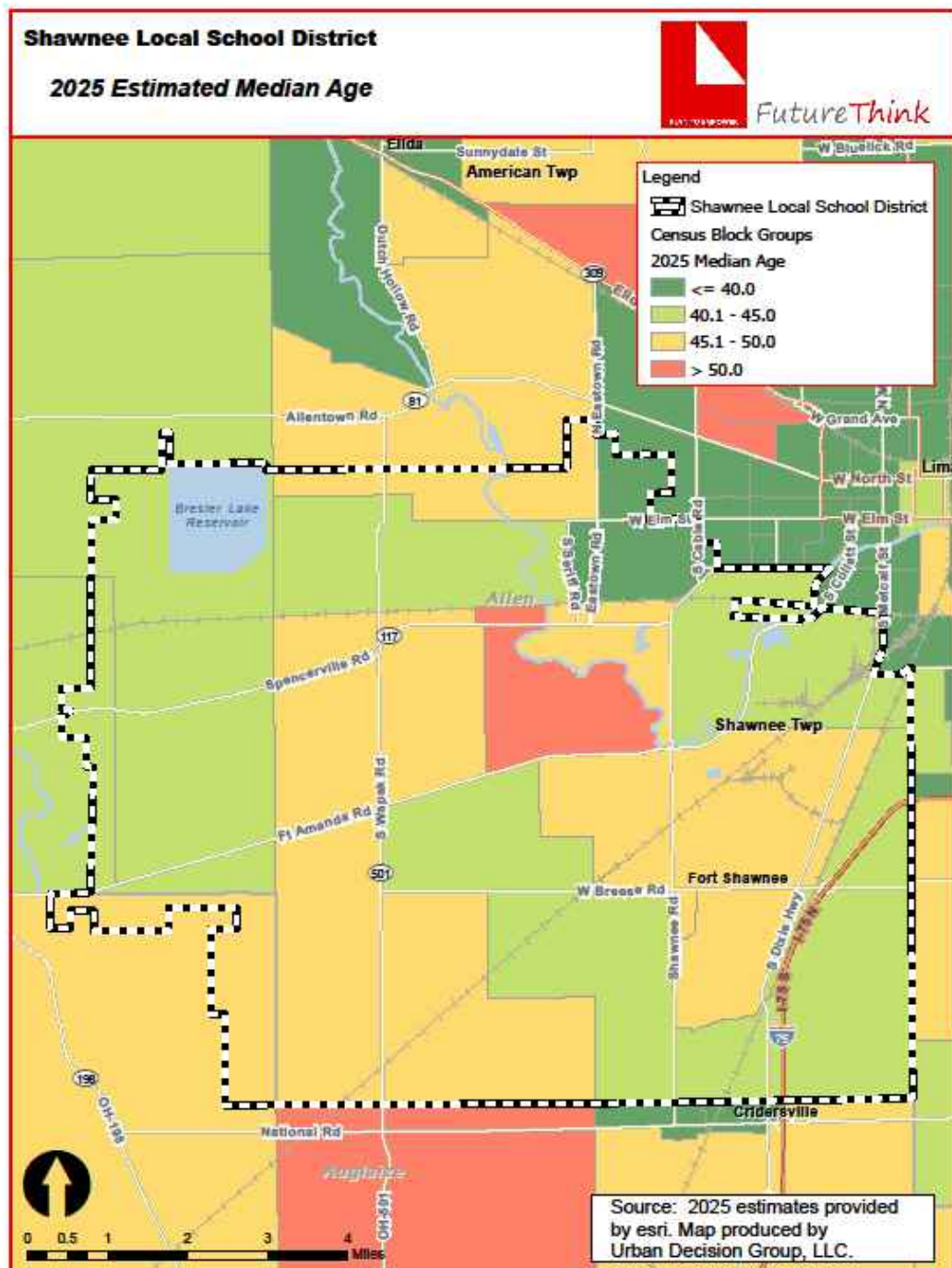
Shawnee Local School District



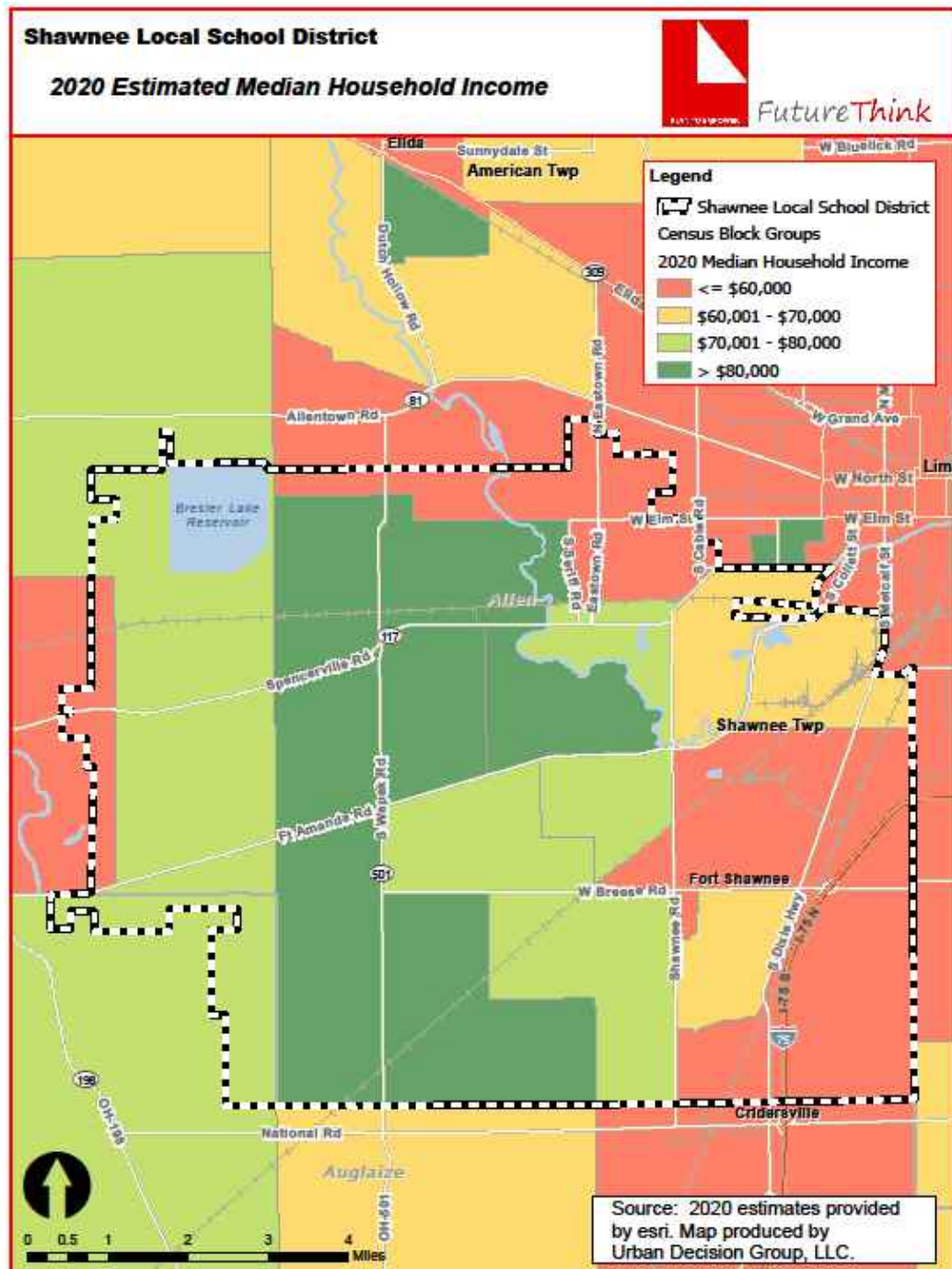
Shawnee Local School District



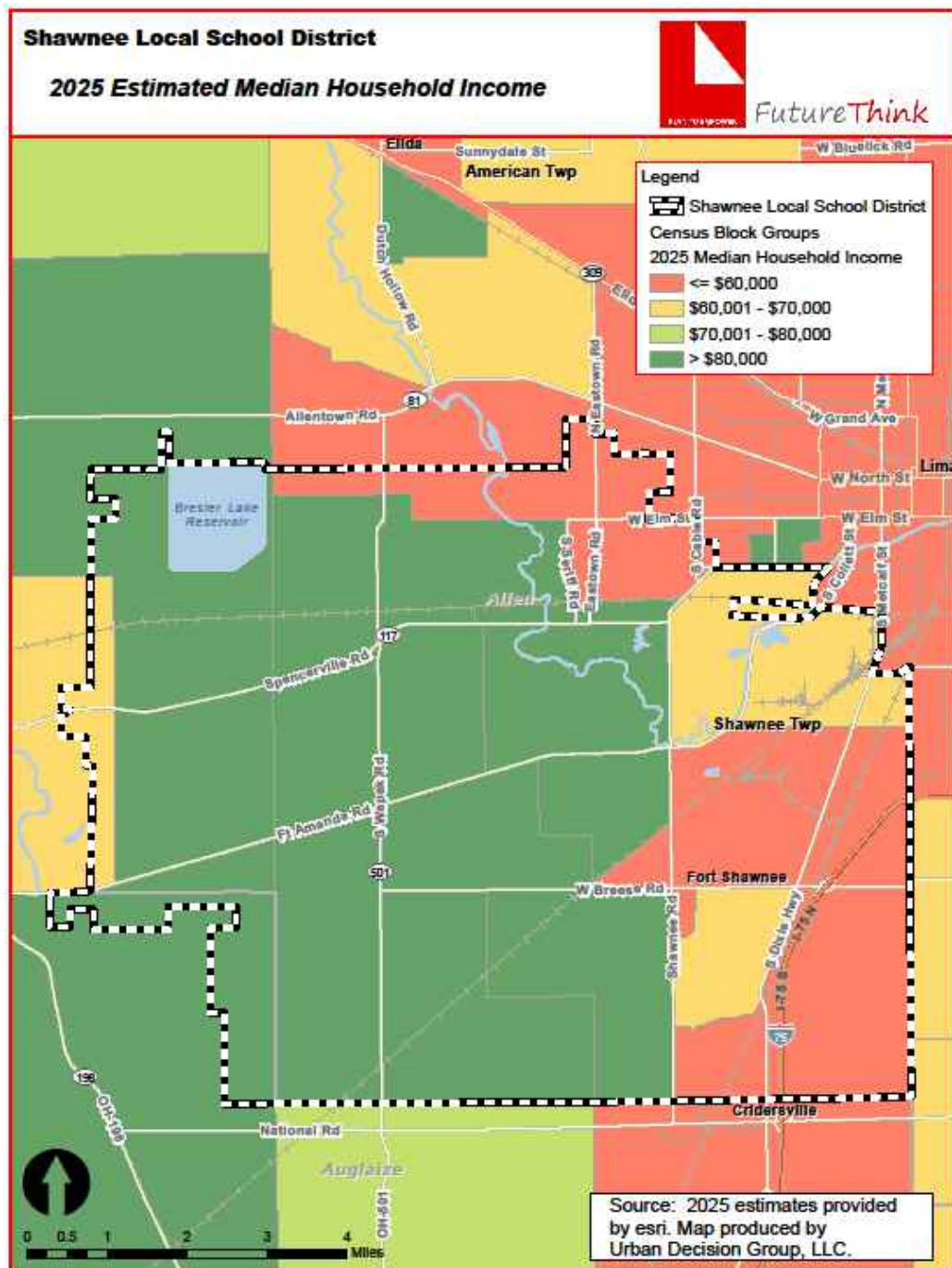
Shawnee Local School District



Shawnee Local School District



Shawnee Local School District



Shawnee Local School District

HOUSING INFORMATION

The chart below illustrates the number of single-family dwelling building permits issued each year in Amanda, American, and Shawnee townships and Allen and Auglaize counties.

of Building Permits Issued for Single Family Dwellings

Year	Amanda Township	American Township	Shawnee Township	Allen County	Auglaize County
2011	0	8	2	35	55
2012	0	6	2	40	56
2013	6	6	8	59	54
2014	6	6	14	55	61
2015	9	7	10	64	94
2016	9	6	11	62	101
2017	5	6	16	65	119
2018	5	11	18	75	104
2019	5	6	25	85	106
2020	5	22	33	123	117
2021*	0	0	0	1	10

Source: SOCDs Building Permits Database

*preliminary through March 2021

Shawnee Local School District

SURVIVAL RATIOS

The chart below demonstrates the changes in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was growth and new students entered the system. Percentages less than 100 indicate that there was decline with students leaving the system.

- Birth to Kindergarten: This ratio indicates the number of children born in the area who attend kindergarten in the District 5 years later. Percentages less than 100% result from movement out of the district, attendance at a non-public or charter school, or residence in another district within the same area.

The following table illustrates the survival ratios for the Shawnee Local School District.

from	to	birth -> K	K->1	1->2	2->3	3->4	4->5	5->6	6->7	7->8	8->9	9->10	10->11	11->12
2011	2012	21.5%	95.5%	96.4%	101.0%	97.8%	100.0%	100.4%	101.4%	95.6%	101.1%	97.3%	79.3%	89.5%
2012	2013	28.6%	108.2%	103.7%	107.5%	105.1%	106.1%	101.0%	99.6%	98.2%	102.0%	98.4%	77.0%	90.1%
2013	2014	18.8%	103.3%	100.5%	102.5%	98.8%	99.5%	102.1%	102.6%	94.6%	105.1%	96.5%	75.4%	89.6%
2014	2015	28.1%	112.3%	98.2%	102.7%	103.5%	104.1%	98.5%	102.0%	101.0%	100.0%	96.5%	73.6%	87.2%
2015	2016	28.0%	99.5%	107.9%	100.0%	103.7%	101.4%	94.4%	96.5%	98.0%	99.5%	93.8%	68.3%	89.4%
2016	2017	22.6%	100.5%	100.5%	103.4%	103.2%	102.0%	100.9%	105.4%	101.5%	102.6%	99.5%	69.7%	57.7%
2017	2018	24.1%	104.7%	100.5%	102.1%	104.9%	93.3%	101.0%	103.3%	101.7%	100.5%	92.0%	69.2%	89.1%
2018	2019	25.9%	98.8%	103.8%	101.6%	101.0%	102.6%	99.0%	101.5%	101.8%	98.9%	94.0%	67.6%	102.9%
2019	2020	22.8%	98.3%	99.4%	99.4%	97.9%	94.9%	91.9%	99.5%	98.5%	92.0%	100.6%	64.2%	96.8%
	average	24.49%	102.344%	101.22%	102.2%	101.78%	100.4%	98.8%	101.3%	99.0%	100.186%	96.506%	71.580%	88.048%
	standard deviation	3.224%	5.035%	3.248%	2.207%	2.776%	3.888%	3.257%	2.391%	2.542%	3.390%	2.649%	4.697%	11.686%

Shawnee Local School District

ENROLLMENT PROJECTION

Enrollment projections were developed after analyzing the data collected in this report. The projections indicate a decrease of 190 students in grades K through 12, not including full-time JVS students, from the 2020-21 to the 2030-31 school year. The following tables and graph illustrate projected enrollments by grade and by grade group through the 2030-31 school year.

Preschool:

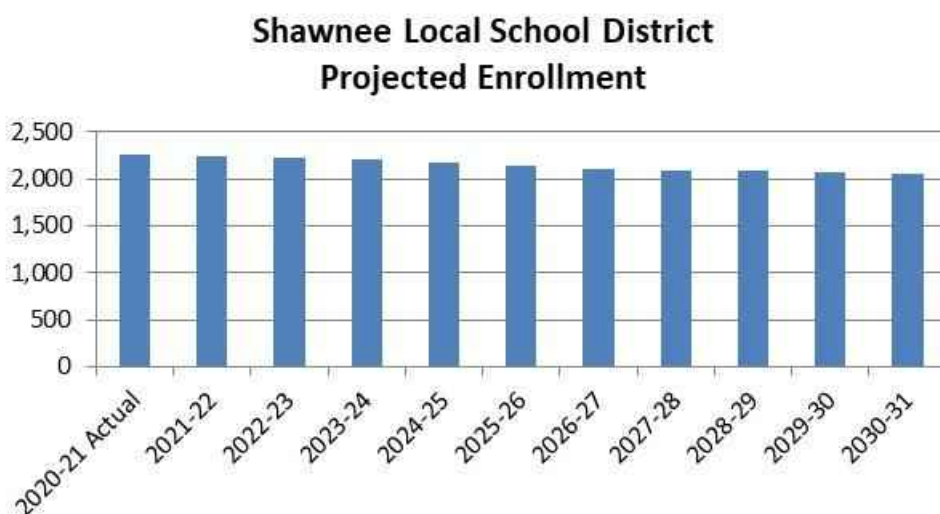
The Ohio School Design Manual [OSDM] provides space for preschool students with disabilities and a maximum of 40 ECE preschool students.

Kindergarten:

The OSDM provides space for all day, every day kindergarten.

Career Technical:

Due to the specialized space requirements, career technical students are pulled out of the 11th and 12th grade enrollments and projected separately.



Shawnee Local School District

Shawnee Local School District
Projected Enrollment

Grade	2020-21 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	152	158	154	158	155	156	156	156	156	156	156
1	177	154	160	155	160	157	158	158	158	158	158
2	159	179	155	161	157	161	158	159	159	159	159
3	162	162	182	158	164	159	164	161	162	162	162
4	185	167	167	187	162	168	164	168	165	166	166
5	186	186	168	167	188	163	169	164	169	166	167
6	181	187	186	168	167	188	163	169	164	169	166
7	206	186	191	191	172	171	192	167	173	168	173
8	203	208	187	193	192	173	173	194	168	175	170
9	207	203	208	187	192	192	173	172	194	168	174
10	179	200	196	201	180	186	185	167	166	187	162
11	120	122	136	133	136	122	126	125	113	113	127
12	121	117	118	131	128	131	118	122	121	109	109
Pre-K - 12 Total	2,238	2,229	2,208	2,190	2,153	2,127	2,099	2,082	2,068	2,056	2,049
Ungraded	1	1	1	1	1	1	1	1	1	1	1
Special Education	1	1	1	1	1	1	1	1	1	1	1
Career Tech Off-Site	13	12	13	14	14	13	13	13	12	12	12
Grand Total	2,253	2,243	2,223	2,206	2,169	2,142	2,114	2,097	2,082	2,070	2,063

Source: FutureThink

Shawnee Local School District
Projected Enrollment by Grade Group

Grade	2020-21 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K - 2	488	491	469	474	472	474	472	473	473	473	473
3 - 4	347	329	349	345	326	327	328	329	327	328	328
5 - 8	776	767	732	719	719	695	697	694	674	678	676
9 - 12	627	642	658	652	636	631	602	586	594	577	572
K - 12 Total	2,238	2,229	2,208	2,190	2,153	2,127	2,099	2,082	2,068	2,056	2,049
Ungraded	1	1	1	1	1	1	1	1	1	1	1
Special Education	1	1	1	1	1	1	1	1	1	1	1
Career Tech Off-Site	13	12	13	14	14	13	13	13	12	12	12
Grand Total	2,253	2,243	2,223	2,206	2,169	2,142	2,114	2,097	2,082	2,070	2,063

Source: FutureThink

Shawnee Local School District

CONCLUSION

As with any projection, the District should pay close attention to live birth counts, enrollment in elementary schools, community school enrollment, open enrollment, and any housing growth. Each of these factors will have an impact on future student enrollment.

FutureThink is pleased to have had the opportunity to provide the District with enrollment projection services. We hope this document will provide the necessary information to make informed decisions about the future of the Shawnee Local School District.



Shawnee Local School District

APPENDIX

The following document is included in the appendix:

- District Questionnaire

District Questionnaire for Shawnee Local of Allen County (45799) [Thealy]

District Questionnaire has been submitted for review

Enrollment Report For Shawnee Local of Allen County (45799)**Contact Information**

Superintendent Name: James Kanable
 Superintendent Email: James@limashawnee.com
 Superintendent Phone: (419) 998-8031
 Contact Name (if different from Superintendent): Melissa Tabler
 Contact Title: EMIS Coordinator
 Contact Email: melissa@limashawnee.com
 Contact Phone: (419) 998-8045

K12 Enrollment

Grade	Enrolled 2011– 2012	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021
K	199	170	214	146	190	184	150	162	180	152
1	167	190	184	221	164	189	185	157	160	177
2	194	161	197	185	217	177	190	186	163	159
3	185	196	173	202	190	217	183	194	189	162
4	194	181	206	171	209	197	224	192	196	185
5	223	194	192	205	178	212	201	209	197	186
6	216	224	196	196	202	168	214	203	207	181
7	205	219	223	201	200	195	177	221	206	206
8	188	196	215	211	203	196	198	180	225	203
9	219	190	200	226	211	202	201	199	178	207
10	203	213	187	193	218	198	201	185	187	179
11	205	209	203	143	147	156	150	145	130	127
12	179	186	198	153	125	131	151	134	146	127
Ungraded	4	5	2	0	4	2	0	0	0	1
Total	2581	2534	2590	2453	2458	2424	2425	2367	2364	2252

All Day Kindergarten

Do you offer kindergarten to all students, all day, every day?
yes

Preschool Enrollment

Do you **house** Preschool/Pre-K students in your facilities, **including** Pre-K students in a program run by an ESC or other agency?
 no
 Do you have plans to house Pre-K in the future? no

Student Teacher Ratios

What are your district's current average student to teacher ratios for the following grade groups?

Include core teachers only.

- K-3 21 to 1
- 4-5 22 to 1
- 6-8 23 to 1
- 9-12 17 to 1

Grade Configurations

K through 2
3 through 4
5 through 8
9 through 12

Students with Disabilities

Definitions:

- **IE13** — Special Education outside the regular class less than 21% of the day.
- **IE14** — Special Education outside the regular class at least 21% of the day and no more than 60% of the day.
- **IE15** — Special Education outside the regular class more than 60% of the day.

Please provide enrollment for students with disabilities by ODE program code and grade configuration.

Code	K-2	3-4	5-8	9-12
IE13	41	23	31	26
IE14	0	3	15	17
IE15	6	0	9	22
Total	47	26	55	65

*These students should be included in the October headcount

Does your District house additional students with disabilities from other school districts? (i.e., county programs, etc.) yes
 Please Explain: We have 3 county Multiple disability units. The county when there is room will send students to our district though on a rare occasion. Our units are currently full with resident students. We do not keep track of these students through EMIS and therefore I don't know their Outcome; though I can assume that it would be IE 15. The home school works with the county on all aspects.

Please provide enrollment for additional students with disabilities by ODE program code and grade configuration. ONLY additional students with disabilities from outside school districts should be included in the table below.

Grade	Enrolled 2011– 2012	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021
K	0	0	0	0	0	0	0	0	0	0
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	1	0	0	1	1	0	0	1	0	1
12	0	0	0	0	0	0	0	0	0	0
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	1	0	0	1	1	0	0	1	0	1

Please provide enrollment for students with disabilities by ODE program code and grade configuration.

Code	K-2	3-4	5-8	9-12
IE13	0	0	0	0
IE14	0	0	0	0
IE15	0	0	0	0
Total	0	0	0	0

*These students should NOT be included in the October headcount.

Community Enrollment

Grade	Enrolled 2011– 2012	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021
PreK	0	0	0	0	0	0	0	0	0	0
K	3	3	5	3	4	3	1	1	3	5
1	3	7	3	2	2	0	3	2	1	5
2	3	3	5	3	2	4	1	3	2	4
3	1	2	3	3	7	5	4	3	3	6
4	6	2	2	2	3	5	2	4	2	6
5	3	5	3	4	2	3	3	2	4	9
6	3	1	3	3	5	2	4	5	2	4
7	4	1	3	7	5	8	4	0	3	3
8	5	6	6	8	6	6	5	6	3	8
9	10	12	7	5	8	9	10	10	8	9
10	13	5	12	7	6	6	9	8	14	10
11	9	14	17	11	6	6	11	2	4	16
12	5	9	10	11	9	8	7	9	3	15
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	68	70	79	69	65	65	64	55	52	100

Open Enrollment (In)

Grade	Enrolled 2011– 2012	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021
Prek	0	0	0	0	0	1	1	1	0	0
K	27	32	35	26	32	20	25	20	16	18
1	16	25	33	34	22	30	17	17	19	19
2	20	16	18	32	29	23	28	16	12	18
3	23	21	17	18	30	31	21	29	17	11
4	17	20	19	13	19	31	32	21	31	19
5	10	14	24	21	13	23	29	27	21	27
6	13	8	13	25	22	14	21	28	22	20
7	18	12	11	13	23	21	18	16	25	19
8	14	25	9	11	11	25	20	18	15	23
9	21	22	27	17	10	14	25	22	16	17
10	12	21	24	26	18	14	14	23	21	17
11	13	16	18	27	27	20	18	14	19	19
12	12	16	17	17	24	31	25	19	14	15
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	216	248	265	280	280	298	294	271	248	242

Open Enrollment (Out)

Grade	Enrolled 2011– 2012	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021
Prek	0	0	0	0	0	0	0	2	4	0
K	10	10	7	11	9	21	15	10	16	18
1	9	9	15	9	9	12	24	17	14	16
2	10	8	10	11	12	13	10	18	13	13
3	8	13	7	10	14	9	18	10	18	8
4	10	9	12	6	8	12	13	17	13	19
5	7	11	8	20	6	10	18	17	14	20
6	5	6	13	8	24	6	16	19	16	15
7	11	11	10	11	9	23	11	14	15	19
8	12	8	11	11	7	7	27	17	16	15
9	13	14	10	15	18	8	13	26	24	17
10	7	12	19	14	14	19	18	16	23	24
11	9	7	12	19	15	14	32	16	16	16
12	16	12	9	15	19	17	21	32	16	16
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	127	130	143	160	164	171	236	231	218	216

JVS Enrollment

Does your District belong to a JVSD? yes

Please select the JVSD your District belongs to: Apollo

Please provide enrollment for students attending JVS (or "Other") full or half-time.

Grade	Enrolled 2011– 2012	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021
Full Time 11	31	44	38	46	51	62	51	51	56	54
Full Time 12	55	29	48	47	50	61	68	64	53	57
Total	86	73	86	93	101	123	119	115	109	111

Grade	Enrolled 2011– 2012	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021
Half Time 11	2	4	1	2	5	7	12	6	5	7
Half Time 12	3	3	5	6	2	4	65	11	3	6
Total	5	7	6	8	7	11	77	17	8	13

Career Technical Compact Enrollment

Does your District belong to a Compact? no

Career Tech Program Enrollment

Include only those students who are considered "concentrators" or enrolled in a "pathway". Do NOT include students who are just taking one course.

Comprehensive Career Tech: Students who attend academics and career technical programs in your district.

On-Site Career Tech: Students who attend academics in another district but attend career technical programs in your district.

Satellite JVSD: Same as Comprehensive Career Tech, but the program is sponsored and/or administered by the JVS District and housed by your District.

Boundaries

Please list municipalities, townships, and any additional counties within the boundaries of your school district: Shawnee township (Allen Co.) American township (Allen Co.) Amanda township (Allen Co.) Logan township (Auglaize Co.)

Has your District experienced changes in District-wide boundaries since 2004? no

Growth

Do you expect significant growth in your District over the next 10 years? no

Additional Information

Please provide any additional information you feel may impact your District's future enrollment [i.e. private schools opening or closing]

New building proposal within the next two years. If this occurs, we should see a growth base on these new facilities.

Submission Documents

The following are additional documents which may be useful in projecting your District's enrollment. Please check any documents you intend to provide for consideration and forward documents to:

Tracy Healy (thealy@futurethinkinc.com)

or

Future Think Inc.

5685 Tynecastle Loop

Dublin, 43016

☐ Return To District Print Report

Please contact Tracy Healy (thealy@futurethinkinc.com, 614-264-2638) with any questions or concerns regarding the District Questionnaire.

Shawnee Local School District

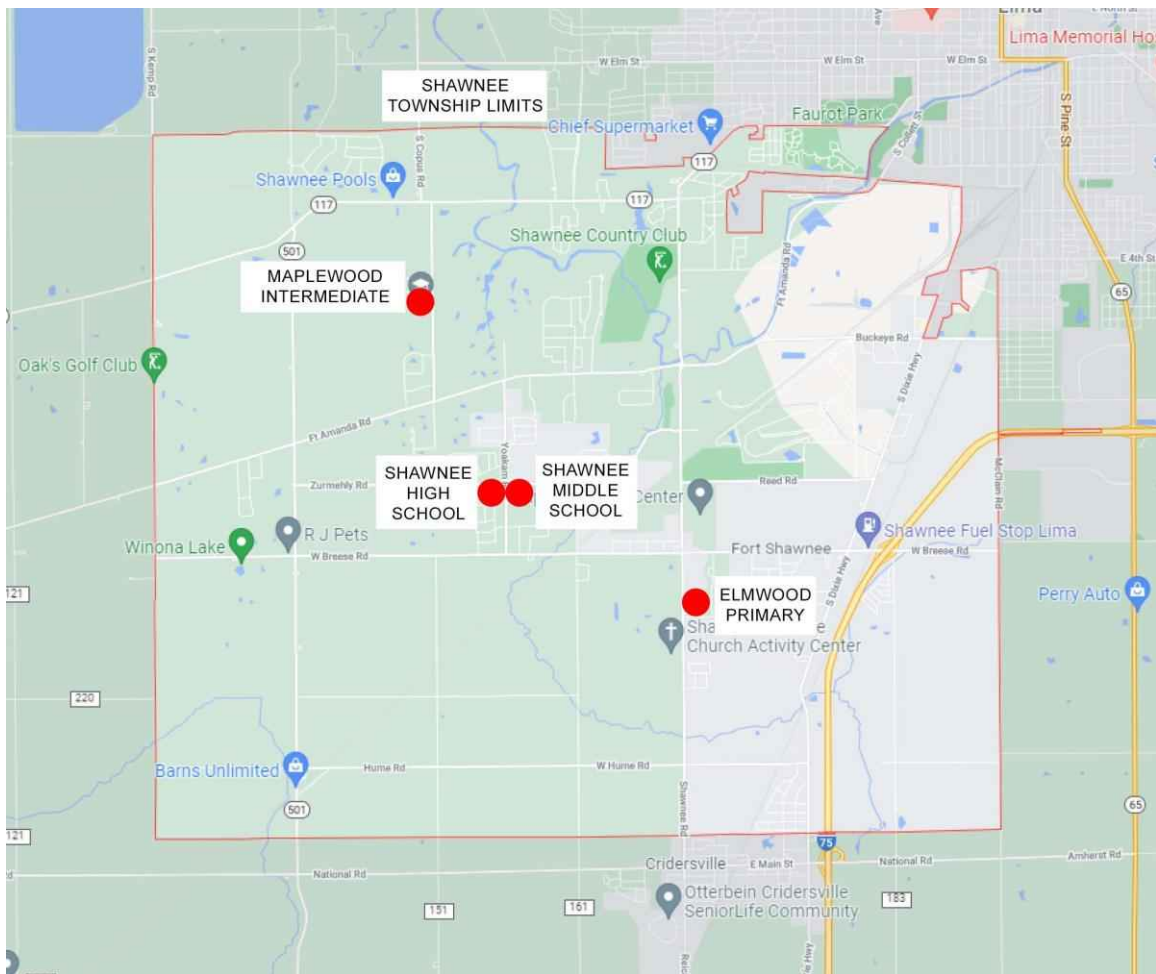
FACILITY ASSESSMENT REPORT

Assessment Summary & Map

DISTRICT ASSESSMENT SUMMARY

District Map and District Summary

At the time of the assessment, the Shawnee Local Schools total enrollment for students in grades Pre-Kindergarten through grade 12 was reported to be approximately 2,395 students (2021-2022 school year). The total enrollment for all students has decreased from the period of 2014 to 2022. The enrollment projections predict a decrease over the next 10 years. The preliminary future enrollment projected by the Educational Consultant is 2,063 students (2030-2031 school year).



Shawnee Local School District

FACILITY ASSESSMENT REPORT

Building Assessment Summary

BUILDING ASSESSMENT SUMMARY PAGE

SLSD Shawnee High School

1954 Original Building
79,775 Square Feet
1962 Addition1
10,387 Square Feet
1962 Addition1 - Auditorium
11,969 Square Feet
1964 Addition 2
17,709 Square Feet
1965 Addition 3
23,605 Square Feet
1967 Addition 4
22,816 Square Feet

Grade Configuration
9-12
Building ADM
782
Number of Teaching Stations
50
Building Site Size
60 Acres

Shawnee High School is a 2-story 166,261 SF school located on Zurmehly Road in a mostly residential area in the town of Lima. It was originally constructed in 1954, with additions in 1962, 1964, 1965, and 1967. The school is located on a large, rural 60-acre site.

The facility is a brick building with attractively designed stone accents. The facility features a traditionally partitioned design. It features masonry bearing walls and columns in fair condition. The floor finishes throughout the school are consistent between additions and are VCT, carpet, VAT, and ceramic tile. These finishes range from fair to poor condition. The roof over the whole building is a low-slope structure. Roof systems vary between additions and include ballasted EPDM, TPO, and built-up asphalt.

The ventilation system of the school is inadequate to meet the needs of the users. With a current enrollment reported to be at 782 students this 9-12 school is adequate for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that was replaced in the past 15 years, and is

fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The school is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements.

The property is not fenced. There are four asphalt parking lots on-site for school parking in fair to poor condition. There are two asphalt parking lots on the site for parking for the athletic facilities. These are not included in this assessment. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

BUILDING ASSESSMENT SUMMARY PAGE

SLSD Shawnee Middle School

1924 Original Building
40,006 Square Feet
1924 Original Building – Board Office
6,723 Square Feet
1938 Addition 1
18,612 Square Feet
1950 Addition 2
33,641 Square Feet
1957 Addition 3
13,815 Square Feet
1959 Addition 4
4,544 Square Feet
1973 Addition 5
16,411 Square Feet

Grade Configuration
5-8
Building ADM
757
Number of Teaching Stations
41
Building Site Size
31.36 Acres

Shawnee Middle School is a 3-story 133,752 SF school located on Zurmehly Road in a mostly residential neighborhood in the town of Lima. It was originally constructed in 1924 with additions in 1938, 1950, 1957, 1959, and 1973. The school is located on a large, rural 31.36-acre site.

The facility is a brick building with attractively designed brick and stone banding. The original building features conventionally partitioned design. It features masonry bearing walls in fair condition. The floor structure for the intermediate floors of the original building is concrete deck. The floor finishes throughout the original building are VCT, linoleum, and ceramic tile and are in poor condition. The 1938 addition features conventionally partitioned design. It features masonry bearing walls in fair condition. The floor structure for the intermediate floors of the addition is concrete deck. The floor finishes throughout the addition are VCT, linoleum, and ceramic tile and are in poor condition. The 1950, 1957, 1959, and 1973 additions feature conventionally partitioned design. They feature masonry bearing walls in fair condition. The floor structure for the intermediate floors of these additions is concrete on

metal deck. The floor finishes throughout the addition are VCT, linoleum, and ceramic tile and are in poor condition. The roof system varies between TPO and ballasted EPDM throughout all of the additions, each on a low-slope roof. Areas of ponding on the flat roofs were observed.

The ventilation system of the school is inadequate to meet the needs of the users. With a current enrollment reported to be at 757 students this 5-8 school is oversized for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that was updated within the last 15 years, but is not fully compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The school is reported to contain asbestos.

The property is not fenced, aside from the playground, and the fencing is in poor condition. There are two asphalt parking lots on-site in poor condition, one of which is shared with the maintenance and bus garage. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels when including the shared lot.

BUILDING ASSESSMENT SUMMARY PAGE

SLSD Maplewood Intermediate School

1969 Original Building
33,955 Square Feet
1972 Addition1
13,582 Square Feet

Grade Configuration
3-4
Building ADM
357
Number of Teaching Stations
26
Building Site Size
17.29 Acres

Maplewood Elementary School is a single-story 47,537 SF school located on Wonderlick Road in a mostly residential area in the town of Lima. It was originally constructed in 1969, with an addition in 1972. The school is located on a large, rural 17.29-acre site.

The facility is a brick building with brick and metal panel accents. The facility features a hybrid partitioned and open design. It features masonry bearing walls and columns in fair condition. The floor finishes throughout the school are VCT, carpet, VAT, and ceramic tile and are in fair to poor condition. The roof system is an EPDM system, which is in fair condition. Several areas of ponding on the flat roofs were observed. The ventilation system of the school is adequate to meet the needs of the users. With a current enrollment reported to be at 325 students this 3-4 grade school is adequate for the student population. This enrollment is not typical of the building's enrollment history provided by the district. The typical enrollment of 386-400 would make this 3-4 grade school inadequately sized for the student population.

The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not OSDM compliant. The building has a fire alarm system that has been updated in the past 15 years, but is not fully compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system.

The school was built in 1969 and was observed to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The property is not fenced. There are two asphalt parking lots on-site in poor condition. Access

onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

BUILDING ASSESSMENT SUMMARY PAGE

SLSD Elmwood Primary School

1973 Original Building
64,331 Square Feet
2008 Addition1
15,809 Square Feet
Grade Configuration
K-2
Building ADM
523
Number of Teaching Stations
34
Building Site Size
36.04 Acres

Elmwood Primary School is a single-story 80,140 SF school located on Shawnee Road in a mostly residential area in the town of Lima. It was originally constructed in 1973, with an addition constructed in 2008. The school is located on a large, rural 36.04-acre. The facility is a brick building with attractively designed brick work and some burnished block banding.

The facility features a single-story open plan concept. It features masonry bearing walls in good condition. The floor finishes throughout the school are VCT, carpet, and ceramic tile and are in varying conditions from good to poor.

The roof system is a ballasted EPDM roof over the original building with a flat room, which appears in fair condition, and a metal standing seam roof over the 2008 addition with sloped roofs, which is in good condition. Active ponding was not observed on the roofs. The ventilation system of the school is inadequate to meet the needs of the users.

With a current enrollment reported to be at 523 students this K-2 school is inadequate for the student population.

The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that has been replaced in the last 15 years, but is not compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system.

The original school building was built in 1973 and could contain asbestos. The addition was built in 2008 and therefore this portion does not contain

asbestos. The overall building is not compliant with ADA accessibility requirements.

The property is not fenced, aside from one area by the kindergarten, and the fencing is in good condition. There are three asphalt parking lot on-site in poor condition. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

Shawnee Local School District

FACILITY ASSESSMENT REPORT

Assessment Cost Guidelines

ASSESSMENT COST GUIDELINES – 2021

A. HEATING SYSTEM

The Assessment Consultant shall evaluate the HVAC system and determine the requirements for each building or building addition using the funding chart below.

HVAC System Replacement:	\$ 32.20 sf	(includes \$0.45 sf for demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$ 8.00 sf	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Heating System (Only):	\$ 8.50 sf	(for boilers, pump & piping replacement, not AHU)
Controls (Only):	\$ 3.25 sf	

Heating System Component replacement:

(describe “Components” along with opinion of probable costs within recommendation section)

Additional Comments:

- Systems which are not compliant with the Ohio School Design Manual (OSDM) are acceptable, providing they can meet OBBC fresh air requirements and are in safe/good working order. They should have a long-term additional life expectancy.
- Radiators must be removed.
- Rooftop units that are over 10 years old are to be replaced.
- If the controls are older than 1975, or not DDC, replace them.
- Heating system cost includes demolition of the existing system and reconfiguration of piping layout.
- Use “convert to ducted system” when changing from a non-ducted system. Do not repeat in Item “C”. Use only in conjunction with “HVAC System Replacement”.

Coordination Comments:

- If total HVAC system replacement is required, Item “C” shall be zero.
- If HVAC system is being replaced, replace acoustic ceilings under item J. GENERAL FINISHES and lighting under Item K. INTERIOR LIGHTING.
- If upgrading/adapting the heating system to accommodate cooling, use Item “C” Ventilation/AC.
- If replacing mechanical system add electrical service and connections under “D”.
- If replacing unit ventilator system verify whether adjacent casework needs to be replaced under “J. GENERAL FINISHES”.
- In situations where existing conditions prevent installation of ductwork due to deck height, etc., assessor should still budget for adding ductwork. This allowance in conjunction with full HVAC replacement will provide an adequate budget in cases where alternate viable systems may be required during actual design.
- Preliminary estimates to convert existing buildings to Geo-Thermal Systems indicate that the Complete HVAC System Replacement and Convert to Ducted System budgets (totaling **\$35.00**) should be sufficient for most facilities. However, Geo-Thermal System conversions will need to be analyzed on a case by case basis and additional costs beyond the **\$35.00** per sq. ft., if required, should be included as an “Other” with explanation for the additional costs.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Heating and Ventilation System:	\$ 16.00 sf	(includes \$0.45 sf for demo of existing system and reconfiguration of piping layout and new controls)
Roof Top Unit	\$ 11.00 sf	(without air conditioning)
	\$ 13.00 sf	(with air conditioning)

B. ROOFING

The Assessment Consultant shall document the age of existing roof(s) and note any known problems. Look for stained ceilings on the inside of each building as an indication of potential roof problems.

Asphalt Shingle:	\$	3.00 sf	
Asphalt Shingle with Ventilated Nail Base:	\$	8.20 sf	
Deck Replacement:	\$	5.25 sf	(wood or metal, including insulation)
Built-up Asphalt:	\$	13.20 sf	
Membrane (all types/fully adhered):	\$	10.00 sf	(unless under 10,000 sf)
Standing Metal Seam:	\$	16.50 sf	
Repair/replace cap flashing & coping:	\$	18.40 lf	
Gutters/Downspouts:	\$	13.10 lf	
Remove/replace existing roof			
Drains and Sump:	\$	1,200.00 ea	
Overflow Roof Drains and Piping:	\$	3,000.00 ea	
Roof Insulation:	\$	3.20 sf	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	\$	4.70 sf	(tapered insulation)
Roof Access Hatch:	\$	2,000.00 ea	(remove and replace)
Roof Access Ladder with Fall			
Protection Cage:	\$	100.00 lf	(remove and replace)
Roof Access, Ladder & Fall			
Protection Cage:	\$	3,850.00 ea	(provide when no roof access currently exists)
Correct Ponding Water on Roof by			
Remove/Replace Existing Ponding			
Area:	\$	12.50 sf	(provide tapered insulation for limited area use to correct ponding)
<u>Hazardous Material Replacement Costs:</u>			
Roofing Replacement	\$	8.00 sf	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Costs listed above include tear off of existing roof (non-asbestos containing shingles and/or underlayment). The systems include flashings.
- Replace membrane roofs that are (7) years old or older.
- Replace built-up roofs that are (15) years old or older.
- Replace asphalt shingle roofs that are (10) years old or older.
- Foam Roofing systems are to be budgeted for replacement. Use Membrane roof replacement at \$8.70/sf.
- Replace tile roofs with asphalt shingles; add deck if necessary.

Coordination Comments:

- Use only one roof system type to replace multiple systems used on a single facility, except for pitched roofs. The replacement roof should be in-kind to the most dominant roofing type being replaced.

C. VENTILATION/AIR CONDITIONING

The Assessment Consultant shall verify that all buildings or additions to buildings have air conditioning.

Air Conditioning System:	\$ 16.60 sf	
Dust Collection System:	\$ 25,000.00 ea	(complete w/installation)
Restroom Exhaust System:	\$10,500.00 ea	(including new ductwork and fans; do not include if complete HVAC system in Item A selected)
Kiln Exhaust System:	\$ 5,000.00 ea	
Art Program Paint Hood:	\$ 12,000.00 ea	
Chemical Exhaust Hood System for Science Laboratories:	\$ 15,000.00 ea	
<u>Other:</u> (describe “Other” items along with opinion of probable costs within recommendation section)		

Additional Comments:

- Add air to a school that has an acceptable heating system; this may require adapting the heating system to accommodate cooling.
- All wood shop areas are required to have dust collection systems in addition to HVAC upgrades.
- To completely replace heating and air conditioning systems, see Item A above.
- Window units are not acceptable.
- Do not include budget for Restroom Exhaust System if complete HVAC system in Item A selected.

Coordination Comments:

- If the building contains Air Conditioning and partial Air Conditioning component replacement exceeds \$11.12 per sf then replace entire Air Conditioning System at \$16.60 per sf
- If replacing Air Conditioning, replace acoustic ceilings under Item J. GENERAL FINISHES and lighting under Item K. INTERIOR LIGHTING.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Welding Exhaust System:	\$ 50,000.00 per system
Paint Booth Exhaust System:	\$ 12,000.00 per system
Vehicle Emission System:	\$ 15,000.00 per system
Paint Hood System:	\$ 7,500.00 per system
Exhaust for Gas-fired Equipment:	\$ 3,500.00 per system
Other (describe “Other” items along with opinion of probable costs within recommendation section)	

Additional Comments:

- To completely replace heating and ventilation systems, see Item “A” above.
- Dust Collection System to be installed in Carpentry and Wood Product Technologies labs.
- Welding Exhaust System to be installed in Agriculture Production, Building & Property Maintenance, Industrial Maintenance, Natural Resources, Power Equipment Technology, Welding & Cutting, Engineering Technologies, Manufacturing Engineering Technology and Agriculture Industrial Equipment labs.
- Paint Booth Exhaust System to be installed in Aircraft Maintenance, Agriculture Production and Auto Collision Repair labs.
- Vehicle Emission System to be installed in Auto Specialization, Auto Technology and Medium/Heavy Truck Technician labs.
- Exhaust for Gas-fired Equipment to be installed in Plumbing and Pipefitting lab.

D. ELECTRICAL SYSTEMS

The Assessment Consultant shall verify that the electrical is adequate for estimated electrical loads (refer to Minimum Amperage Chart below).

System Replacement:	\$ 23.95 sf	(Includes \$0.45 sf for demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment)
<u>Components</u>		(Use items below ONLY when the entire system is NOT being replaced)
Panel Replacement:	\$ 3,500.00 unit	(power or lighting sub-panel only)
Transformer Removal:	\$ 1,500.00 lump sum	(per phase/can)
New Pad Mounted Transformer:	\$ 15,000.00 lump sum	(1000 KVA – includes demo of existing system)
Step-down Transformer:	\$ 3,000.00 lump sum	
Additional Circuits:	\$ 800.00 per circuit	
Additional Receptacles:	\$ 250.00 each	
Lightning Protection:	\$ 0.60 sf	
Grounding:	\$ 0.25 sf	

Other:

(describe “Other” items along with opinion of probable costs within recommendation section)

Minimum Amperage Chart		
Building Square Footage	Minimum Amperage 480v 3 phase	Minimum Amperage 208v
0-10,000	400	1,000
10,000 – 20,000	400	1,000
20,000 – 30,000	600	1,200
30,000 – 40,000	800	1,600
40,000 – 50,000	1,000	2,000
50,000 – 60,000	1,200	2,400
60,000 – 70,000	1,400	3,000
70,000 – 80,000	1,600	3,500
80,000 – 90,000	1,800	
90,000 – 100,000	2,000	

For each 10,000 sf increment over 100,000 sf increase 480-volt service size by 200.

Additional Comments:

- If electrical system is over 35 years old, replace entire system.
- If black oil-filled transformers are PCB contaminated, they must be replaced.
- New pad mounted transformer cost includes demolition of existing transformer.
- Replace single-phase service with three-phase service, if available.
- Electrical system replacement budget includes technology associated components, including back boxes, cable tray and grounding.

Coordination Comments:

- If Electrical Component replacement exceeds \$10.87 per sf, then replace entire Electrical System at **\$23.50** per sf.
- Individual component costs should not be applied when a full system replacement has been indicated.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Bus Duct:	\$ 150.00 per lf	
“Emergency Shut Off Switch” Push Button	\$ 8000.00 each	(Allows instructor to de-energize panelboards, bus duct or other electrical equipment in Type 5-7 lab spaces)
208v 3 Phase Service	\$ 15,000 lump sum	(Includes 300 lin. ft. conduit. Does not include new transformer, upgraded panels or switch gear.)
480v 3 Phase Service	\$ 20,000 lump sum	(Includes 300 lin. ft. conduit. Does not include new transformer, upgraded panels or switch gear.)

Additional Comments:

- Bus Duct to be installed in Electrical Trades Lab.
- 208v 3 phase and 480v 3 phase electrical service to be installed in Electrical Trades, Industrial Maintenance, Manufacturing Operations, Welding & Cutting, Manufacturing Engineering Technology, and Precision Machinery.
- The “Emergency Shut Off” Switch should be added to programs in Types 5-7 to allow the instructor to de-energize panelboards, bus ducts or other electrical equipment. Where necessary, include “Emergency Shut Off” switch for equipment.

E. PLUMBING AND FIXTURES

The Assessment Consultant shall determine if there are pressure problems and number of systems if additions are present, and address all other concerns using the cost indicated below. Do not put any cost of handicapped compliance in this area. – The Assessment Consultant shall determine if there are sufficient numbers of plumbing fixtures based upon plumbing code in effect at time of assessment. Determine fixture count by dividing the square footage of the building by the allowable square footage per student in the Design Manual.

Back Flow Preventer:	\$ 5,000.00 unit	
Water Treatment System:	\$ 15,000.00 unit	(Domestic Water System, softening only, per system)
Water Treatment System:	5,500.00 unit	(Chlorination type, per unit)
Domestic Supply Piping:	\$ 3.50 sf	(remove/replace)
Sanitary Waste Piping:	\$ 3.50 sf	(remove/replace)
Domestic Water Heater	\$ 5,100.00 unit	(remove/replace)
Toilet:	\$ 3,800.00 unit	(new)
Toilet:	\$ 1,500.00 unit	(remove/replace) See Item O
Urinal:	\$ 3,800.00 unit	(new)
Urinal:	\$ 1,500.00 unit	(remove/replace)
Sink:	\$ 2,500.00 unit	(new)
Sink:	\$ 1,500.00 unit	(remove/replace)
Electric Water Cooler:	\$ 3,000.00 unit	(double ADA)
Replace Faucets and Flush Valves	\$ 500.00 unit	(average cost to remove replace)
Two Station Modular Lavatory	\$ 3000.00 unit	(remove/replace)
Three Station Modular Lavatory	\$ 4000.00 unit	(remove/replace)

Other:

(describe “Other” items along with opinion of probable costs within recommendation section)

Additional Comments:

- Some schools with additions have more than one service.
- If domestic supply piping is galvanized pipe, replace the distribution system.
- Current codes require back-flow preventors, if there are none, add to system.
- Floor mounted toilet fixtures are acceptable if in safe/good working order and have a long-term additional life expectancy.

- Meet with school representatives and inquire about condition and history of under-slab sanitary. If problems are suspected, ask district about having a pipe inspection via camera photography to better determine condition. Also, enter item in the “Summary of Significant Findings.”
- Replace ALL non low flow type fixtures in order to improve water efficiency and to meet the LEED pre-requisite #1 Water Use Reduction requirement.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Safety Shower/Eyewash:

Remove & Replace Existing:	\$ 450.00 each
New Installation:	\$ 2,500.00 each
Utility Sink:	\$ 2,400.00 unit
Hose Bibbs:	\$ 800.00 unit
Wash Fountain:	\$ 3,600.00 unit
Natural Gas Connections:	\$ 800.00 each
Compressed Air Connections:	\$ 15,000.00 system
Grease Trap or Oil Interceptor	\$ 6,000.00 each

Additional Comments:

- All high bay labs will have safety shower/eyewash, utility sink, hose bibbs and wash fountains.
- Natural Gas Connections to be included in Building and Property Maintenance, Heating and Ventilation Technician and Plumbing & Pipefitting labs.
- Compressed Air Connections to be included as necessary and per the program space plates.

F. WINDOWS

The Assessment Consultant should visually determine the area of windows to be replaced, by establishing an estimate based on approximate area of windows times number of units. The OSDM supports integral blinds.

Insulated Glass/Panels:	\$ 101.55 sf	(includes integral blinds and \$2.00 sf for removing existing windows)
Skylights:	\$ 125.00 sf	(remove and replace)
Translucent Panels:	\$ 125.00 sf	(remove and replace)
Storefront System:	\$ 57.50 sf	(includes \$2.00 sf to demo existing and replace with new)
Curtain Wall System:	\$ \$88.90 sf	(includes \$2.00 sf to demo existing and replace with new)
Greenhouse Replacement	\$ 85.00 sf	(demo and replace; based on area of greenhouse floor)

Hazardous Material Replacement Costs:

Door and Window Panel

Replacement:	\$ 200.00 ea
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Other:

(describe “Other” items along with opinion of probable costs within recommendation section)

Additional Comments:

- All single pane glass windows are to be replaced.
- All non-thermally broken window units are to be replaced.
- The above cost includes demolition of existing windows and installation of new panel screens and replacement windows.
- Replace glass block, which is part of an integral window system, only if the windows are being replaced, or if the glass block is in disrepair; replace glass block with windows. All other glass block, which is in good condition, may remain.
- Exterior transom windows and sidelights to be included in window area.

G. STRUCTURE

The Assessment Consultant shall look for cracking and differential movement of the building and any additions. In addition, check any existing crawl space(s) for deterioration of structure. Determine if the district has experienced any structural problems. **Do not go down in pipe tunnels.**

Waterproofing:		
Spray Applied:	\$ 6.00 sf	(includes excavation and backfill)
Membrane:	\$ 7.00 sf	(includes excavation and backfill)
Drainage Tile Systems/Foundation Drainage:	\$ 18.00 lf	(includes excavation and backfill)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Calculation for this item will be made on a case-by-case basis.
- Indicate the reasons for any found deficiencies and their associated cost.
- Immediately report any conditions that appear "unsafe".

H. STRUCTURE WALLS AND CHIMNEYS

The Assessment Consultant shall look for any cracking, shifting, spalling or movement. Determine if the district has experienced any structural problems.

Tuckpointing:	\$ 7.50 sf	(wall surface)
Exterior Masonry Cleaning:	\$ 1.50 sf	(wall surface)
Exterior Masonry Sealing:	\$ 1.00 sf	(wall surface)
Exterior Caulking:	\$ 7.50 lf	(removing and replacing)
Replace Brick Veneer System:	\$ 35.00 sf	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$ 250.00 lf	(total removal and replacement including pinning and shoring)
Sill Replacement:	\$ 45.00 lf	(remove and replace)
Pre-finished Aluminum Coping		
Replacement:	\$ 22.50 lf	(removing existing coping and replacing)
Stone and Masonry	\$ 100.00 lf	(remove and replace)
Install Control Joints:	\$ 60.00 lf	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Calculation for this item will be made on a case-by-case basis.
- Indicate the reason(s) for any found deficiencies and their associated cost.
- Tuckpoint up to natural breaks in walls, such as corners or control joints.
- If other less common exterior skin materials are observed to be problematic, such as metal panels or pre-cast concrete, enter items in the "Summary of Significant Findings."

I. STRUCTURE: FLOORS AND ROOFS

Replace Wood Floor System:	\$ 45.00 sf	
Fire Rated Drywall over Existing		
Wood Ceiling Joists:	\$ 3.50 sf	(per square face feet of required drywall)
Repair Soffits:	\$ 24.00 sf	
Remove/Replace Damaged Concrete		

Slab on Grade: \$ 8.00 sf

Hazardous Material Replacement Costs:

Soil Replacement \$ 141.00 cy (only to be used when back filling existing crawl spaces
Where hazardous materials were abated)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Structural wood floor supporting joists must be replaced and will result in replacing the addition with a new building.
- Roof wood structures are permitted to remain if separated with OBBC compliant fire separation assemblies.
- Calculation for this item will be made on a case-by-case basis.
- **CAUTION:** Replacing the structural floor requires gutting the entire addition and will require other systems to be affected as follows:

Coordination Comments:

- A. Heating System: HVAC System Replacement (\$32.20/sf)
- D. Electrical System: System Replacement (\$23.95/sf)
- J. General Finishes: Complete Replacement of Finishes and Casework (varies based on type of school)
- K. Interior Lighting: Complete Building Replacement (\$6.50/sf)
- L. Security Systems (\$2.85/sf)
- M. Emergency/Egress Lighting (\$1.00/sf)
- N. Fire Alarm (\$2.45/sf)
- T. Hazardous Materials: When replacing a wood floor system, include additional testing for possible hazardous material abatement.
- W. Technology: Non-OSDM Compliant (\$ variable/sf)

J. GENERAL FINISHES

The cost to replace all the finishes in a school building are listed below. Define requirement for casework within description.

Partial Finish Replacement:

Paint:	\$ 2.30 sf	(floor area/prep and installation)
Acoustic Ceiling:	\$ 3.50 sf	(drop in/standard 2x4 ceiling tile per area)
	\$ 4.50 sf	(tear-out and replace per area)
Vinyl Enhanced Tile (VET):	\$ 5.00 sf	(tear out and replace per area; to be used in lieu of VCT)
Carpet:	\$ 4.30 sf	(includes \$0.45 sf to tear-out and replace per area)
Tackboard:	\$ 0.30 sf	(per building area)
Chalkboard/Markerboard:	\$ 0.30 sf	(per building area)
Lockers:	\$ 1.73 sf	(high & middle school per building area)
	\$ 1.00 sf	(elementary/cubbies per building area)
Lockers:	\$ 250.00 ea	(individual unit replacement)

Complete Replacement of Finishes (excludes casework):

Elementary	\$ 12.70 sf	(elementary, per building area, with removal of existing)
Middle	\$ 14.13 sf	(middle, per building area, with removal of existing)
High	\$ 14.13 sf	(high school, per building area, with removal of existing)

Complete Replacement of Finishes and Casework:

Elementary	\$ 19.10 sf	(elementary, per building area, with removal of existing)
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Middle	\$	19.63 sf	(middle, per building area, with removal of existing)
High	\$	20.63 sf	(high school, per building area, with removal of existing)
<u>Complete replacement of Casework only:</u>			
Elementary	\$	6.40 sf	
Middle	\$	5.50 sf	
High	\$	6.50 sf	
Partial Casework: (base and wall)	\$	450.00 lf	(refer to OFCC, OSDM for requirements)
Toilet Partitions:	\$	1000.00 per stall	(removing and replacing)
Toilet Accessory Replacement	\$	0.20 sf	(per building area)
Plaster refinishing:	\$	14.00 sf	
Repair Drywall:	\$	5.50 sf	
Demo & Reinstall Drywall Partitions:	\$	7.00 sf	
Partition Open Space Classrooms:	\$	\$8.00 sf	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Lightweight Concrete Floor			
Infill at Wood Floor Removal	\$	8.00 sf	(includes removal of wood flooring and sleeper system)
Door, Frame and Hardware:	\$	1,300.00 each	(non-ADA)
Resilient Wood/Synthetic Flooring:	\$	12.85 sf	(tear-out and replace per area)
Terrazzo Floor Repair:	\$	25.00 sf	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$	3,200.00 each	(non-electric)
	\$	6,500.00 each	(electric)
Bleacher Replacement	\$	110.00 per seat	(based on current enrollment)
Art Program Kiln:	\$	2,750.00 ea	
Remove Demountable Partitions/			
Install New GWB Partitions	\$	9.00 sf	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Additional Wall Insulation	\$	6.00 sf	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
<u>Hazardous Material Replacement Costs</u>			
Acoustical Plaster Replacement	\$	12.00 sf	
Fireproofing Replacement	\$	5.00 sf	
Hard Plaster Replacement	\$	9.00 sf	
Gypsum Board Replacement	\$	4.00 sf	
Acoustical Panel/Tile Ceiling			
Replacement:	\$	1.50 sf	
Laboratory Table/Counter Top			
Replacement:	\$	150.00 lf	
Door and Window Panel Replacement	\$	200.00 ea	
Non-ACM Acoust. Panel Ceiling			
Replacement:	\$	1.50 sf	
Resilient Flooring Replacement,			
Including Mastic:	\$	2.25 sf	
Carpet Replacement (over RFC)	\$	3.00 sf	
<u>Kitchen Equipment:</u>			
Walk-in Coolers/Freezers:	\$	29,818.00 per unit	
Floor Mixer:	\$	9,476.00 per unit	

CombiOven (double):	\$31,000.00 per unit	
CombiOven (single):	\$15,500.00 per unit	
Convection Oven (double):	\$ 12,600.00 per unit	
Conventional Oven:	\$ 6,200.00 per unit	
Range:	\$ 2,925.00 per unit	
Mixer:	\$ 4,116.00 per unit	
Hot Serving Unit:	\$ 8,148.00 per unit	
Hot Food Cabinet	\$ 6,150.00 per unit	
Cold Serving Unit:	\$ 6,633.00 per unit	
Cold Food Cabinet:	\$ 9,900.00 per unit	
Ice Maker (with bin)	\$ 4,200.00 per unit	
Stationary Serving Unit:	\$ 3,300.00 per unit	
Reach-in Refrigerator/Freezer:	\$ 6,433.00 per unit	
Slicer	\$ 4,965.00 per unit	
Kettle:	\$ 20,016.00 per unit	
Pot Filler:	\$ 1,200.00 per unit	
Disposer:	\$ 2,814.00 per unit	
Dishwasher:	\$ 17,000.00 per unit	
Soft Serve Machine:	\$ 15,000.00 per unit	
Shelving and Tables (stainless)	\$ 3,325.00 per unit	
Kitchen Exhaust Hood:	\$ 56,000.00 per unit	(includes fans, exhaust & ductwork)

Total Kitchen Equipment Replacement:	\$ 190.00 sf	(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.)
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Total Warming Kitchen Replacement:	\$ 112.50 sf	(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.)
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Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Casework replacement should be on an as needed basis.
- Casework is to comply with the **OSDM** where practical.
- Assessment Consultant must determine lineal footage of casework to be replaced.
- Do not add items to kitchen, if they do not exist.
- If Terrazzo floor repair area exceeds 300 sf, budget for VET or Carpet instead.
- Partitioning open space classrooms is intended for buildings with an open space design where individual, separated and enclosed classrooms are desired. This includes full height CMU walls in corridors, full height metal stud and drywall partitions between classrooms and doors in lieu of moveable partitions.
- Replace kitchen equipment over 20 years old.
- If two-thirds of the interior doors require replacement, replace all of them.
- When replacing demountable partitions, only count the floor area zones where the demountable partitions occur and indicate in the "Summary of Significant Findings."

Coordination Comments:

- If individual Kitchen Equipment item costs exceed \$127.30 per sf of food preparation, serving, kitchen storage areas and walk-ins, replace all Kitchen Equipment at funding level above for square footage of food preparation, serving, kitchen storage areas and walk-ins. (Use existing kitchen size for calculation).
- If Acoustic Ceilings are being replaced review condition of item K. INTERIOR LIGHTING.

- If Partial Finish Replacement costs exceed two-thirds cost per sf of Complete Finish Replacement, replace all finishes at funding level for Complete Replacement of Finishes.
- When replacing kitchen equipment, evaluate kitchen equipment electrical panel for sufficient capacity.
- When replacing demountable partitions with metal studs & gypsum board, replace all interior doors within these walls.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Seal Concrete Floor:	\$	0.50 sf	
Ceiling Replacement:	\$	3.85 sf	(high bay area only, combination exposed and acoustical ceiling)
Paint exposed ceiling	\$	1.30 sf	(high bay only)
Paint	\$	1.80 sf	(high bay area only)
Total Flooring Replacement	\$	0.75 sf	(high bay area only)
Total Finish Replacement	\$	8.50 sf	(high bay area only)

K. INTERIOR LIGHTING

The Assessment Consultant shall refer to the design manual to verify that the minimum FC levels are present. Refer to the OSDM (page 8600-5,6) for candle levels. The Assessment Consultant shall measure lighting levels in a sampling of educational spaces to determine if upgrades are necessary. Indicate within description a summary of recorded lighting levels.

Building Lighting Replacement	\$6.50 sf	(Includes \$0.45 sf to demo of existing fixtures)
<u>Hazardous Material Replacement Costs:</u>		
Light (Reflector) Fixture Removal	\$3.00 sf	

Additional Comments:

- Replace all incandescent pendant fixtures, U-shaped florescent lamps and T-12 florescent lamps.
- Replace fixtures in poor condition even though foot-candle level is good.

Coordination Comments:

- If Interior Lighting is being replaced, replace Acoustic Ceilings under item J. GENERAL FINISHES.
- If sprinklers are added, remove and replace ceilings and lighting.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

High Intensity (High Bay) Lighting	\$6.00 Sq. Ft.	
Interior Lighting	\$4.00 Sq. Ft.	

L. SECURITY SYSTEMS

The Assessment Consultant shall verify that all buildings in the school district have security systems. If none exist, use \$2.85 sf.

Security System	\$	2.85 sf	(complete, area of building)
Partial Security System Upgrade	\$	1.35 sf	(complete, area of building)
Exterior Site Lighting:	\$	1.00 sf	(complete, area of building)

Additional Comments:

- A complete security system will include access control systems, panic alarms, lock down capabilities, etc., and may include fencing (see the OSDM.)

M. EMERGENCY/EGRESS LIGHTING

The Assessment Consultant shall verify that school building has a standby generator supplying emergency power to emergency/egress lighting.

Emergency/Egress Lighting:	\$1.00 sf	(complete, area of building)
New Exit Sign	\$300.00 each	
New Emergency Light	\$350.00 each	

Additional Comments:

- All exit signs are to meet code for size and location.
- Emergency lighting must meet code for illumination levels and locations.
- New Emergency/Egress lighting must have generator back up. Unless total electric replacement is required, coordinate generator with Item U Life Safety.

N. FIRE ALARM

The Assessment Consultant shall verify that all assessment facilities have a minimum of an addressable type alarm system that meets current codes with strobe type devices in all occupiable spaces and pull stations at all exits.

Fire Alarm System:	\$ 2.45 sf	(complete new system, including \$0.23 sf for removal of existing)
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Additional Comments:

- All corridor/room devices shall be the strobe/horn type.
- If there is not an existing system, or if present system is outdated and does not meet code, add a new system.
- If present system does not have additional expansion capability, consider replacement.
- Alarm system shall be connected to an automatic digital communicator monitored by a central station.

O. HANDICAPPED ACCESS

Wheelchair confined students and staff must have access to all instructional areas of every school. All toilet facilities, drinking fountains and door hardware must be ADA compliant.

Handicapped Hardware:	\$ 350.00 set	(includes installation/hardware only)
Signage:	\$ 0.20 sf	(per building area)
Ramps:	\$ 40.00 sf	(per ramp/interior-exterior complete)
Lifts:	\$ 15,000.00 unit	(complete)
Elevators:	\$ 42,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$ 1,800.00 unit	(replacement double ADA)
	\$ 3,000.00 unit	(new double ADA)
Toilet/Urinals/Sinks:	\$ 3,800.00 unit	(new ADA)
	\$ 1,500.00 unit	(replacement ADA)
Toilet Partitions:	\$ 1,000.00 stall	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$ 7,500.00 unit	(openers, electrical, patching, etc)
Replace Doors:	\$ 1,300.00 leaf	(standard 3070 wood door, HM frame, door/light, includes hardware)
	\$ 5,000.00 leaf	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)

	\$ 5,000.00 leaf	(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:	\$ 285.00 per restroom	
Provide ADA Shower:	\$ 3,000.00 ea	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$ 1,000.00 per restroom	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Upgrade costs include associated required electrical upgrades.
- Ramps can be used if there is run-out room.
- Existing floor-to-floor chair lifts cannot be used as a substitute for a new elevator.
- Coordinate plumbing fixtures with "E".
- Provide ADA Assisted doors per OBBC.
- Ensure room for expansion, if applicable.

P. SITE CONDITION

The Assessment Consultant shall confirm with district personnel if a deficient site condition exists. Ask the custodian and/or district personnel if the district's parking areas meet city or local codes in reference to paving.

Playground Equipment:	\$ 1.50 sf up to \$100,000	(per building square feet)
Removal of existing Playground Equipment	\$ 2,000.00 lump sum	
Replace Existing Asphalt Paving (heavy duty):	\$ 30.60 sy	(includes drainage/tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$ 28.60 sy	(includes drainage/tear out for light duty asphalt)
Asphalt Paving/New Wearing Course:	\$ 19.00 sy	(includes minor crack repair in less than 5% of paved area)
New Asphalt Paving (heavy duty):	\$ 27.80 sy	
New Asphalt Paving (light duty):	\$ 25.80 sy	
Parking Space:	\$ 1,500.00 space	(ES & MS: .11 space per student, HS .42 space per student. Parking space includes parking lot drive space.)
Bus Drop-Off:		(Allowance to assist in constructing bus drop-off at buildings where there currently is none)
ES/MS	HS/CT	
\$110/student	\$68.75/student	(based on current enrollment)
Concrete Curb:	\$ 22.30 lf	(new)
Concrete Sidewalk:	\$ 5.80 sf	(5" exterior slab)
Stabilize soil erosion	\$ 2.50 sf	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	\$ 43.00 lf	
Sitework Allowance	up to \$200,000	(for unforeseen conditions)
Provide Soft Surface Playground Material:	\$ 30.00 sy	
Replace Concrete Steps:	\$ 32.00 sf	
Provide Exterior Parking Lot Catch Basin:	\$ 2,500.00 ea	

Provide Concrete Dumpster Pad:	\$ 2,400.00 ea	(for two dumpsters)
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Other:

Storm Drainage:

Curb Cuts:

Stabilize Soil Erosion:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Review existing Bus/pedestrian/vehicular traffic separation. Assessment consultant should provide funding for paving and curbing to provide separation.
- Pave a parking lot if not currently paved.
- This could include a bad drainage condition.
- This could include a circulation problem such as handicapped inaccessibility.
- Provide playground equipment to elementaries (only) as indicated in the **OSDM**.
- Assessment Consultant to review any existing equipment.
- Bus drop off is based on current student enrollment. Combination schools will be determined by enrollment per grade level.
- A sitework allowance to accommodate unforeseen circumstances is to be included on all renovation projects. The assessor is required to manually select this as directed on the webtool instructions.

Q. SEWAGE SYSTEM

The Assessment Consultant shall verify the condition and suitability of the existing sewage system. These items are on a per school basis.

ELEMENTARY SCHOOL COST

<u>Square Feet of Building</u>	<u>Cost per sf</u>
<i>43,750 – 50,000 sf</i>	<i>\$ 4.51</i>
<i>50,001 sf–69,360 sf</i>	<i>\$ 4.68</i>
<i>69,361 sf– 100,000 sf</i>	<i>\$ 3.07</i>
<i>100,001 sf and up</i>	<i>\$ 2.80</i>

MIDDLE SCHOOL COST

<u>Square Feet of Building</u>	<u>Cost per sf</u>
<i>52,850 - 67,950 sf</i>	<i>\$ 3.93</i>
<i>67,951 sf– 91,650 sf</i>	<i>\$ 3.44</i>
<i>91,651 sf– 100,000 sf</i>	<i>\$ 3.04</i>
<i>100,001 sf and up</i>	<i>\$ 2.86</i>

HIGH SCHOOL COST

<u>Square Feet of Building</u>	<u>Cost per sf</u>
<i>63,000 - 100,000 sf</i>	<i>\$ 3.66</i>
<i>100,001 sf– 133,600 sf</i>	<i>\$ 2.21</i>
<i>133,601 sf– 200,400 sf</i>	<i>\$ 1.79</i>
<i>200,401 sf and up</i>	<i>\$ 1.60</i>

A more accurate probable cost will be achieved by obtaining actual flow rates of a similar type of school with a similar student population and modifying those numbers to the design of the new or renovated building.

Abandonment of Self-

Contained Unit:	\$ 10,000.00 lump sum
Sewage Main:	\$ 45.00 lf (includes excavation and backfilling)

Other:

(describe “Other” items along with opinion of probable costs within recommendation section)

Additional Comments:

- *The size (gallons/day) and type of the treatment plant (re-circulating sand filter or extended aeration) the drainage characteristics of the soil, and the length of sewer piping between the building and treatment components all influence the design and cost.*
- *Another important factor is water-reducing plumbing fixtures. Treatment plants sized for higher flows will not perform satisfactorily and experience negative effects on the equipment provided.*
- Meet with school representatives and inquire about condition and history of the underground sanitary lines. If problems are suspected, ask district about having a pipe inspection via camera photography to better determine condition. Also enter the item in the “Summary of Significant Findings.”

R. WATER SUPPLY

The Assessment Consultant shall verify that there are no problems in this area.

Domestic Water Booster Pump:	\$ 35,000.00 lump sum	
Pressure Tank:	\$ 1.50 per gallon	(new)
	\$ 2.00 per gallon	(removal/replacement)
Domestic Water Main	\$ 50.00 lin. ft	(new)
Well:	\$ 45,000.00 unit	
Well Pump:	\$ 2,500.00 unit	(5HP unit)
	\$ 10,000.00 unit	(25-30 HP unit)
Water Quality Test	\$ 500.00	(includes 2 tests)

Other:

(describe “Other” items along with opinion of probable costs within recommendation section)

Coordination Comments:

- Coordinate with Item “U” – Life Safety
- If District uses a well for potable water, determine if arsenic contamination is an issue. Contact OFCC if Arsenic Filtration System is required.

S. EXTERIOR DOORS

Assessment Consultant shall visually inspect and recommend for replacement, if needed.

Door Leaf/Frame and Hardware:	\$ 2,500.00 per leaf	(includes removal of existing)
Overhead door and hardware	\$ 3,500.00 per leaf	(8x10 sectional, manual operation)
<u>Hazardous Material Replacement Costs:</u>		
Fire Door Replacement	\$ 1,100.00 each	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- All exterior door and hardware must be ADA compliant.
- Replace all wood exterior doors.
- Coordinate transoms and sidelights with Item "F" Windows.

T. HAZARDOUS MATERIAL*Effective June 1, 2001 Assessors will use the Environmental Hazards Form to establish estimates for Item T.****Additional Comments:***

- **IMPORTANT NOTE TO REGIONAL PROGRAM CONSULTANTS:** If the building is intended to become a part of a district's Master Plan, the Regional Program Consultant shall review the Enhanced Environmental Report and make any budget adjustments required due to replacement of abated materials. The adjustments should be made per the specific line items in sections A through W herein, under the *Hazardous Material Replacement Costs* heading in each section.
- OFCC policy is to remove all hazardous materials.

U. LIFE SAFETY

The Assessment Consultant shall review exit corridors and include funding for eliminating existing dead-end corridor conditions. Include descriptive analysis and opinion of probable costs in recommendation section. The Assessment Consultant shall confirm that all buildings contain sprinklers. Stairs must be in two-hour rated enclosures and travel distances may require an additional means of egress. Stair railings must pass the 4" ball test. The present code requires that the guards of stair railing(s) shall not allow a sphere of 4" to pass through the balusters. An exception is made only for the triangular opening where the tread /rise / railing bottom meet to allow a 6" size sphere to pass through. In addition, the design of a guardrail should not be such that would create a "ladder effect" allowing a student to climb the railing system and therefore possibly fall over it. If water supply is from a well, assure an additional well, well pump, storage tank and generator will be required to serve the fire suppression sprinkler system.

Sprinkler / Fire Suppression System:	\$ 3.20 sf	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$ 5,000.00 per level	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	\$ 42,500.00 per level	(all inclusive)
Demo of existing stairway:	\$12,000 per floor	(per stairway, two floor minimum \$12,000, includes demo and floor construction, see coordination comment)
As required to provide adequate fire suppression system:		
Water Main	\$ 50.00 lf	(new)
Well Pump (Electric):	\$ 30,000.00 unit	
Well Pump for Fire Pump	\$ 20,000.00 unit	
Generator:	\$1.00 sf for schools under 100,000 sf. \$0.60 sf for schools at or over 100,000 sf. Minimum budget \$60,000/Maximum budget \$100,000	
	(Include switch gear, fence and pad/day tank, life safety only)	
Storage Tank:	\$ 50,000.00 unit	(30,000-35,000 gallon tanks)
Well:	\$ 45,000.00 unit	
Handrails:	\$ 5,000.00 level	
Retrofit existing kitchen hood with		
Fire suppression system	\$ 6,500.00 per hood	
Provide Fire Extinguisher and Wall		
Cabinet:	\$ 585.00 ea	(includes preparation of wall to receive recessed cabinet)
Replace Fire Extinguisher:	\$ 400.00 ea	

Other:

(describe “Other” items along with opinion of probable costs within recommendation section)

Additional Comments:

- Demo of existing stairway includes the removal of an interior stairway requiring enclosure due to fire code that cannot be enclosed because of space or other issues. The stairway will then be removed and the space used for other purposes. The cost includes the removal of the stair and any guard or handrails, installing structural steel, decking and concrete infill.
- Stairway enclosures not required for two-story buildings.

Coordination Comments:

- If a Fire Suppression System is being provided, replace Interior Lighting under item K. INTERIOR LIGHTING.
- If a Fire Suppression System is being provided, replace Acoustic Ceilings under item J. INTERIOR FINISHES.
- When specifying a fire protection system for a building currently using a well for domestic water include well pump, generator and storage tank.
- Coordinate with Item “R” Water Supply.
- If complete electrical replacement is required, do not add generator.

V. LOOSE FURNISHINGS

Based on the CEFPI appraisal form, if loose furnishings are rated less than 8 under Environment for Education on Item 6.17 apply funding as listed below. If CEFPI Item 6.17 is above 8, no funding should be received.

Use the following graduated scale:

CEFPI Rating	\$/Sf Allowance
8	\$2.50
7	\$3.50
6	\$4.50
4 to 5	\$5.50
0 to 3	\$6.50

(Graduated scale based on evaluation of furnishing)

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

High Bay Loose Furnishings allowance is \$1.50 per sqft

Add \$19,500 for Welding Tables in the Welding lab in addition to the \$1.50 per sqft for loose furnishings.

W. TECHNOLOGY

*The Assessment Consultant shall determine whether the school is fully compliant with the Ohio School Design Manual **OSDM**. Provide assessment funding based on the figures below.*

Non-OSDM Compliant:**ELEMENTARY SCHOOL TECHNOLOGY COST**

<u>Square Feet</u>	<u>Cost per sf</u>
< 50,000 sf	\$13.00
50,001 sf – 69,360 sf	\$12.00
69,361 sf – 100,000 sf	\$11.00

100,001 sf and up	\$ 10.00
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MIDDLE SCHOOL TECHNOLOGY COST

<u>Square Feet</u>	<u>Cost per sf</u>
< 67,950 sf	\$11.00
67,951 sf – 91,650 sf	\$ 10.00
91,651 sf – 100,000 sf	\$ 9.00
100,001 sf and up	\$ 9.00

HIGH SCHOOL TECHNOLOGY COST

<u>Square Feet</u>	<u>Cost per sf</u>
< 100,000 sf	\$11.00
100,001 sf – 133,600 sf	\$10.00
133,601 sf – 200,400 sf	\$9.00
200,401 sf and up	\$8.00

Additional Comments:

- Technology renovation calculation is based on current square feet. Combination schools will be determined by enrollment per grade level.
- Technology renovation budgets include technology cabling, network electronics (wireless), phone system, paging & central sound system, wireless clock system, all A/V system components (such as classroom projectors, video distribution & sound), specialized audio systems for large group areas, and interactive curriculum technology (such as smart board/stand, interactive tablet, student response system, document camera).

Coordination Comments:

- Technology renovation calculation is based on current building size and current building enrollment (i.e. elementary, middle or high school). Combination schools will be determined by square feet per grade level.

X. NON-CONSTRUCTION COST – (Same as 2015)

Non-Construction costs are listed below. A construction contingency of 7% will be added to the A through W Costs.

Land Survey	0.03%
Soil Borings/Phase I Envir. Report	0.10%
Agency Approval Fees (Bldg. Code)	0.25%
Construction Testing	0.40%
Printing – Bid Documents	0.15%
Advertising for Bids	0.02%
Builders Risk Insurance	0.12%
Bond Fees	0.00%
Design Professionals Compensation	7.50%
CM Compensation	6.00%
Commissioning and Maintenance Plan Advisor	0.60%
Non-Construction Contingency	<u>1.12%</u>

Non-Construction Total	16.29%
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Regional Cost Factors

As of April 22, 2021 Regional Cost Factors have been adjusted as follows:

Region 0 – Central Ohio	1.0000
Region 1 – Southwestern Ohio	0.9878
Region 2 – West Central Ohio	1.0144
Region 3 – Northwestern Ohio	1.0556

<i>Region 4 – North Central Ohio</i>	<i>1.0553</i>
<i>Region 5 – South Central Ohio</i>	<i>1.0372</i>
<i>Region 6 – Southeastern Ohio</i>	<i>1.0619</i>
<i>Region 7 – East Central Ohio</i>	<i>1.0640</i>
<i>Region 8 – Northeastern Ohio</i>	<i>1.0974</i>

Note: The changes for *2021* are color-coded as follows:

Green: **Cost or Narrative Change**

Shawnee Local School District

FACILITY ASSESSMENT REPORT

Building Assessment Summary

Shawnee High School



BUILDING ASSESSMENT

SLSD Shawnee High School

Shawnee High School is a 2-story 166,261 SF school located on Zurmehly Road in a mostly residential area in the town of Lima. It was originally constructed in 1954, with additions in 1962, 1964, 1965, and 1967. The school is located on a large, rural 60-acre site.

The facility is a brick building with attractively designed stone accents. The facility features a traditionally partitioned design. It features masonry bearing walls and columns in fair condition. The floor finishes throughout the school are consistent between additions and are VCT, carpet, VAT, and ceramic tile. These finishes range from fair to poor condition. The roof over the whole building is a low-slope structure. Roof systems vary between additions and include ballasted EPDM, TPO, and built-up asphalt.

The ventilation system of the school is inadequate to meet the needs of the users. With a current enrollment reported to be at 782 students this 9-12 school is adequate for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that was replaced in the past 15 years, and is fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The school is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements.

The property is not fenced. There are four asphalt parking lots on-site for school parking in fair to poor condition. There are two asphalt parking lots on the site for parking for the athletic facilities. These are not included in this assessment. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

Building Information - Shawnee Local (45799) - Shawnee High

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Rural
Assessment Name	Shawnee High School
Assessment Date (on-site; non-EEA)	2021-10-13
Kitchen Type	Full Kitchen
Cost Set:	2021
Building Name	Shawnee High
Building IRN	34272
Building Address	3333 Zurmehly Rd
Building City	Lima
Building Zipcode	45806
Building Phone	419-998-8000
Acreage	60.00
Current Grades:	9-12
Teaching Stations	50
Number of Floors	2
Student Capacity	1032
Current Enrollment	782
Enrollment Date	2021-10-11
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	50
Historical Register	NO
Building's Principal	Mark Verroco
Building Type	High

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Building Pictures - Shawnee Local(45799) - Shawnee High(34272)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

166,261 Total Existing Square Footage
1954,1962,1962,1964,1965,1967 Building Dates
9-12 Grades
782 Current Enrollment
50 Teaching Stations
60.00 Site Acreage

Shawnee High School is a 2-story 166,261 SF school located on Zurmehly Road in a mostly residential area in the town of Lima. It was originally constructed in 1954, with additions in 1962, 1964, 1965, and 1967. The school is located on a large, rural 60-acre site. The facility is a brick building with attractively designed stone accents. The facility features a traditionally partitioned design. It features masonry bearing walls and columns in fair condition. The floor finishes throughout the school are consistent between additions and are VCT, carpet, VAT, and ceramic tile. These finishes range from fair to poor condition. The roof over the whole building is a low-slope structure. Roof systems vary between additions and include ballasted EPDM, TPO, and built-up asphalt. The ventilation system of the school is inadequate to meet the needs of the users. With a current enrollment reported to be at 782 students this 9-12 school is adequate for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that was replaced in the past 15 years, and is fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The school is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The property is not fenced. There are four asphalt parking lots on-site for school parking in fair to poor condition. There are two asphalt parking lots on the site for parking for the athletic facilities. These are not included in this assessment. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

No Significant Findings

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Building Construction Information - Shawnee Local (45799) - Shawnee High (34272)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1954	yes	2	79,775	no	no
Addition 1	1962	no	1	10,387	no	no
Auditorium	1962	no	2	11,969	no	no
Addition 2	1964	yes	2	17,709	no	no
Addition 3	1965	yes	1	23,605	no	no
Addition 4	1967	yes	1	22,816	no	no

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Building Component Information - Shawnee Local (45799) - Shawnee High (34272)

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 Building (1954)		15133		10374			3195	1320						
Addition 1 (1962)		9364												
Auditorium (1962)	7620	1454												
Addition 2 (1964)		4542												
Addition 3 (1965)		3628					2739	959						
Addition 4 (1967)		1577			6277									
Total	7,620	35,698	0	10,374	6,277	0	5,934	2,279	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

























Legend:

Not in current design manual

In current design manual but missing from assessment

Main Assessment Menu - Shawnee Local (45799) - Shawnee High (34272)

Building Summary - Shawnee High (34272)

District: Shawnee Local Name: Shawnee High Address: 3333 Zurmehly Rd Lima,OH 45806 Bldg. IRN: 34272				County: Allen Contact: Mark Verroco Phone: 419-998-8000 Date Prepared: 2021-10-13 By: Elizabeth Weiss Date Revised: 2021-12-16 By: Elizabeth Weiss				Area: Northwestern Ohio (3)																																																																																																																									
Current Grades		9-12		Acreage:		60.00		Suitability Appraisal Summary																																																																																																																									
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		B. <u>Roofing</u>		3		\$1,625,881.30																																																																																																																											
		C. <u>Ventilation / Air Conditioning</u>		3		\$151,000.00																																																																																																																											
		D. <u>Electrical Systems</u>		3		\$3,981,950.95																																																																																																																											
		E. <u>Plumbing and Fixtures</u>		3		\$1,513,327.00																																																																																																																											
		F. <u>Windows</u>		3		\$1,135,749.25																																																																																																																											
		G. <u>Structure: Foundation</u>		1		\$0.00																																																																																																																											
		H. <u>Structure: Walls and Chimneys</u>		2		\$143,432.50																																																																																																																											
		I. <u>Structure: Floors and Roofs</u>		1		\$0.00																																																																																																																											
		J. <u>General Finishes</u>		3		\$4,107,932.83																																																																																																																											
		K. <u>Interior Lighting</u>		3		\$1,002,898.00																																																																																																																											
		L. <u>Security Systems</u>		2		\$390,713.35																																																																																																																											
		M. <u>Emergency/Egress Lighting</u>		3		\$166,261.00																																																																																																																											
		N. <u>Fire Alarm</u>		2		\$407,339.45																																																																																																																											
		O. <u>Handicapped Access</u>		3		\$606,187.20																																																																																																																											
		P. <u>Site Condition</u>		2		\$628,638.40																																																																																																																											
		Q. <u>Sewage System</u>		1		\$0.00																																																																																																																											
		R. <u>Water Supply</u>		1		\$0.00																																																																																																																											
		S. <u>Exterior Doors</u>		3		\$180,000.00																																																																																																																											
		T. <u>Hazardous Material</u>		3		\$75,000.00																																																																																																																											
		U. <u>Life Safety</u>		3		\$666,939.20																																																																																																																											
		V. <u>Loose Furnishings</u>		3		\$914,435.50																																																																																																																											
		W. <u>Technology</u>		3		\$1,496,349.00																																																																																																																											
		X. <u>Construction Contingency / Non-Construction Cost</u>		-		\$6,322,006.37																																																																																																																											
Total						\$32,199,733.50																																																																																																																											

[Previous Page](#)

Original Building (1954) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee High				Contact: Mark Verroco			
Address: 3333 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8000			
Bldg. IRN: 34272				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	9-12	Acreage:	60.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	50				
Current Enrollment	782	Classrooms:	50				
Projected Enrollment	N/A						

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original Building	1954	yes	2	79,775	1.0 The School Site	100	77	77%	Satisfactory	
Addition 1	1962	no	1	10,387	2.0 Structural and Mechanical Features	200	119	60%	Borderline	
Auditorium	1962	no	2	11,969	3.0 Plant Maintainability	100	36	36%	Poor	
Addition 2	1964	yes	2	17,709	4.0 Building Safety and Security	200	131	66%	Borderline	
Addition 3	1965	yes	1	23,605	5.0 Educational Adequacy	200	97	49%	Poor	
Addition 4	1967	yes	1	22,816	6.0 Environment for Education	200	99	50%	Borderline	
Total				166,261	LEED Observations	—	—	—	—	
					Commentary	—	—	—	—	
					Total	1000	559	56%	Borderline	

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

FACILITY ASSESSMENT		Rating	Dollar
Cost Set: 2021			Assessment
A.	Heating System	3	\$3,206,955.00
B.	Roofing	3	\$869,163.10
C.	Ventilation / Air Conditioning	3	\$98,500.00
D.	Electrical Systems	3	\$1,910,611.25
E.	Plumbing and Fixtures	3	\$736,525.00
F.	Windows	3	\$901,582.45
G.	Structure: Foundation	1	\$0.00
H.	Structure: Walls and Chimneys	2	\$79,177.50
I.	Structure: Floors and Roofs	1	\$0.00
J.	General Finishes	3	\$2,098,613.25
K.	Interior Lighting	3	\$518,537.50
L.	Security Systems	2	\$187,471.25
M.	Emergency/Egress Lighting	3	\$79,775.00
N.	Fire Alarm	2	\$195,448.75
O.	Handicapped Access	3	\$331,800.00
P.	Site Condition	2	\$624,158.40
Q.	Sewage System	1	\$0.00
R.	Water Supply	1	\$0.00
S.	Exterior Doors	3	\$60,000.00
T.	Hazardous Material	3	\$15,000.00
U.	Life Safety	3	\$380,216.00
V.	Loose Furnishings	3	\$438,762.50
W.	Technology	3	\$717,975.00
X.	Construction Contingency / Non-Construction Cost	-	\$3,285,941.79
Total			\$16,736,213.74

Renovation Cost Factor		105.56%
Cost to Renovate (Cost Factor applied)		\$17,666,747.22
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.		

Addition 1 (1962) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee High				Contact: Mark Verroco			
Address: 3333 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8000			
Bldg. IRN: 34272				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	9-12	Acreage:	60.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	50				
Current Enrollment	782	Classrooms:	50				
Projected Enrollment	N/A						

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building</u>	1954	yes	2	79,775	<u>Cover Sheet</u>	—	—	—	—	—
Addition 1	1962	no	1	10,387	<u>1.0 The School Site</u>	100	77	77%	Satisfactory	
<u>Auditorium</u>	1962	no	2	11,969	<u>2.0 Structural and Mechanical Features</u>	200	119	60%	Borderline	
<u>Addition 2</u>	1964	yes	2	17,709	<u>3.0 Plant Maintainability</u>	100	36	36%	Poor	
<u>Addition 3</u>	1965	yes	1	23,605	<u>4.0 Building Safety and Security</u>	200	131	66%	Borderline	
<u>Addition 4</u>	1967	yes	1	22,816	<u>5.0 Educational Adequacy</u>	200	97	49%	Poor	
Total				166,261	<u>6.0 Environment for Education</u>	200	99	50%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	559	56%	Borderline	

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

FACILITY ASSESSMENT		Rating	Dollar
Cost Set: 2021			Assessment
A.	<u>Heating System</u>	3	\$417,557.40
B.	<u>Roofing</u>	3	\$208,151.60
C.	<u>Ventilation / Air Conditioning</u>	3	\$0.00
D.	<u>Electrical Systems</u>	3	\$248,768.65
E.	<u>Plumbing and Fixtures</u>	3	\$105,709.00
F.	<u>Windows</u>	3	\$126,620.40
G.	<u>Structure: Foundation</u>	1	\$0.00
H.	<u>Structure: Walls and Chimneys</u>	2	\$13,062.50
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00
J.	<u>General Finishes</u>	3	\$222,361.21
K.	<u>Interior Lighting</u>	3	\$67,515.50
L.	<u>Security Systems</u>	2	\$24,409.45
M.	<u>Emergency/Egress Lighting</u>	3	\$10,387.00
N.	<u>Fire Alarm</u>	2	\$25,448.15
O.	<u>Handicapped Access</u>	3	\$66,747.40
P.	<u>Site Condition</u>	2	\$0.00
Q.	<u>Sewage System</u>	1	\$0.00
R.	<u>Water Supply</u>	1	\$0.00
S.	<u>Exterior Doors</u>	3	\$37,500.00
T.	<u>Hazardous Material</u>	3	\$15,000.00
U.	<u>Life Safety</u>	3	\$33,238.40
V.	<u>Loose Furnishings</u>	3	\$57,128.50
W.	<u>Technology</u>	3	\$93,483.00
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$433,170.76
Total			\$2,206,258.92

Renovation Cost Factor				105.56%
Cost to Renovate (Cost Factor applied)				\$2,328,926.91
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				

Auditorium (1962) Summary

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FACILITY ASSESSMENT			Rating		Dollar		<table><tr><td colspan="2">Cost Set: 2021</td></tr><tr><td>A.</td><td><u>Heating System</u></td></tr><tr><td>B.</td><td><u>Roofing</u></td></tr><tr><td>C.</td><td><u>Ventilation / Air Conditioning</u></td></tr><tr><td>D.</td><td><u>Electrical Systems</u></td></tr><tr><td>E.</td><td><u>Plumbing and Fixtures</u></td></tr><tr><td>F.</td><td><u>Windows</u></td></tr><tr><td>G.</td><td><u>Structure: Foundation</u></td></tr><tr><td>H.</td><td><u>Structure: Walls and Chimneys</u></td></tr><tr><td>I.</td><td><u>Structure: Floors and Roofs</u></td></tr><tr><td>J.</td><td><u>General Finishes</u></td></tr><tr><td>K.</td><td><u>Interior Lighting</u></td></tr><tr><td>L.</td><td><u>Security Systems</u></td></tr><tr><td>M.</td><td><u>Emergency/Egress Lighting</u></td></tr><tr><td>N.</td><td><u>Fire Alarm</u></td></tr><tr><td>O.</td><td><u>Handicapped Access</u></td></tr><tr><td>P.</td><td><u>Site Condition</u></td></tr><tr><td>Q.</td><td><u>Sewage System</u></td></tr><tr><td>R.</td><td><u>Water Supply</u></td></tr><tr><td>S.</td><td><u>Exterior Doors</u></td></tr><tr><td>T.</td><td><u>Hazardous Material</u></td></tr><tr><td>U.</td><td><u>Life Safety</u></td></tr><tr><td>V.</td><td><u>Loose Furnishings</u></td></tr><tr><td>W.</td><td><u>Technology</u></td></tr><tr><td>X.</td><td><u>Construction Contingency / Non-Construction Cost</u></td></tr><tr><td colspan="2">Total</td></tr></table>	Cost Set: 2021		A.	<u>Heating System</u>	B.	<u>Roofing</u>	C.	<u>Ventilation / Air Conditioning</u>	D.	<u>Electrical Systems</u>	E.	<u>Plumbing and Fixtures</u>	F.	<u>Windows</u>	G.	<u>Structure: Foundation</u>	H.	<u>Structure: Walls and Chimneys</u>	I.	<u>Structure: Floors and Roofs</u>	J.	<u>General Finishes</u>	K.	<u>Interior Lighting</u>	L.	<u>Security Systems</u>	M.	<u>Emergency/Egress Lighting</u>	N.	<u>Fire Alarm</u>	O.	<u>Handicapped Access</u>	P.	<u>Site Condition</u>	Q.	<u>Sewage System</u>	R.	<u>Water Supply</u>	S.	<u>Exterior Doors</u>	T.	<u>Hazardous Material</u>	U.	<u>Life Safety</u>	V.	<u>Loose Furnishings</u>	W.	<u>Technology</u>	X.	<u>Construction Contingency / Non-Construction Cost</u>	Total																																																															
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Cost Set: 2021																																																																																																																									
A.	<u>Heating System</u>	3	\$481,153.80																																																																																																																						
B.	<u>Roofing</u>	3	\$1,000.00																																																																																																																						
C.	<u>Ventilation / Air Conditioning</u>	3	\$0.00																																																																																																																						
D.	<u>Electrical Systems</u>	3	\$286,657.55																																																																																																																						
E.	<u>Plumbing and Fixtures</u>	3	\$83,783.00																																																																																																																						
F.	<u>Windows</u>	3	\$25,645.00																																																																																																																						
G.	<u>Structure: Foundation</u>	1	\$0.00																																																																																																																						
H.	<u>Structure: Walls and Chimneys</u>	2	\$10,972.50																																																																																																																						
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00																																																																																																																						
J.	<u>General Finishes</u>	3	\$246,920.47																																																																																																																						
K.	<u>Interior Lighting</u>	3	\$0.00																																																																																																																						
L.	<u>Security Systems</u>	2	\$28,127.15																																																																																																																						
M.	<u>Emergency/Egress Lighting</u>	3	\$11,969.00																																																																																																																						
N.	<u>Fire Alarm</u>	2	\$29,324.05																																																																																																																						
O.	<u>Handicapped Access</u>	3	\$17,678.80																																																																																																																						
P.	<u>Site Condition</u>	2	\$0.00																																																																																																																						
Q.	<u>Sewage System</u>	1	\$0.00																																																																																																																						
R.	<u>Water Supply</u>	1	\$0.00																																																																																																																						
S.	<u>Exterior Doors</u>	3	\$20,000.00																																																																																																																						
T.	<u>Hazardous Material</u>	3	\$0.00																																																																																																																						
U.	<u>Life Safety</u>	3	\$38,268.80																																																																																																																						
V.	<u>Loose Furnishings</u>	3	\$65,829.50																																																																																																																						
W.	<u>Technology</u>	3	\$107,721.00																																																																																																																						
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$355,473.23																																																																																																																						
Total			\$1,810,523.85																																																																																																																						

Addition 2 (1964) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee High				Contact: Mark Verroco			
Address: 3333 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8000			
Bldg. IRN: 34272				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	9-12	Acreage:	60.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	50				
Current Enrollment	782	Classrooms:	50				
Projected Enrollment	N/A						

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building</u>	1954	yes	2	79,775	<u>Cover Sheet</u>	—	—	—	—	—
<u>Addition 1</u>	1962	no	1	10,387	<u>1.0 The School Site</u>	100	77	77%	Satisfactory	
<u>Auditorium</u>	1962	no	2	11,969	<u>2.0 Structural and Mechanical Features</u>	200	119	60%	Borderline	
Addition 2	1964	yes	2	17,709	<u>3.0 Plant Maintainability</u>	100	36	36%	Poor	
<u>Addition 3</u>	1965	yes	1	23,605	<u>4.0 Building Safety and Security</u>	200	131	66%	Borderline	
<u>Addition 4</u>	1967	yes	1	22,816	<u>5.0 Educational Adequacy</u>	200	97	49%	Poor	
Total				166,261	<u>6.0 Environment for Education</u>	200	99	50%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	559	56%	Borderline	

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

FACILITY ASSESSMENT		Rating	Dollar
Cost Set: 2021			Assessment
A.	<u>Heating System</u>	3	\$711,901.80
B.	<u>Roofing</u>	3	\$9,000.00
C.	<u>Ventilation / Air Conditioning</u>	3	\$31,500.00
D.	<u>Electrical Systems</u>	3	\$424,130.55
E.	<u>Plumbing and Fixtures</u>	3	\$187,563.00
F.	<u>Windows</u>	3	\$7,616.25
G.	<u>Structure: Foundation</u>	1	\$0.00
H.	<u>Structure: Walls and Chimneys</u>	2	\$13,222.50
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00
J.	<u>General Finishes</u>	3	\$377,878.47
K.	<u>Interior Lighting</u>	3	\$115,108.50
L.	<u>Security Systems</u>	2	\$41,616.15
M.	<u>Emergency/Egress Lighting</u>	3	\$17,709.00
N.	<u>Fire Alarm</u>	2	\$43,387.05
O.	<u>Handicapped Access</u>	3	\$51,281.80
P.	<u>Site Condition</u>	2	\$0.00
Q.	<u>Sewage System</u>	1	\$0.00
R.	<u>Water Supply</u>	1	\$0.00
S.	<u>Exterior Doors</u>	3	\$15,000.00
T.	<u>Hazardous Material</u>	3	\$15,000.00
U.	<u>Life Safety</u>	3	\$66,668.80
V.	<u>Loose Furnishings</u>	3	\$97,399.50
W.	<u>Technology</u>	3	\$159,381.00
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$582,751.67
Total			\$2,968,116.04

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			105.56%
Cost to Renovate (Cost Factor applied)			\$3,133,143.29
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			

Addition 3 (1965) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee High				Contact: Mark Verroco			
Address: 3333 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8000			
Bldg. IRN: 34272				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	
Current Grades		9-12	Acreage:		60.00	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		50		
Current Enrollment		782	Classrooms:		50		
Projected Enrollment		N/A					
Addition	Date	HA	Number of Floors	Current Square Feet		Section	Points Possible Points Earned Percentage Rating Category
<u>Original Building</u>	1954	yes	2	79,775		<u>Cover Sheet</u>	— — — —
<u>Addition 1</u>	1962	no	1	10,387		<u>1.0 The School Site</u>	100 77 77% Satisfactory
<u>Auditorium</u>	1962	no	2	11,969		<u>2.0 Structural and Mechanical Features</u>	200 119 60% Borderline
<u>Addition 2</u>	1964	yes	2	17,709		<u>3.0 Plant Maintainability</u>	100 36 36% Poor
Addition 3	1965	yes	1	23,605		<u>4.0 Building Safety and Security</u>	200 131 66% Borderline
<u>Addition 4</u>	1967	yes	1	22,816		<u>5.0 Educational Adequacy</u>	200 97 49% Poor
Total				166,261		<u>6.0 Environment for Education</u>	200 99 50% Borderline
						<u>LEED Observations</u>	— — — —
						<u>Commentary</u>	— — — —
	*HA	=	Handicapped Access			Total	1000 559 56% Borderline
	*Rating	=	1 Satisfactory			Enhanced Environmental Hazards Assessment Cost Estimates	
		=	2 Needs Repair				
		=	3 Needs Replacement				
	*Const P/S	=	Present/Scheduled Construction				
FACILITY ASSESSMENT			Rating		Dollar	C=Under Contract	
Cost Set: 2021					Assessment		
A.	<u>Heating System</u>	3	\$948,921.00		-	Renovation Cost Factor	105.56%
B.	<u>Roofing</u>	3	\$128,387.40		-	Cost to Renovate (Cost Factor applied)	\$4,585,711.35
C.	<u>Ventilation / Air Conditioning</u>	3	\$21,000.00		-	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
D.	<u>Electrical Systems</u>	3	\$565,339.75		-		
E.	<u>Plumbing and Fixtures</u>	3	\$234,035.00		-		
F.	<u>Windows</u>	3	\$45,595.60		-		
G.	<u>Structure: Foundation</u>	1	\$0.00		-		
H.	<u>Structure: Walls and Chimneys</u>	2	\$10,505.00		-		
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00		-		
J.	<u>General Finishes</u>	3	\$686,902.15		-		
K.	<u>Interior Lighting</u>	3	\$153,432.50		-		
L.	<u>Security Systems</u>	2	\$55,471.75		-		
M.	<u>Emergency/Egress Lighting</u>	3	\$23,605.00		-		
N.	<u>Fire Alarm</u>	2	\$57,832.25		-		
O.	<u>Handicapped Access</u>	3	\$89,916.00		-		
P.	<u>Site Condition</u>	2	\$0.00		-		
Q.	<u>Sewage System</u>	1	\$0.00		-		
R.	<u>Water Supply</u>	1	\$0.00		-		
S.	<u>Exterior Doors</u>	3	\$37,500.00		-		
T.	<u>Hazardous Material</u>	3	\$15,000.00		-		
U.	<u>Life Safety</u>	3	\$75,536.00		-		
V.	<u>Loose Furnishings</u>	3	\$129,827.50		-		
W.	<u>Technology</u>	3	\$212,445.00		-		
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$852,923.31		-		
Total			\$4,344,175.21				

Addition 4 (1967) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee High				Contact: Mark Verroco			
Address: 3333 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8000			
Bldg. IRN: 34272				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	
Current Grades		9-12	Acreage:		60.00	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		50		
Current Enrollment		782	Classrooms:		50		
Projected Enrollment		N/A					
Addition	Date	HA	Number of Floors	Current Square Feet		Section	Points Possible Points Earned Percentage Rating Category
<u>Original Building</u>	1954	yes	2	79,775		<u>Cover Sheet</u>	— — — —
<u>Addition 1</u>	1962	no	1	10,387		<u>1.0 The School Site</u>	100 77 77% Satisfactory
<u>Auditorium</u>	1962	no	2	11,969		<u>2.0 Structural and Mechanical Features</u>	200 119 60% Borderline
<u>Addition 2</u>	1964	yes	2	17,709		<u>3.0 Plant Maintainability</u>	100 36 36% Poor
<u>Addition 3</u>	1965	yes	1	23,605		<u>4.0 Building Safety and Security</u>	200 131 66% Borderline
Addition 4	1967	yes	1	22,816		<u>5.0 Educational Adequacy</u>	200 97 49% Poor
Total				166,261		<u>6.0 Environment for Education</u>	200 99 50% Borderline
						<u>LEED Observations</u>	— — — —
						<u>Commentary</u>	— — — —
						Total	1000 559 56% Borderline
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	105.56%
						Cost to Renovate (Cost Factor applied)	\$4,364,320.92
						The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
FACILITY ASSESSMENT				Dollar			
Cost Set: 2021				Assessment			
				Rating			
A.	<u>Heating System</u>		3		\$917,203.20		
B.	<u>Roofing</u>		3		\$410,179.20		
C.	<u>Ventilation / Air Conditioning</u>		3		\$0.00		
D.	<u>Electrical Systems</u>		3		\$546,443.20		
E.	<u>Plumbing and Fixtures</u>		3		\$165,712.00		
F.	<u>Windows</u>		3		\$28,689.55		
G.	<u>Structure: Foundation</u>		1		\$0.00		
H.	<u>Structure: Walls and Chimneys</u>		2		\$16,492.50		
I.	<u>Structure: Floors and Roofs</u>		1		\$0.00		
J.	<u>General Finishes</u>		3		\$475,257.28		
K.	<u>Interior Lighting</u>		3		\$148,304.00		
L.	<u>Security Systems</u>		2		\$53,617.60		
M.	<u>Emergency/Egress Lighting</u>		3		\$22,816.00		
N.	<u>Fire Alarm</u>		2		\$55,899.20		
O.	<u>Handicapped Access</u>		3		\$48,763.20		
P.	<u>Site Condition</u>		2		\$4,480.00		
Q.	<u>Sewage System</u>		1		\$0.00		
R.	<u>Water Supply</u>		1		\$0.00		
S.	<u>Exterior Doors</u>		3		\$10,000.00		
T.	<u>Hazardous Material</u>		3		\$15,000.00		
U.	<u>Life Safety</u>		3		\$73,011.20		
V.	<u>Loose Furnishings</u>		3		\$125,488.00		
W.	<u>Technology</u>		3		\$205,344.00		
X.	<u>Construction Contingency / Non-Construction Cost</u>		-		\$811,745.61		
Total					\$4,134,445.74		

Facility Assessment

A. Heating System

Description:

The original 1954 building along with the 1962 and locker room upgrades in 1964, utilizes steam from a central plant that also serves the middle school. The 3 steam boilers each have a 6,000 MBH input. These boilers are 6 years old and have many problems for the district. The eastern part of the facility, fed from these steam boilers, serve unit ventilators, cabinet unit heaters, convectors, make up air units and air handling units. All of this terminal equipment was installed when each addition was completed. The east offices have a cooling only rooftop unit with steam reheat coils. The western part of the high school (additions 1964, 1965 and 1967) utilizes heating hot water provided from 3 1900 MBH Patterson Kelly boilers. These boilers are over 20 years old and are in poor condition. The heating hot water is circulated to unit ventilators, cabinet unit heaters, convectors, make up air units and air handling units. The west offices have a cooling only rooftop unit that uses VAV boxes and hot water reheat coils. The 1967 addition that includes the AV rooms and study hall has a rooftop heating and cooling unit that is over 20 years old. The systems do not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type temperature controls were installed as each addition was completed, is 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 equipped with moderate quantities of louvered interior doors to facilitate Corridor utilization as return air plenums. Other classrooms utilize transfer openings and grilles thru the corridor walls. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. 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 structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating:

3 Needs Replacement

Recommendations:

Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert to ducted system to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
HVAC System Replacement:	\$32.20	sq.ft. (of entire building addition)		79,775 ft ² Required	10,387 ft ² Required	11,969 ft ² Required	17,709 ft ² Required	23,605 ft ² Required	22,816 ft ² Required	\$5,353,604.20	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$1,330,088.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$6,683,692.20	\$3,206,955.00	\$417,557.40	\$481,153.80	\$711,901.80	\$948,921.00	\$917,203.20		



steam unit ventilator



Hot water boiler (west building)

[Back to Assessment Summary](#)

Facility Assessment

B. Roofing

Description: The roof over the whole building is a low-slope structure. The original school building has a variety of roofs with different systems and install dates. This original building has TPO roofing that was installed in 2018, ballasted EPDM that was installed in 2010, 2011, and 2016, and it has a built-up asphalt roof over the gymnasium that was installed in 2005. The 1962 addition has a ballasted EPDM system that was installed in 2010 and 2013 as well as a TPO system that was installed in 2018 and a TPO system over the Auditorium that was installed in 2019. The 1964 addition is a ballasted EPDM system that was installed in 2018. The 1965 addition has a ballasted EPDM system that was installed in 2010, a TPO system that was installed in 2020, and a sloped standing seam roof attached to the art space that was installed in 2010. The 1967 addition is a ballasted EPDM system that was installed in 2014. Ponding was observed on all flat roofs. According to maintenance personnel, the roofs do not currently leak. Signs of past water penetration were observed throughout the school during the physical assessment. Access to the roof was provided through a roof hatch which is in poor condition. The is access to the different roof levels through roof ladders that are in poor condition. Overflow is not addressed on the flat roofs, including the recently replaced TPO roofs. The standing seam roof and overhangs above exit doors use gutters and downspouts for stormwater. These downspouts exit onto the ground without splash blocks of tying into the storm system. No problems requiring attention were encountered with any roof penetrations. There is not a covered walkway attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The EPDM and built-up asphalt roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding conditions. The original roof hatch and ladder should be replaced. Roof access ladders should be replaced due to poor condition. Due to roof replacement, all roof drains should be replaced with drains and overflow drains with grates. Roofs that are not being replaced should have overflow drains and piping installed. Replace downspouts as required and provide splash blocks for all downspouts.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²	\$886,910.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	in.ft.		49,237 Required	10,820 Required			5,818 Required	22,816 Required	\$79,561.60	
Gutters/Downspouts	\$13.10	in.ft.						20 Required		\$262.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		23 Required	4 Required			3 Required	14 Required	\$52,800.00	
Overflow Roof Drains and Piping:	\$3,000.00	each		23 Required	11 Required		3 Required	9 Required	14 Required	\$180,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		49,237 Required	10,820 Required			5,818 Required	22,816 Required	\$416,847.70	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required					1 Required	\$4,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.		10 Required		10 Required		10 Required		\$3,000.00	(remove and replace)
Other: Splashblocks	\$2,500.00	allowance						Required		\$2,500.00	for new downspouts
Sum:			\$1,625,881.30	\$869,163.10	\$208,151.60	\$1,000.00	\$9,000.00	\$128,387.40	\$410,179.20		



EPDM, TPO, and Ballasted Roofing



TPO with Signs of Past Ponding

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C. Ventilation / Air Conditioning

Description: The overall facility, except the 1967 addition, is not equipped with a central air conditioning system. This addition utilizes a 60- ton air cooled chiller that is 15-20 years old. This unit provides a 2- pipe change over system to all the unit ventilators in this space. 5 additional rooftop HVAC or cooling only units are present. The unit serving the 1964 addition is only 2 years old. The other 4 units are 20-25 years old and at the end of their useful life. Window units and portable A.C. classroom units are located in minimal areas throughout the facility. The server room has its own split system A.C. unit and all equipment appear to be 15-20 years old. The ventilation system in the overall facility consists of unit ventilators, air handlers, rooftop units, installed when the addition occurred and are in poor condition, providing fresh air to Classrooms, and unit ventilators, air handlers, installed when the addition occurred and are in poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center, etc.. Relief air venting is provided by louvered interior doors, transfer grilles to corridors, plenums. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems is required in this facility to support wood shop program, though no system is provided. The Art program is not equipped with a kiln and existing kiln ventilation is adequate, and in fair condition. General building exhaust systems for restrooms, storage rooms, custodial closets are adequately placed, and in fair condition. The science rooms, home economic, ceramic and art studio need to have general exhaust for each classroom.

Rating: 3 Needs Replacement

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Add general room exhaust in the 6 science classrooms and home economic room (1954 addition), 3 science classrooms (1964 addition), ceramic and art studio (1965 addition). Add in dust collection system to the wood shop (1954 addition).

Item	Cost	Unit	Whole Building	Original Building (1954) 79,775 ft²	Addition 1 (1962) 10,387 ft²	Auditorium (1962) 11,969 ft²	Addition 2 (1964) 17,709 ft²	Addition 3 (1965) 23,605 ft²	Addition 4 (1967) 22,816 ft²	Sum	Comments
Dust Collection System:	\$25,000.00	per system		1 Required						\$25,000.00	(complete w/installation)
Other: General Classroom Exhaust	\$10,500.00	each		7 Required			3 Required	2 Required		\$126,000.00	fan, ductwork and controls
Sum:			\$151,000.00	\$98,500.00	\$0.00	\$0.00	\$31,500.00	\$21,000.00	\$0.00		

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Facility Assessment

D. Electrical Systems

Description: There are two electrical services feeding the original building/1962 addition and the 1964/65/67 additions. One is a 120/208 Volt, 1200 Amp, 3 phase, 4 wire system installed in 1956, and is in poor condition. The other is a 2000A, 120/208 volt, 3 phase, 4 wire system installed in 1964, and is in poor condition. Power is provided to the school by a two utility owned, vault-mounted transformers located in the interior of the building, and in poor condition. The panel system, installed in 1956/1964, is in poor to fair condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 4 general purpose outlets, 1 dedicated outlet for each Classroom computer, and 1 dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as 7 general purpose outlets, while others are equipped with as few as 3 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator (Refer to item U for specific emergency generator information). Adequate lightning protection safeguards are provided. Stage lighting power system including control panel, breakers, and dimmers is adequately provided, in fair condition and does meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, Classroom capacity, and due to condition and age.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
System Replacement:	\$23.95	sq.ft. (of entire building addition)		79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²	\$3,981,950.95	(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:			\$3,981,950.95	\$1,910,611.25	\$248,768.65	\$286,657.55	\$424,130.55	\$565,339.75	\$546,443.20		



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E. Plumbing and Fixtures

Description:

The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided though none is needed. The domestic water supply piping in the overall facility is original to each addition, is in poor condition. The waste piping in the overall facility is cast iron, is original to each addition, and is in poor condition. The facility is equipped with 2 gas 650 MBH water heaters in poor condition, with 2 separate 900 gallon storage tanks in fair condition. The school contains 7 Large Group Restrooms for boys, 7 Large Group Restrooms for girls, 2 Locker Room Restrooms for boys, 2 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 15 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 19 non-ADA floor mounted flush valve toilets, 0 ADA and 3 non-ADA floor mounted flush valve urinals, as well as 0 ADA and 17 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 37 non-ADA floor-mounted, flush valve toilets, as well as 0 ADA and 17 non-ADA, wall mounted lavatories. Boys' Locker Room Restrooms contain 0 ADA and 6 non-ADA floor-mounted, flush valve toilets, 0 ADA and 8 non-ADA wall-mounted flush valve urinals, 0 ADA and 5 non-ADA, wall mounted lavatories, as well as 0 ADA and 19 non-ADA showers. Girls' Locker Room Restrooms contain 0 ADA and 2 non-ADA, floor-mounted, flush valve toilets, as well as 0 ADA and 2 non-ADA wall mounted lavatories, as well as 0 ADA and 9 non-ADA showers. Staff Restrooms contain 0 ADA and 15 non-ADA, floor-mounted, flush valve toilets, 0 ADA and 1 non-ADA, floor mounted urinals, as well as 0 ADA and 15 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 0 ADA and 23 non-ADA electric water coolers, 14 of the electric water coolers are in poor shape, the remaining 9 are new and have the required bottle fillers. 1 kitchen (east) is equipped with the required Restroom. The west kitchen is not. the fixtures are in fair condition. Health Clinic is not equipped with the required Restroom, the west kitchen needs a restroom added. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. The east kitchen has 2 single bowl sinks, 1 double bowl sink, 1-3 bowl sink with an in floor grease interceptor. The dish washing area has a 2 bowl sink and a single bowl sink with a garbage disposal. This sink has an under counter grease interceptor. The west kitchen has 1 single bowl sink, 1-3 bowl sink. The dishwasher area has a single bowl sink and a single bowl sink with a garbage disposal. Neither area has a grease interceptor. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 17 toilets, 17 urinals, 17 lavatories, 0 Classroom sink mounted drinking fountains, and 9 electric water coolers. Observations revealed that the school is currently equipped with 79 toilets, 47 urinals, 56 lavatories, 0 Classroom sink mounted drinking fountains, and 23 electric water coolers. ADA requirements are met for fixtures and drinking fountains. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. 8 Science classrooms are equipped with required utility sink and, gas connections however do not have the required safety shower/eye washes. Biology and Chemistry Classrooms are equipped with acid waste piping and neutralization tanks, which are in fair condition. Adequate exterior wall hydrants are not provided.

Rating:

3 Needs Replacement

Recommendations:

To facilitate the school's compliance with OBC and OFCC fixture requirements, provide 1 new toilet, 1 new lavatory, 0 new urinals, 0 electric water coolers, 0 new lavatory mounted type drinking fountains. Due to age, condition, and OFCC requirements, of low flow fixtures, all of the restroom fixtures need to be removed and replaced as noted below: 1954 Addition 45 water closets 24 urinals 29 lavatories 6 electric water coolers, 1962 Addition 8 water closets 4 urinals 6 lavatories 2 electric water coolers, 1964 Addition 11 water closets 10 urinals 12 lavatories 3 electric water coolers, 1965 Addition 15 water closets 9 urinals 9 lavatories 1 electric water cooler, 1967 Addition 2 electric water coolers. Replace 2 domestic water heaters, 1 in the 1954 addition and 1 in the 1964 addition. Add 2 grease interceptors in the west kitchen (1965 addition).

Item	Cost	Unit	Whole Building	Original Building (1954) 79,775 ft²	Addition 1 (1962) 10,387 ft²	Auditorium (1962) 11,969 ft²	Addition 2 (1964) 17,709 ft²	Addition 3 (1965) 23,605 ft²	Addition 4 (1967) 22,816 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required						\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$581,913.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$581,913.50	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required			1 Required			\$10,200.00	(remove / replace)
Toilet:	\$3,800.00	unit						1 Required		\$3,800.00	(new)
Toilet:	\$1,500.00	unit		45 Required	8 Required		11 Required	15 Required		\$118,500.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		24 Required	4 Required		10 Required	9 Required		\$70,500.00	(remove / replace)
Sink:	\$2,500.00	unit						1 Required		\$2,500.00	(new)
Sink:	\$1,500.00	unit		29 Required	6 Required		12 Required	9 Required		\$84,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		6 Required	2 Required		3 Required	1 Required	2 Required	\$42,000.00	(double ADA)
Other: Kitchen grease interceptor	\$5,000.00	each						2 Required		\$10,000.00	interceptor required for kitchen fixtures being used
Other: sink with drinking fountain	\$3,000.00	each		1 Required						\$3,000.00	sink with drinking fountain
Sum:			\$1,513,327.00	\$736,525.00	\$105,709.00	\$83,783.00	\$187,563.00	\$234,035.00	\$165,712.00		



Domestic water boiler



galvanized pipingt

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Facility Assessment

F. Windows

- Description:** The windows throughout the majority of the school facility are an aluminum frame insulated glazing type window system which is not original to the building and their replacement date is unknown. Windows do not have integral blinds but do have an e-coating that can be seen peeling off of many windows. Not all windows throughout the facility have bug screens but windows are operable throughout. The window system hardware appears in fair condition. There are no skylights in the building. There are no curtain wall window systems in the building. There is a greenhouse attached to the school that is not currently in use. The window system for the green house is hollow metal single pane glazing and is in poor condition. No glass block windows were observed in the school. There is storefront at the building entrances that is in poor condition.
- Rating:** 3 Needs Replacement
- Recommendations:** Provide a new window system throughout the whole building due to peeling coating and lack of blinds and bug screens. New compliant window systems should be a double-glazed, thermally separated frame type with integral blinds. Provide for the replacement of the greenhouse glazing system due to age and condition. Provide for the replacement of storefront at entrances.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
Insulated Glass/Panels:	\$101.55	sq.ft. (Qty)		79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²	\$1,079,984.25	(includes integral blinds and removal of existing windows)
Storefront System:	\$57.50	sq.ft. (Qty)		8,679 Required	1,218 Required	446 Required	75 Required	402 Required	261 Required	\$35,535.00	(includes demo of existing and replacement with new)
Greenhouse Replacement	\$85.00	sq.ft. (Qty)		238 Required						\$20,230.00	(demo and replace; based on area of greenhouse floor)
Sum:			\$1,135,749.25	\$901,582.45	\$126,620.40	\$25,645.00	\$7,616.25	\$45,595.60	\$28,689.55		



Windows with Peeling Coating



Greenhouse

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Facility Assessment

G. Structure: Foundation

Description: The facility is equipped with concrete foundation walls on concrete footings in the original building and all additions. These foundation walls were observed to be generally in fair condition. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing to or could contribute to foundation/wall structural deterioration.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The school is a brick veneer and stone veneer structure on a load bearing masonry wall system which is in fair condition. Walls in each addition are consistent with the original building in style and construction. The exterior masonry is not consistently provided with control joints. There are some control joints between additions, and these control joints are in good condition. Brick veneer masonry walls are cavity walls. The exterior walls weeps were found infrequently throughout the exterior of the building. The weeps found are rope weeps and should be replaced. Exterior masonry was in good shape, with previous tuckpointing visible, though some areas of the building do not look to have been cleaned in recent years. No locations of mold were observed. Architectural exterior accent materials consist of stone banding and stone accent pieces at entrances which are in good condition and are attractive looking. There are many masonry interior walls of glazed block, CMU, and brick which are generally in fair condition. The window sills are concrete and are in fair condition. The exterior lintels are in mostly fair condition in the school building. There are lintels in the original building that are rusting and bulging that need to be replaced. The school does not have a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide for exterior masonry cleaning as required. Provide for replacement of lintels as required in the original building. Provide for tuckpointing as required. Provide for replacement of rope weeps.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²		
Tuckpointing:	\$7.50	sq.ft. (Qty)		200 Required						\$1,500.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		21,571 Required	5,225 Required	4,389 Required	5,289 Required	4,202 Required	6,597 Required	\$70,909.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		21,571 Required	5,225 Required	4,389 Required	5,289 Required	4,202 Required	6,597 Required	\$47,273.00	(wall surface)
Lintel Replacement:	\$250.00	in.ft.		35 Required						\$8,750.00	(total removal and replacement including pinning and shoring)
Other: Replace Weeps	\$15,000.00	allowance		Required						\$15,000.00	Removing rope weeps and replacing.
Sum:			\$143,432.50	\$79,177.50	\$13,062.50	\$10,972.50	\$13,222.50	\$10,505.00	\$16,492.50		



Masonry Needing Cleaning



Control Joint Between Additions

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction is a cast in place concrete type construction throughout the whole building, and is in fair condition. There are crawlspaces for pipes throughout the school, and a portion runs across the street to the boiler house that also feeds the middle school. The intermediate floor construction of the original building, the 1962, and 1964 additions are concrete slab on steel joists. The roof construction of the original building is a combination of tectum deck, structural insulated slab, and poured gypsum deck on steel joists. The roof construction of the 1962 and 1964 additions is cement wood fiber roof deck on steel joists. The roof construction of the 1965 addition is concrete deck on steel joists. The roof construction of the 1967 addition is structural insulating deck on steel joists. Exterior soffits are metal and are in fair condition.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft ²	10,387 ft ²	11,969 ft ²	17,709 ft ²	23,605 ft ²	22,816 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Tectum Deck



Tectum Deck

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J. General Finishes

Description: The original building features traditionally partitioned classrooms, with VAT and VCT flooring, glazed block and gypsum walls, and dropped screw spline ceilings that are in poor condition. The 1962 addition classrooms have VCT flooring, CMU walls, and lay-in ceilings in poor condition. The 1964 and 1965 additions have classrooms with VAT and VCT flooring, CMU walls, and lay-in ACT ceilings in fair condition. The 1967 addition classrooms have VCT and carpet flooring, CMU and gypsum walls, and lay-in ACT ceilings in fair condition. Ceilings throughout were typically 9'-0" with a small interstitial clearance between ceiling and structure ranging from 11" to 1'-1". The typical classroom features built in storage for teacher materials. This casework is the original wood casework and it is in poor condition. Lockers for student storage are located in the corridors. These are recessed in the original building, but protrude into the corridor in the 1962 addition. The typical classroom features an adequate amount of markerboards or chalkboards. Tackboards are not consistently located in all of the classrooms in adequate amounts. Classroom doors are non-recessed wooden units without proper ADA hardware. The corridors throughout the whole building have terrazzo floors, brick or glazed block walls, and lay-in ceilings in fair condition. The large group restrooms in the original building, 1962, 1964, and 1965 additions feature terrazzo flooring and glazed block walls in fair condition. The restrooms ceilings are gypsum board and they are in fair condition. The toilet partitions are metal in poor condition. The gymnasium has wood flooring in poor condition for the playing court and is surrounded by terrazzo which is in good condition. The gymnasium has brick walls in fair condition, and exposed deck ceiling. There are fixed bleachers above a storage and locker room, as well as operable plastic bleachers, both in good condition. There is a divider curtain in fair condition. The gymnasium has no acoustical treatment on the walls or ceiling. The art room does have a kiln. The media center is not centrally located. It features carpet flooring, brick walls and lay-in ceilings. The media center finishes are in fair condition. There are two kitchens and cafeterias in the school building. The kitchen in the original building is a full kitchen with VAT flooring, glazed block walls, and a plaster ceiling that are in poor condition. The age of the kitchen equipment is not known. There are walk-in freezers or coolers provided in fair condition. The kitchen in the 1965 addition is a warming kitchen with VAT flooring, glazed block walls, and a plaster ceiling that are in poor condition. The age of the kitchen equipment is not known. There are no walk-in freezers or coolers. The cafeteria in the original building has VAT floors, with brick walls, and screw spine ceilings in poor condition. The cafeteria in the 1965 addition has VAT flooring, brick walls, and lay-in ceilings in poor condition. There is an auditorium in the building that was added as a part of the 1962 addition. The auditorium lobby has terrazzo floors, stone walls, and lay-in ceilings in fair condition. The auditorium itself has a one floor of seating on a sloped floor with concrete and carpet flooring. The walls are CMU and glazed block. The stage has VCT flooring with a wood-wrapped proscenium arch. The finishes of the auditorium are in fair condition but look dated.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes in the original building due to poor conditions and due to the installation of systems outlined in this report (such as HVAC system, electrical, technology, etc). Provide for replacement of old toilet partitions and provide new accessories. Provide for replacement of the gymnasium floor. Provide for the replacement of all kitchen equipment. Provide for the addition of acoustical treatment to the gymnasium, band room, and cafeterias. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
Complete Replacement of Finishes and Casework (High):	\$20.63	sq.ft. (of entire building addition)		79,775 ft ² Required	10,387 ft ² Required	11,969 ft ² Required	17,709 ft ² Required	23,605 ft ² Required	22,816 ft ² Required	\$3,429,964.43	(high school, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		34 Required	6 Required		9 Required	13 Required		\$62,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required		Required	Required	Required	\$30,858.40	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		6,000 Required						\$77,100.00	(tear-out and replace per area)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,320 Required				959 Required		\$433,010.00	(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)
Other: Acoustical Treatment	\$75,000.00	allowance		Required						\$75,000.00	new where not provided
Sum:			\$4,107,932.83	\$2,098,613.25	\$222,361.21	\$246,920.47	\$377,878.47	\$686,902.15	\$475,257.28		



Typical Classroom Finishes



Cafeteria Finishes

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the original facility are equipped with T-8 surface mounted linear fluorescent fixtures with single level switching. The typical Classrooms in the 1962 addition and beyond are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 38-48 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are a combination of T-8 2x4 lay-in fluorescent fixtures with keyed single level switching and T-8 4' linear wrap-arounds. Corridor fixtures are in good condition, providing an average illumination of 34 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with T-8 2x4 suspended high bay type lighting, in good condition, providing an average illumination of 25 FC, which is less than the 60 HS FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in fluorescent fixture type lighting in good condition, providing an average illumination of 64 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x4 surface mounted T8 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 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 surface mounted T8 fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in fair condition, providing an average illumination of 35 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with industrial linear T8 fluorescent fixture type lighting in fair condition. The typical Administrative spaces in the overall facility are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The Auditorium is equipped with recessed downlights and recessed 2x2 LED fixtures in good condition and providing adequate illumination. 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 the lack of multi-level switching and automatic control.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting system due to lighting levels, lack of multilevel switching and installation of systems outlined in Items A/C/U.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		79,775 ft ² Required	10,387 ft ² Required	11,969 ft ²	17,709 ft ² Required	23,605 ft ² Required	22,816 ft ² Required	\$1,002,898.00	Includes demo of existing fixtures
Sum:			\$1,002,898.00	\$518,537.50	\$67,515.50	\$0.00	\$115,108.50	\$153,432.50	\$148,304.00		



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Facility Assessment

L. Security Systems

Description: The overall facility contains a DSC/Honeywell motion detector, CCTV, intrusion, door contact type security system in fair condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a computer based hard disk recording device. A compliant computer-controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is equipped with biometric readers. The security system is adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There is no Playground. The exterior site lighting system is equipped with surface mounted LED entry lights in good condition. Pedestrian walkways are illuminated with Metal halide fixtures mounted on utility poles in fair condition. Parking and bus pick-up / drop off areas are illuminated by pole mounted metal halide fixtures in good condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity and sparse placement of fixtures.

Rating: 2 Needs Repair

Recommendations: Provide partial security system upgrade, consisting of additional motion sensors and cameras, to meet Ohio School Design Manual guidelines. Provide partial replacement of exterior site lighting system, consisting of replacement of existing pole mounted fixtures and addition of pole mounted fixtures, to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²		
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$224,452.35	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$166,261.00	(complete, area of building)
Sum:			\$390,713.35	\$187,471.25	\$24,409.45	\$28,127.15	\$41,616.15	\$55,471.75	\$53,617.60		



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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of incandescent, plastic construction exit signs and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting, and the system is in fair condition. The system is not provided with appropriate battery backup or emergency generator (Refer to item U for specific emergency generator information). 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 and egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines due to items outlined in items K/U.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		79,775 ft ²	10,387 ft ²	11,969 ft ²	17,709 ft ²	23,605 ft ²	22,816 ft ²	\$166,261.00	(complete, area of building)
Sum:			\$166,261.00	\$79,775.00	\$10,387.00	\$11,969.00	\$17,709.00	\$23,605.00	\$22,816.00		



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Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Simplex zoned type fire alarm system, installed around 15 years, and in fair condition, consisting of manual pull stations, bells, horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches, smoke detectors, heat sensors. The system thus will support future fire suppression systems. The system is adequately provided throughout and does have additional zone capabilities. The system is fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements. Note that due to multiple additions and the age of the facility that some of the fire alarm equipment is dated, starting to show age, or mismatched.

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time but an update to existing systems is recommended.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²		
Fire Alarm System:	\$2.45	sq. ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$407,339.45	(complete new system, including removal of existing)
Sum:			\$407,339.45	\$195,448.75	\$25,448.15	\$29,324.05	\$43,387.05	\$57,832.25	\$55,899.20		



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Facility Assessment

O. Handicapped Access

Description: There is an accessible route provided from the parking areas to the main entrance of the school. There is an accessible route connecting most areas of the site via sidewalks and asphalt surfacing. All main entrances provide ramps where stairs are present but do not have ADA power assist operators. On the interior of the building, space allowances and reach ranges are compliant. There is an accessible route through this 2-story building, although some of the interior ramps are not a compliant ADA slope. The elevator is in working order but is very old and does not have accessible hardware. There is no ramp at the auditorium stage for accessibility. Interior doors are wooden, are not equipped with ADA compliant hardware and are all recessed. The large group restrooms are not equipped with ADA compliant toilets, urinals, or sinks. Toilet partitions do not provide appropriate ADA clearances. Mirrors generally do not meet ADA requirements for mounting heights and they are in fair condition. ADA compliant electric water coolers were observed. The health clinic restroom is not compliant with ADA requirements. ADA signage is not provided.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, elevators, sinks, toilets, urinals, showers, electric water coolers (see Item E), toilet partitions, mirrors and toilet partition accessories as required. Provide ADA power assist operator at main entrance. Provide for lift at auditorium stage. Replace elevator in place. Replace old wood doors with new leafs equipped with ADA hardware. Provide for replacement of non-ADA compliant ramp. Parking issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Building (1954) 79,775 ft²	Addition 1 (1962) 10,387 ft²	Auditorium (1962) 11,969 ft²	Addition 2 (1964) 17,709 ft²	Addition 3 (1965) 23,605 ft²	Addition 4 (1967) 22,816 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$33,252.20	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)						80 Required		\$3,200.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit				1 Required				\$15,000.00	(complete)
Elevators:	\$42,000.00	each		2 Required						\$84,000.00	(per stop, \$84,000 minimum)
Toilet Partitions:	\$1,000.00	stall		11 Required	2 Required		2 Required	2 Required		\$17,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		2 Required	1 Required					\$22,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		150 Required	42 Required		32 Required	60 Required	34 Required	\$413,400.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		17 Required	2 Required	1 Required	4 Required	7 Required		\$8,835.00	
Provide ADA Shower:	\$3,000.00	each		2 Required			1 Required			\$9,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Sum:			\$606,187.20	\$331,800.00	\$66,747.40	\$17,678.80	\$51,281.80	\$89,916.00	\$48,763.20		



Door Swings in Hallway



ADA Drinking Fountain without Bottle Filler

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Facility Assessment

P. Site Condition

Description:

The 60-acre flat site is located in a rural residential area and is provided with minimal tree and shrub landscaping. The site houses the school building, tennis courts, baseball and softball fields, practice soccer and football fields, as well as the schools track and stadium. No areas of erosion were observed. The site was reported and observed to have drainage issues in a northern or front parking lots. The site is bordered by moderately traveled streets. There are multiple entrances onto the site, though bus and car traffic are not separated. There is a drop-off lane for buses that can be accessed by the buses, but is not separated by a curb or barrier from other car traffic. Staff, student, and visitor parking occur in four asphalt parking lots. The parking lots are in poor condition. Parking spaces appear to be adequately provided. Eight (8) ADA parking spaces are provided and 8 (eight) are required. Site and parking lot drainage design consists of sheet drainage and storm sewers. The north parking lot has been reported to flood. Sidewalks are generally properly sloped and located to provide a logical flow of pedestrian traffic, though there are areas that require replacement. There are athletic facilities on the site. The baseball, softball, and stadium are on the site. These have their own parking lots and none of these facilities or lots were included in this assessment. The trash dumpster is provided with a concrete pad as per the OSDM requirements, though there is more than one and not all are located on concrete pads.

Rating:

2 Needs Repair

Recommendations:

Resurface all asphalt areas. Provide for concrete sidewalk and curb replacement. Provide for exterior stairs to be repaired. Provide for drainage issues on north side to be investigated and resolved. Provide for dedicated bus drop-off lane.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft ²	10,387 ft ²	11,969 ft ²	17,709 ft ²	23,605 ft ²	22,816 ft ²		
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		16,449 Required						\$312,531.00	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for High	\$68.75	per student		400 Required						\$27,500.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 50% of high school students riding)
Concrete Curb:	\$22.30	in.ft.		3,308 Required						\$73,768.40	(new)
Concrete Sidewalk:	\$5.80	sq.ft. (Qty)		1,355 Required						\$7,859.00	(5 inch exterior slab)
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)						140 Required		\$4,480.00	
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		1 Required						\$2,500.00	
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 100,000 SF or larger	\$150,000.00	allowance		Required						\$150,000.00	Include this one or the previous. (Applies for whole building, so only one addition should have this item)
Sum:			\$628,638.40	\$624,158.40	\$0.00	\$0.00	\$0.00	\$0.00	\$4,480.00		



Drop-Off Lane Asphalt and Curb



Stairs to Repair

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Facility Assessment

Q. Sewage System

Description: The sanitary sewer system is tied into the municipal 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 Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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Facility Assessment

R. Water Supply

Description: The domestic water supply system is tied into the municipal system features 6" service and 3" water meter, is in fair condition. The District was not able to provide water supply flow test data. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
				79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



incoming water service

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Facility Assessment

S. Exterior Doors

Description: Exterior doors in the building are aluminum and are in fair to poor condition. There are overhead doors that are steel and in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide for the replacement of all exterior doors.

Item	Cost	Unit	Whole Building	Original Building (1954) 79,775 ft²	Addition 1 (1962) 10,387 ft²	Auditorium (1962) 11,969 ft²	Addition 2 (1964) 17,709 ft²	Addition 3 (1965) 23,605 ft²	Addition 4 (1967) 22,816 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,500.00	per leaf		24 Required	15 Required	8 Required	6 Required	15 Required	4 Required	\$180,000.00	(includes removal of existing)
Sum:			\$180,000.00	\$60,000.00	\$37,500.00	\$20,000.00	\$15,000.00	\$37,500.00	\$10,000.00		



Exterior Door



Exterior Door Hardware

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Facility Assessment

T. Hazardous Material

Description: The school was observed to contain asbestos. An AHERA report from 2002 has been provided, though it stated that all asbestos containing materials had been abated. Vinyl asbestos tile was observed in the school during the assessment. It is unclear the quantity and scope of existing hazardous materials.

Rating: 3 Needs Replacement

Recommendations: Provide for an Enhanced Environmental Report to be completed and budget adjustments to be made in order to replace abated materials.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
Other: Hazardous Material Study	\$15,000.00	allowance		79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²	\$75,000.00	to assess the current conditions for any hazardous materials.
Sum:			\$75,000.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00		



VAT Floor Tile



Screw Spline Ceiling Tile

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Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Both the east (1954 addition) and west kitchen (1965 addition) have Type I Hoods and Wet Chemical Fire Suppression Systems. Both are original and are no longer adequate for proper support. The required 6" overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, insulation, or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. The existing water supply is provided by a tie-in to the municipal system, is insufficient to meet the future fire suppression needs of the school. The facility is not currently equipped with an emergency generator. Exit corridors are situated such that dead-end corridors are not present. Fire extinguishers are provided throughout the facility. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. Interior stairwells are not all appropriately enclosed with a rated enclosure.

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 300 linear feet of water line to support the new Fire Protection System (1954 addition). Provide 2 new kitchen hood systems, one for the east and west kitchens (provided under Item J). Provide appropriate enclosures for interior stairwells. Provide an emergency generator.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		79,775 ft ² Required	10,387 ft ² Required	11,969 ft ² Required	17,709 ft ² Required	23,605 ft ² Required	22,816 ft ² Required	\$531,939.20	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		2 Required			2 Required			\$20,000.00	(includes associated doors, door frames and hardware)
Water Main	\$50.00	ln.ft.		300 Required						\$15,000.00	(new)
Generator (building size > 111,111 SF):	\$100,000.00	unit		1 Required						\$100,000.00	(Select 1 for entire building. Includes switch gear, fence and pad/day tank, life safety only)
Sum:			\$666,939.20	\$380,216.00	\$33,238.40	\$38,268.80	\$66,668.80	\$75,536.00	\$73,011.20		



non conforming kitchen hood



non conforming kitchen hood

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Facility Assessment

V. Loose Furnishings

Description: The typical furniture is generally uniform but dated. It consists of student desks and chairs, teacher desks and chairs, desk-height file cabinets, reading tables/computer workstations and bookcases. 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 4 due to observed conditions, and due to the fact that it lacks some of the design manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of furnishings.

Item	Cost	Unit	Whole Building	Original Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
CEFPI Rating 4 to 5	\$5.50	sq.ft. (of entire building addition)		79,775 ft²	10,387 ft²	11,969 ft²	17,709 ft²	23,605 ft²	22,816 ft²	\$914,435.50	
Sum:			\$914,435.50	\$438,762.50	\$57,128.50	\$65,829.50	\$97,399.50	\$129,827.50	\$125,488.00		



Incomplete Classroom Furniture



Dated Classroom Furniture

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Facility Assessment

W. Technology

Description: The typical Classroom is equipped with 2 of the required four technology data ports for students 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 the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, and one cable port and monitor to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system but it is in poor condition. Specialized electrical/sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided, and in good condition. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and provides Computer Labs for use by students. Elevators are not equipped with telephones.

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 Building (1954)	Addition 1 (1962)	Auditorium (1962)	Addition 2 (1964)	Addition 3 (1965)	Addition 4 (1967)	Sum	Comments
HS portion of building with total SF 133,601 to 200,400	\$9.00	sq.ft. (Qty)		79,775 ft ²	10,387 ft ²	11,969 ft ²	17,709 ft ²	23,605 ft ²	22,816 ft ²	\$1,496,349.00	
Sum:			\$1,496,349.00	\$717,975.00	\$93,483.00	\$107,721.00	\$159,381.00	\$212,445.00	\$205,344.00		



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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$25,877,727.13
7.00%	Construction Contingency	\$1,811,440.90
Subtotal		\$27,689,168.03
16.29%	Non-Construction Costs	\$4,510,565.47
Total Project		\$32,199,733.50

Construction Contingency	\$1,811,440.90
Non-Construction Costs	\$4,510,565.47
Total for X.	\$6,322,006.37

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$8,306.75
Soil Borings / Phase I Envir. Report	0.10%	\$27,689.17
Agency Approval Fees (Bldg. Code)	0.25%	\$69,222.92
Construction Testing	0.40%	\$110,756.67
Printing - Bid Documents	0.15%	\$41,533.75
Advertising for Bids	0.02%	\$5,537.83
Builder's Risk Insurance	0.12%	\$33,227.00
Design Professional's Compensation	7.50%	\$2,076,687.60
CM Compensation	6.00%	\$1,661,350.08
Commissioning	0.60%	\$166,135.01
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$310,118.68
Total Non-Construction Costs	16.29%	\$4,510,565.47

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School Facility Appraisal - Shawnee Local

Name of Appraiser	Elizabeth Weiss	Date of Appraisal	2021-10-13
Building Name	Shawnee High		
Street Address	3333 Zurmehly Rd		
City/Town, State, Zip Code	Lima, OH 45806		
Telephone Number(s)	419-998-8000		
School District	Shawnee Local		

Setting:	Rural		
Site-Acreage	60.00	Building Square Footage	166,261
Grades Housed	9-12	Student Capacity	1,032
Number of Teaching Stations	50	Number of Floors	2
Student Enrollment	782		
Dates of Construction	1954,1962,1962,1964,1965,1967		

Energy Sources:	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar
Air Conditioning:	<input checked="" type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Windows Units	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Room Units
Heating:	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Individual Unit	<input type="checkbox"/> Forced Air
	<input checked="" type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Steam		

Type of Construction	Exterior Surfacing	Floor Construction
<input checked="" type="checkbox"/> Load bearing masonry	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Wood Joists
<input checked="" type="checkbox"/> Steel frame	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Steel Joists
<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Slab on grade
<input type="checkbox"/> Wood	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Structural slab
<input checked="" type="checkbox"/> Steel Joists	<input checked="" type="checkbox"/> Stone	

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Suitability Appraisal of 1.0 The School Site for Shawnee High School

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Suitability Appraisal of 1.0 The School Site for Shawnee High School

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 <i>The site is 60 acres which is adequate for OSDM requirements.</i>	25	25
1.2 Site is easily accessible and conveniently located for the present and future population <i>The school is centrally located within the school district, and is easily accessible</i>	20	20
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential/agricultural uses, and there are no undesirable features.</i>	10	8
1.4 Site is well landscaped and developed to meet educational needs <i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.</i>	10	6
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>The site has moderately equipped athletic areas with sufficient solid surface parking.</i>	10	4
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is generally sloped to provide positive drainage across the site.</i>	5	3
1.7 Site has stable, well drained soil free of erosion <i>No areas of erosion were observed. The site was reported and observed to have drainage issues in a northern or front parking lots.</i>	5	2
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has been developed to accommodate outdoor learning, though minimal related equipment has been provided to facilitate doing so.</i>	5	3
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts and correct slopes. Though there are areas that require replacement.</i>	5	3
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Staff and visitor parking occur in four asphalt parking lots that are in poor condition. Parking is adequate for the current student population.</i>	5	3
TOTAL - 1.0 The School Site	100	77

Suitability Appraisal of 2.0 Structural and Mechanical Features for Shawnee High School

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>The building does not comply with barrier free requirements.</i>	15	4
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The existing roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding conditions.</i>	15	4
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in fair condition with no observable cracks.</i>	10	8
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in fair condition, have sufficient control and expansion joints and are free from deterioration.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Entry and exit points to the building have been adequately provided.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	4
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Due to multiple additions, a variety of Classroom sizes have been provided throughout the facility</i>	10	4
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Adequate light sources are well maintained, and are not properly placed.</i>	15	10
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply and pressure is adequate.</i>	15	12
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Wall outlets are not adequately provided in every space.</i>	15	5
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Electrical controls are safely protected with disconnect switches easily accessible.</i>	10	10
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountain locations are adequate, a few units need replaced to include bottle fillers.</i>	10	5
2.14 Number and size of restrooms meet requirements <i>Number and size of restrooms meet the required code.</i>	10	10
2.15 Drainage systems are properly maintained and meet requirements <i>Drainage system is properly maintained with no apparent issues or concerns.</i>	10	8

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	7
<i>Fire alarms, smoke detectors, and sprinkler systems are properly maintained and but not properly provided.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	5
<i>Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas but is in poor condition.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Exterior water supply is adequate.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	119

Suitability Appraisal of 3.0 Plant Maintainability for Shawnee High School

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Windows and doors are old and require replacement and maintenance.</i>	15	3
3.2 Floor surfaces throughout the building require minimum care <i>The floor finishes throughout the school are VCT, carpet, and ceramic tile and are in poor condition.</i>	15	6
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings and walls throughout the building are gypsum and lay-in and vary from fair to poor condition.</i>	10	4
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>The built-in casework is wood and in poor condition.</i>	10	4
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware varies throughout the facility, and does not meet ADA requirements</i>	10	2
3.6 Restroom fixtures are wall mounted and of quality finish <i>Restroom fixtures are wall mounted and are of poor quality.</i>	10	4
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Adequate custodial storage space has been provided.</i>	10	4
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate electrical outlets and power, to permit routine cleaning, are not available in every area.</i>	10	5
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures and equipment, and other fixtures are accessible for repair and replacement. Electrical outlets are not provided.</i>	10	4
TOTAL - 3.0 Plant Maintainability	100	36

Suitability Appraisal of 4.0 Building Safety and Security for Shawnee High School

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 <i>There are multiple entrances onto the site, though bus and car traffic are not separated.</i>	15	9
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided on-site for pedestrian safety though no sidewalks are required for this rural school site.</i>	10	4
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets</i>	5	3
4.4 Vehicular entrances and exits permit safe traffic flow <i>The site is bordered by moderately traveled streets. There are multiple entrances onto the site, though bus and car traffic are not separated.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>There are athletic facilities on the site that have appropriate space and equipment and are properly located.</i>	5	3
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>The heating systems are away from students a safe distance.</i>	20	18
4.7 Multi-story buildings have at least two stairways for student egress <i>There is an accessible route through this 2-story building, although some of the interior ramps are not a compliant ADA slope. The elevator is in working order but is very old. There is no ramp at the auditorium stage for accessibility.</i>	15	9
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direct of travel and are equipped with panic hardware.</i>	10	6
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting is provided throughout the entire building but exit signs are not on separate electrical circuits.</i>	10	8
4.10 Classroom doors are recessed and open outward <i>Interior doors are not all recessed.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Building security systems are provided to assure uninterrupted operation of the educational program.</i>	10	4
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring finishes should be replaced due to age.</i>	5	2
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements.</i>	5	3
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>There is no glass in the interior door systems.</i>	5	3
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	3

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

2

Due to multiple additions, circulation throughout the building is confusing.

Emergency Safety

Points Allocated

Points

4.17 Adequate **fire safety equipment** is properly located

15

10

Adequate fire safety equipment is properly located.

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

15

12

Multiple exits are provided from corridors throughout the facility.

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

15

12

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

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

15

12

Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.

TOTAL - 4.0 Building Safety and Security

200

131

Suitability Appraisal of 5.0 Educational Adequacy for Shawnee High School

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The average classroom does not adequately meet desirable standards.</i>	25	10
5.2 Classroom space permits arrangements for small group activity <i>Classrooms are not large enough to allow effective small group activity spaces.</i>	15	9
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions</i>	10	8
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Undersized classrooms do not permit privacy time for individual students.</i>	10	4
5.5 Storage for student materials is adequate <i>. Lockers for student storage are located in the corridors. These are recessed in the original building, but protrude into the corridor in the 1962 addition.</i>	10	4
5.6 Storage for teacher materials is adequate <i>The typical classroom features built in storage for teacher materials.</i>	10	6
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>Special education classrooms are undersized compared to standards</i>	15	6
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special education spaces are not adequately provided to meet instructional needs</i>	10	4
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The media center is not visually appealing and does not provide natural light.</i>	10	4
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>Gymnasium is adequately sized and equipped for physical education instruction.</i>	5	5
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Science classrooms are undersized, and are not provided with required equipment.</i>	10	6
5.12 Music Program is provided adequate sound treated space <i>Music instruction is provided with minimal sound treatment.</i>	5	3
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>Art room is undersized, it does not provide space for storage supplies and equipment.</i>	5	3
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment <i>Space for technology education does not permit use of state-of-the-art equipment</i>	5	2
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	3

Minimal space has been provided adjacent to classrooms for small group rooms and remedial instruction.

5.16 Storage for student and teacher material is adequate	5	2
<i>Storage for student and teacher material is not adequate</i>		

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	4
<i>Limited work space is provided for preparation of teacher materials.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
<i>There are two kitchens and cafeterias in the school building. The kitchen in the original building is a full kitchen and is in poor condition due to age of equipment.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	2
<i>Administrative offices are not consistent in appearance and function.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	2
<i>The space provided for the counselor does not ensure privacy and lacks sufficient storage space.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	2
<i>Clinic is near administrative offices but is not equipped to meet requirements</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
<i>Reception space is available to students, teachers, and visitors</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	2
<i>Administrative personnel are not provided sufficient work space and privacy</i>		

TOTAL - 5.0 Educational Adequacy	200	97
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Suitability Appraisal of 6.0 Environment for Education for Shawnee High School

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	3
<i>Overall building design is not aesthetically pleasing for the age of the students.</i>		
6.2 Site and building are well landscaped	10	6
<i>Site and building are minimally landscaped but well maintained.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential/agricultural uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	6
<i>Exits are not sheltered from sun and inclement weather</i>		
6.5 Building materials provide attractive color and texture	5	3
<i>Exterior building materials consist of brick and concrete block which do not provide an attractive color and texture.</i>		
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	12
<i>Due to multiple additions and multiple building materials, the overall design is inconsistent, which does not enhance learning.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	8
<i>Year around comfort is provided in a safe but inefficient manner.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	8
<i>Ventilation system is not adequate to provide the required minimum rates.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	8
<i>Lighting system does not provide proper intensity, diffusion, and distribution of illumination.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	9
<i>Drinking fountains and restroom facilities are conveniently located</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	4
<i>Communication among students is not enhanced by commons areas for socialization</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	4
<i>Corridor/building layout does not provide an efficient means of circulation throughout the building</i>		
6.13 Areas for students to interact are suitable to the age group	10	4
<i>Limited space and equipment have been provided to encourage interaction among students</i>		
6.14 Large group areas are designed for effective management of students	10	6
<i>The gymnasium is adequately designed to manage large groups of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	2
<i>Limited consideration has been given to acoustical treatment of classrooms and corridors</i>		
6.16 Window design contributes to a pleasant environment	10	4

The windows are old and need to be replaced.

6.17 **Furniture and equipment** provide a pleasing atmosphere

10

4

Classroom furniture is mismatched and in poor condition.

TOTAL - 6.0 Environment for Education

200

99

LEED Observation Notes

School District:	Shawnee Local
County:	Allen
School District IRN:	45799
Building:	Shawnee High
Building IRN:	34272

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are built on productive agricultural, wildlife or open areas. Several measures can be taken 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 full site and athletic facilities is larger than required, and has the capacity for outdoor learning. There is space for construction as well as space for storm-water management to occur on site.

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)

All fixtures are shown as needing replaced with low flow type to meet the latest LEED requirements.

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 new and updated equipment will be provided to meet all LEED and Energy compliant minimum requirements.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Opportunities for credit points are available through recycling of materials removed and reuse of walls and structure. Replacement of finishes provides credit opportunities by using low VOC products as well as local products and materials with recycled content.

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)

The IAQ will be enhanced with the updated equipment that is noted to be replaced.

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)

This is contingent on the design architect.

Justification for Allocation of Points - Shawnee Local

Building Name and Level: **Shawnee High**

9-12

Building features that clearly exceed criteria:

1. There are two working and usable cafeterias.
2. There are several locker rooms for both the school and away teams to use.
3. There is a courtyard which can allow for outdoor learning.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. The media center is very far from the typical classrooms.
2. Classroom storage is limited.
3. There are no flexible learning spaces, and few spaces for students to gather.
4. The building does not comply with Ohio Building Code requirements for ventilation.
- 5.
- 6.

[Back to Assessment Summary](#)

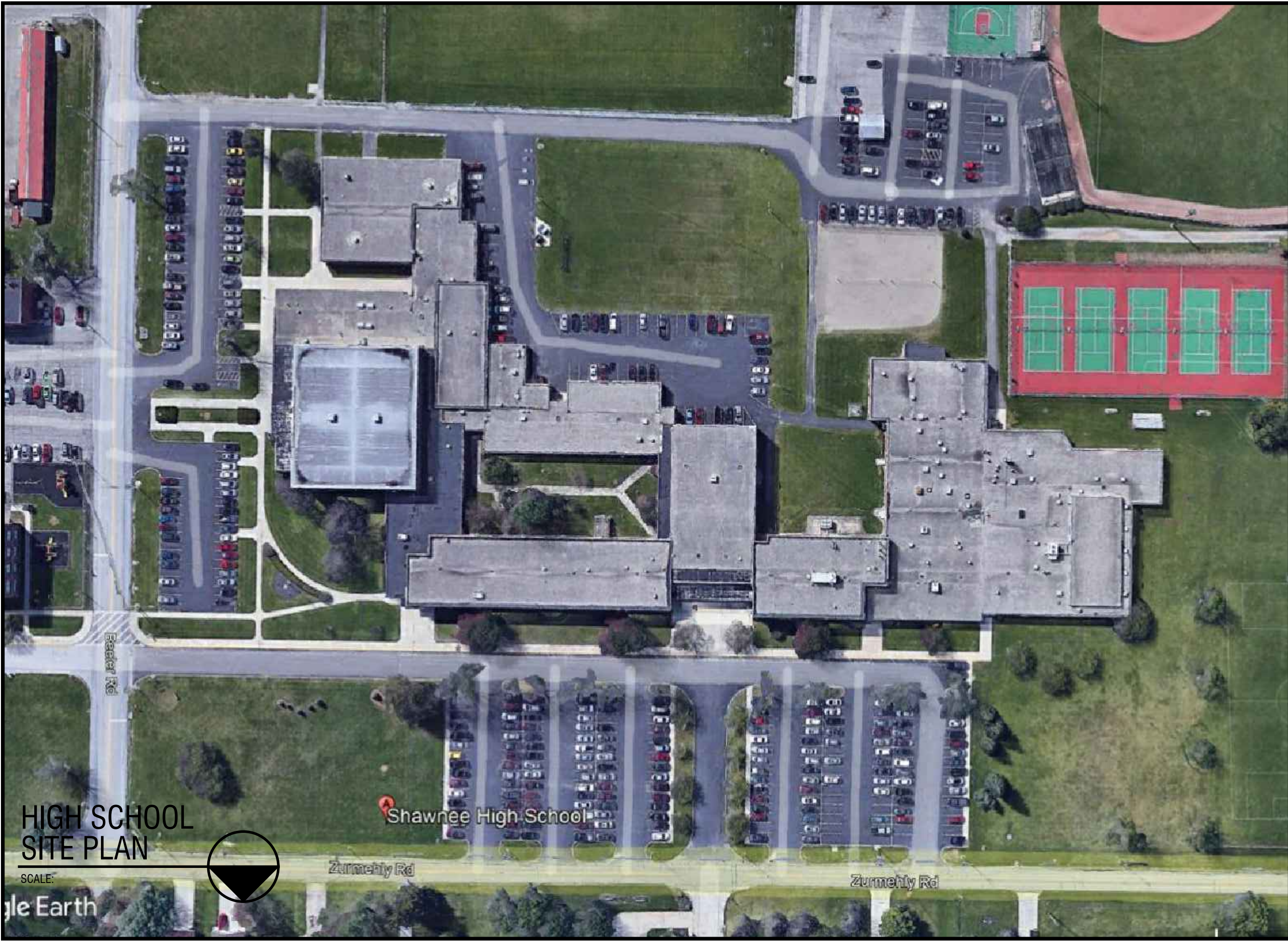
Environmental Hazards Assessment Cost Estimates

Owner:	Shawnee Local
Facility:	Shawnee High
Date of Initial Assessment:	Oct 13, 2021
Date of Assessment Update:	Dec 16, 2021
Cost Set:	2021

District IRN:	45799
Building IRN:	34272
Firm:	Architectural Vision Group

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1954 Original Building	79,775	\$75,000.00	\$0.00
1962 Addition 1	10,387	\$0.00	\$0.00
1962 Auditorium	11,969	\$0.00	\$0.00
1964 Addition 2	17,709	\$0.00	\$0.00
1965 Addition 3	23,605	\$0.00	\$0.00
1967 Addition 4	22,816	\$0.00	\$0.00
Total	166,261	\$75,000.00	\$0.00
Total with Regional Cost Factor (105.56%)	—	\$79,170.00	\$0.00
Regional Total with Soft Costs & Contingency	—	\$98,511.47	\$0.00



SHAWNEE HIGH SCHOOL

SHAWNEE SCHOOL DISTRICT
OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1954, 1962, 1964, 1965, 1967

ACREAGE:
60

TOTAL SF:
170,644

GRADES:
9-12

CURRENT ENROLLMENT:
782

SQUARE FEET PER STUDENT:
218

DATE ISSUED:
-

LEGENDS:



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SHEET NO
1 OF 6

HIGH SCHOOL
SITE PLAN

SCALE:



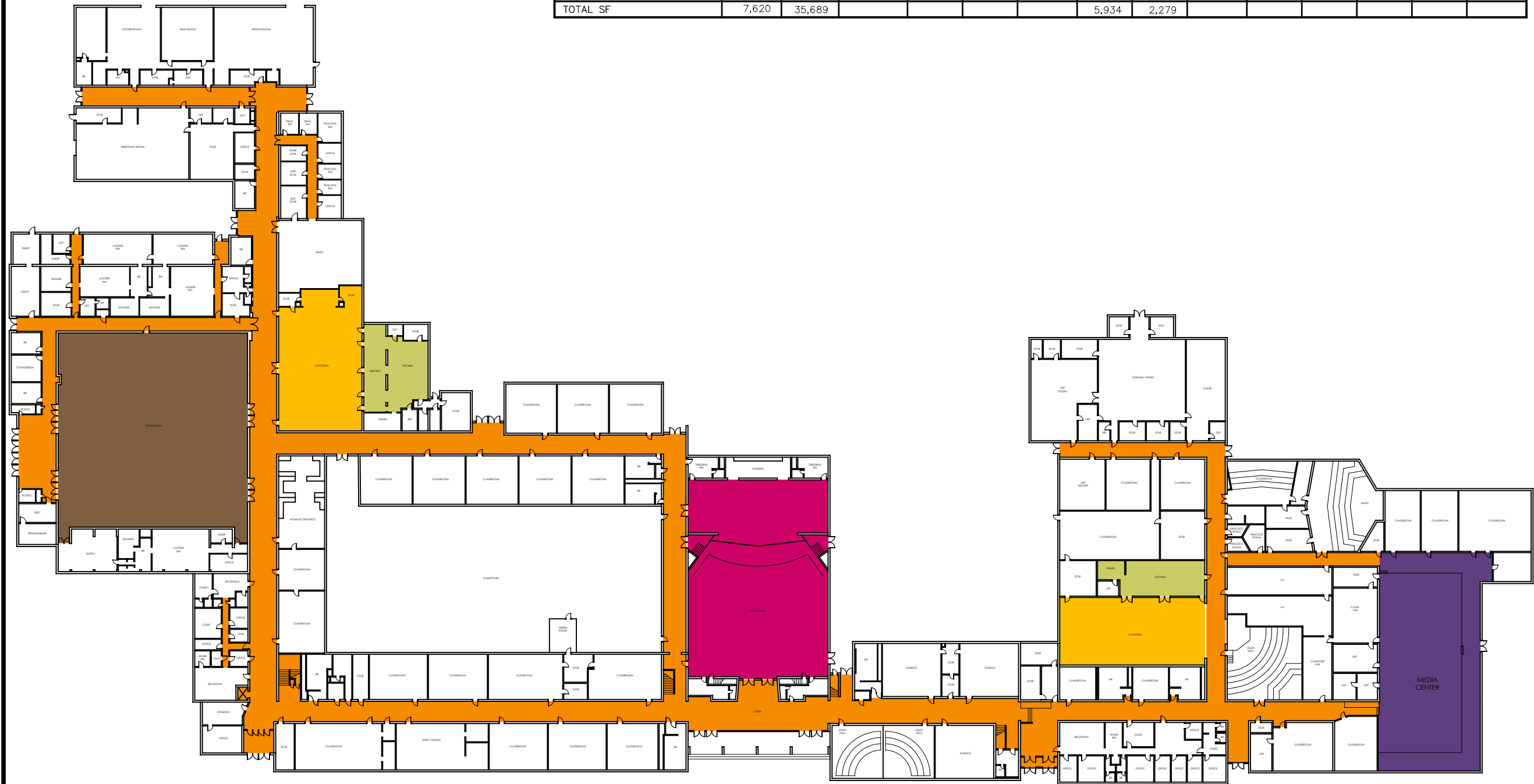
Shawnee High School

Zurnehly Rd

Zurnehly Rd

le Earth

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
ORIG. CONS. (1954)		15,133		10,374			3,195	1,320						
1. ADDITION & RENO. (1962)		9,364												
2. AUDITORIUM (1962)	7,620	1,454												
3. ADDITION & RENO. (1964)		4,542												
4. ADDITION & RENO. (1965)		3,628					2,739	959						
5. ADDITION & RENO. (1965)		1,577			6,277									
TOTAL SF	7,620	35,689					5,934	2,279						



FIRST FLOOR PLAN

SCALE:

SHAWNEE HIGH SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1954, 1962, 1964, 1965, 1967

ACREAGE:

60

TOTAL SF:

170,644

GRADES:

9-12

CURRENT ENROLLMENT:

782

SQUARE FEET PER STUDENT:

218

DATE ISSUED:

-

LEGENDS:

BUILDING COMPONENT

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED
- TUNNELS



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SHEET NO

2 OF 6

SHAWNEE HIGH SCHOOL

SHAWNEE SCHOOL DISTRICT
OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1954, 1962,1964,1965,1967

ACREAGE:
60

TOTAL SF:
170,644

GRADES:
9-12

CURRENT ENROLLMENT:
782

SQUARE FEET PER STUDENT:
218

DATE ISSUED:
-

LEGENDS:

BUILDING COMPONENT

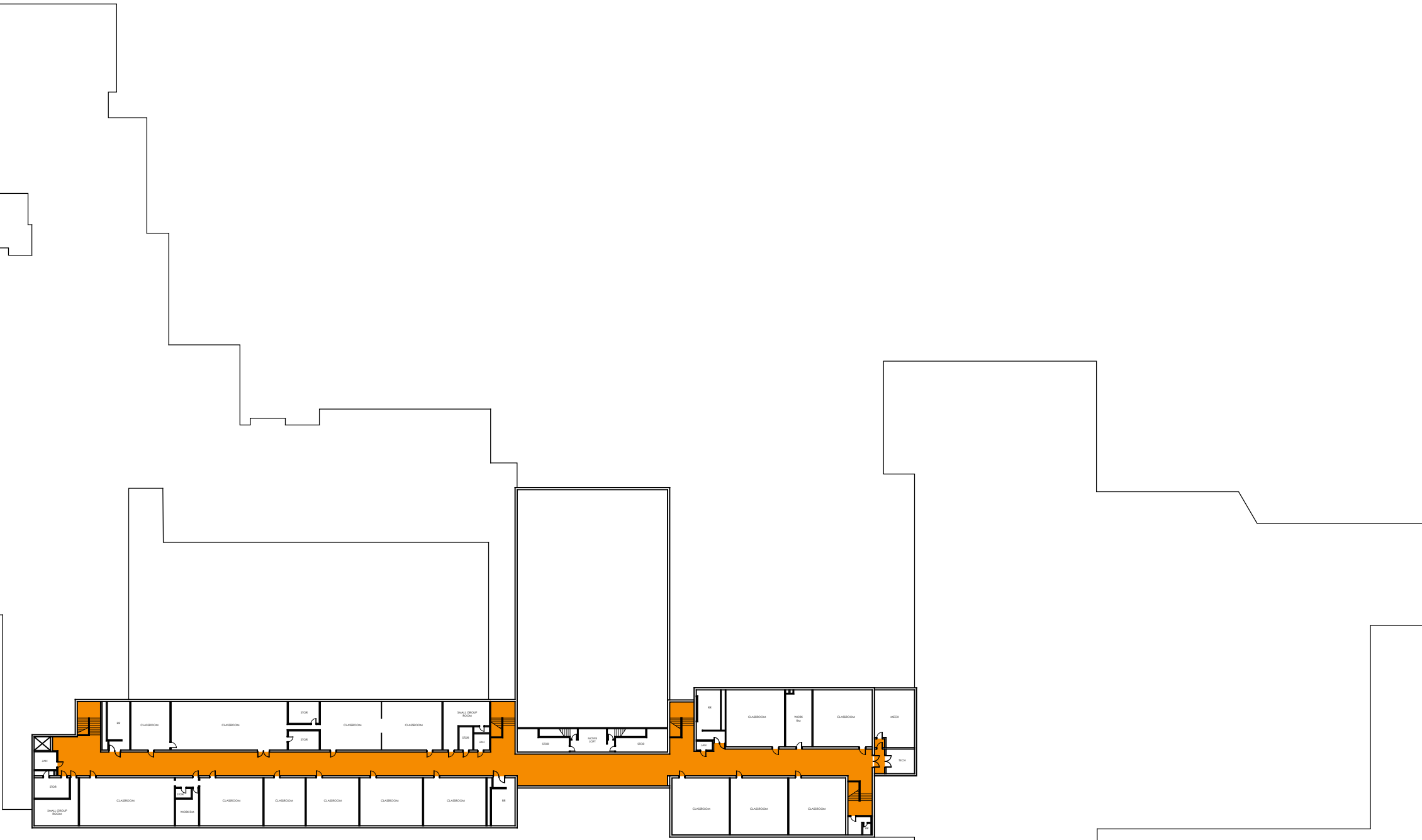
- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED
- TUNNELS



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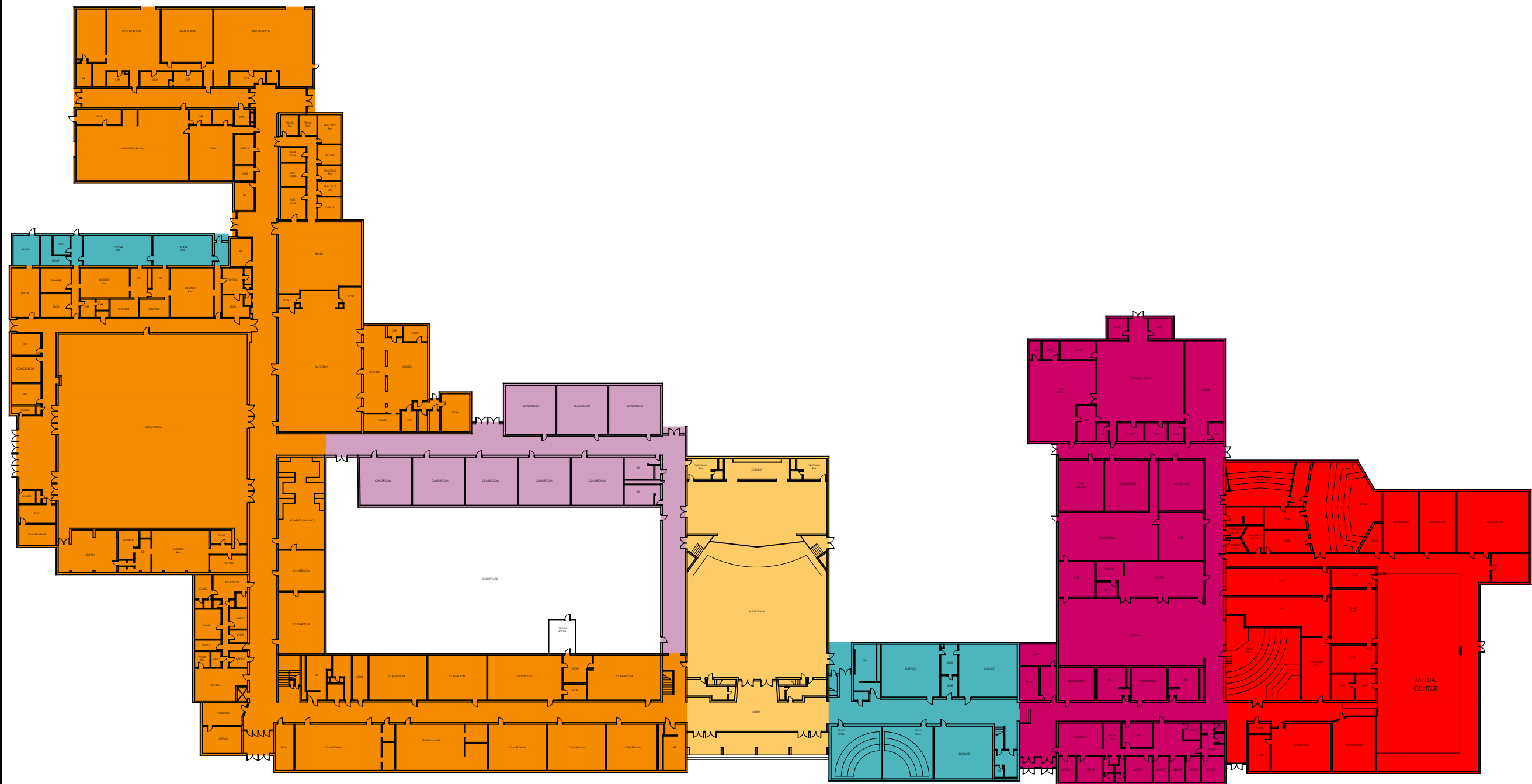
SHEET NO

3 OF 6



SECOND FLOOR PLAN

SCALE:



FIRST FLOOR PLAN

SCALE:

SHAWNEE HIGH SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1954, 1962,1964,1965,1967

ACREAGE:

60

TOTAL SF:

170,644

GRADES:

9-12

CURRENT ENROLLMENT:

782

SQUARE FEET PER STUDENT:

218

DATE ISSUED:

-

LEGENDS:

CONSTRUCTION DATES

- ORIGINAL (1954)
- 1. ADDITION & RENO. (1962)
- 2. AUDITORIUM (1962)
- 3. ADDITION & RENO. (1964)
- 4. ADDITION & RENO.(1965)
- 5. ADDITION & RENO (1967)

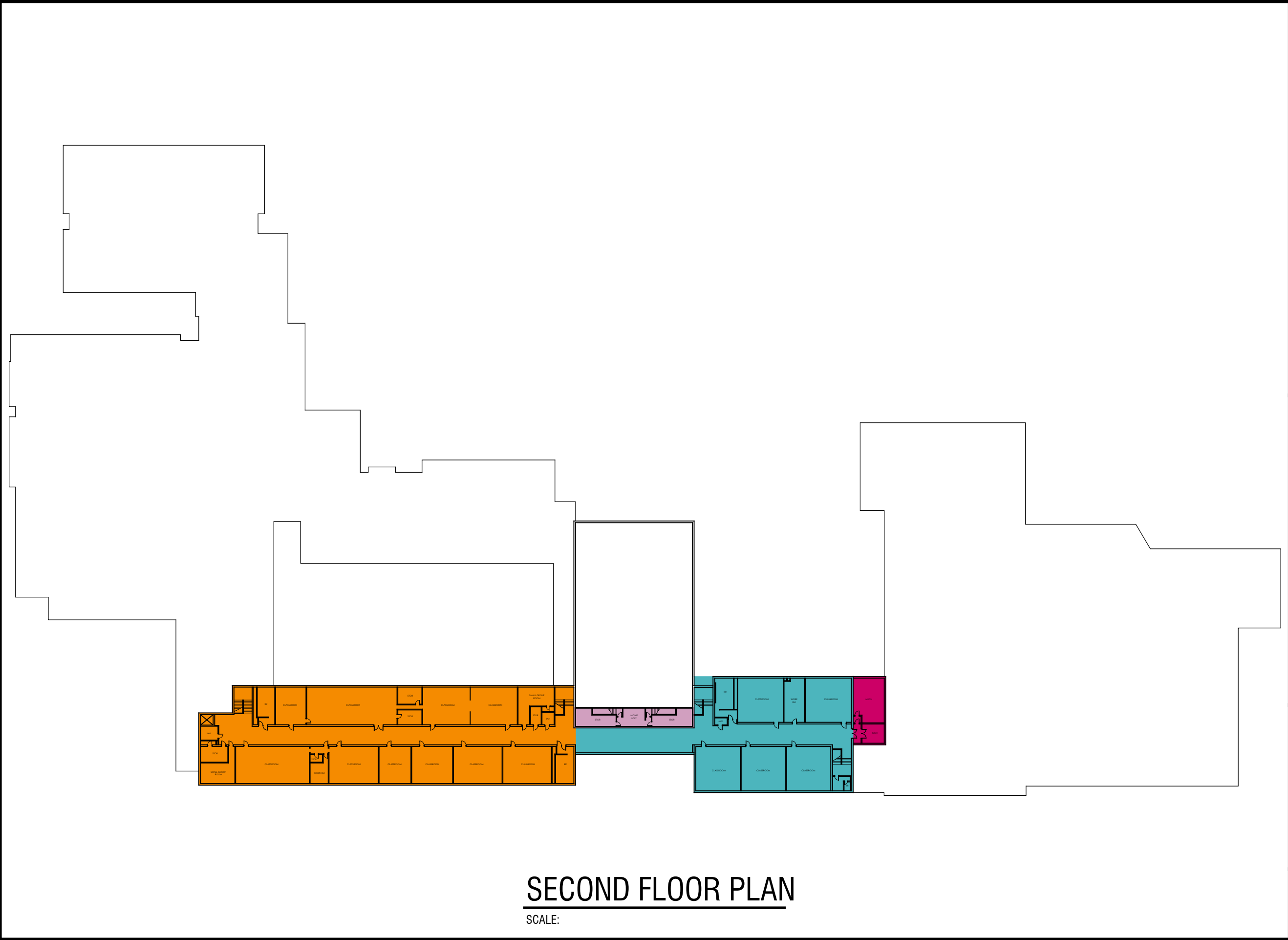


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SHEET NO

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SECOND FLOOR PLAN

SCALE:

SHAWNEE HIGH SCHOOL

SHAWNEE SCHOOL DISTRICT
OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1954, 1962,1964,1965,1967

ACREAGE:
60

TOTAL SF:
170,644

GRADES:
9-12

CURRENT ENROLLMENT:
782

SQUARE FEET PER STUDENT:
218

DATE ISSUED:
-

LEGENDS:

CONSTRUCTION DATES

- ORIGINAL (1954)
- 1. ADDITION & RENO. (1962)
- 2. AUDITORIUM (1962)
- 3. ADDITION & RENO. (1964)
- 4. ADDITION & RENO.(1965)
- 5. ADDITION & RENO (1967)



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SHEET NO

5 OF 6

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1954, 1962, 1964, 1965, 1967

ACREAGE:

60

TOTAL SF:

170,644

GRADES:

9-12

CURRENT ENROLLMENT:

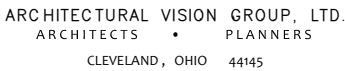
782

SQUARE FEET PER STUDENT:

218

DATE ISSUED:

LEGENDS:



SHEET NO

6 OF 6

SCALE:

Shawnee Local School District

FACILITY ASSESSMENT REPORT

Building Assessment Summary

Shawnee Middle School



BUILDING ASSESSMENT

SLSD Shawnee Middle School

Shawnee Middle School is a 3-story 133,752 SF school located on Zurmehly Road in a mostly residential neighborhood in the town of Lima. It was originally constructed in 1924 with additions in 1938, 1950, 1957, 1959, and 1973. The school is located on a large, rural 31.36-acre site.

The facility is a brick building with attractively designed brick and stone banding. The original building features conventionally partitioned design. It features masonry bearing walls in fair condition. The floor structure for the intermediate floors of the original building is concrete deck. The floor finishes throughout the original building are VCT, linoleum, and ceramic tile and are in poor condition. The 1938 addition features conventionally partitioned design. It features masonry bearing walls in fair condition. The floor structure for the intermediate floors of the addition is concrete deck. The floor finishes throughout the addition are VCT, linoleum, and ceramic tile and are in poor condition. The 1950, 1957, 1959, and 1973 additions feature conventionally partitioned design. They feature masonry bearing walls in fair condition. The floor structure for the intermediate floors of these additions is concrete on metal deck. The floor finishes throughout the addition are VCT, linoleum, and ceramic tile and are in poor condition. The roof system varies between TPO and ballasted EPDM throughout all of the additions, each on a low-slope roof. Areas of ponding on the flat roofs were observed.

The ventilation system of the school is inadequate to meet the needs of the users. With a current enrollment reported to be at 757 students this 5-8 school is oversized for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that was updated within the last 15 years, but is not fully compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The school is reported to contain asbestos.

The property is not fenced, aside from the playground, and the fencing is in poor condition. There are two asphalt parking lots on-site in poor condition, one of which is shared with the maintenance and bus garage. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels when including the shared lot.

Building Information - Shawnee Local (45799) - Shawnee Middle

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Rural
Assessment Name	Shawnee Middle School
Assessment Date (on-site; non-EEA)	2021-10-13
Kitchen Type	Full Kitchen
Cost Set:	2021
Building Name	Shawnee Middle
Building IRN	34215
Building Address	3235 Zurmehly Rd
Building City	Lima
Building Zipcode	45806
Building Phone	419-998-8057
Acreage	31.36
Current Grades:	5-8
Teaching Stations	41
Number of Floors	3
Student Capacity	987
Current Enrollment	757
Enrollment Date	2021-10-11
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	51
Historical Register	NO
Building's Principal	Tony Cox
Building Type	Middle

[Next Page](#)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

133,752 Total Existing Square Footage

1924,1924,1938,1950,1957,1959,1973 Building Dates

5-8 Grades

757 Current Enrollment

41 Teaching Stations

31.36 Site Acreage

Shawnee Middle School is a 3-story 133,752 SF school located on Zurmehly Road in a mostly residential neighborhood in the town of Lima. It was originally constructed in 1924 with additions in 1938, 1950, 1957, 1959, and 1973. The school is located on a large, rural 31.36-acre site. The facility is a brick building with attractively designed brick and stone banding. The original building features conventionally partitioned design. It features masonry bearing walls in fair condition. The floor structure for the intermediate floors of the original building is concrete deck. The floor finishes throughout the original building are VCT, linoleum, and ceramic tile and are in poor condition. The 1938 addition features conventionally partitioned design. It features masonry bearing walls in fair condition. The floor structure for the intermediate floors of the addition is concrete deck. The floor finishes throughout the addition are VCT, linoleum, and ceramic tile and are in poor condition. The 1950, 1957, 1959, and 1973 additions feature conventionally partitioned design. They feature masonry bearing walls in fair condition. The floor structure for the intermediate floors of these additions is concrete on metal deck. The floor finishes throughout the addition are VCT, linoleum, and ceramic tile and are in poor condition. The roof system varies between TPO and ballasted EPDM throughout all of the additions, each on a low-slope roof. Areas of ponding on the flat roofs were observed. The ventilation system of the school is inadequate to meet the needs of the users. With a current enrollment reported to be at 757 students this 5-8 school is oversized for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that was updated within the last 15 years, but is not fully compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The school is reported to contain asbestos. The property is not fenced, aside from the playground, and the fencing is in poor condition. There are two asphalt parking lots on-site in poor condition, one of which is shared with the maintenance and bus garage. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels when including the shared lot.

No Significant Findings

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Building Construction Information - Shawnee Local (45799) - Shawnee Middle (34215)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1924	yes	3	40,006	no	no
Original Building - Board Offices	1924	yes	1	6,723	yes	no
Addition 1	1938	yes	3	18,612	yes	no
Addition 2	1950	yes	2	33,641	yes	no
Addition 3	1957	no	2	13,815	yes	no
Addition 4	1959	no	2	4,544	yes	no
Addition 5	1973	yes	1	16,411	yes	no

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Building Component Information - Shawnee Local (45799) - Shawnee Middle (34215)

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 Building (1924)		4736		5803										
Original Building - Board Offices (1924)		1633										5090		
Addition 1 (1938)		4259												
Addition 2 (1950)		6582					2069	502						2718
Addition 3 (1957)		3029												
Addition 4 (1959)		220												
Addition 5 (1973)		1318			3534		3612	3137						
Total	0	21,777	0	5,803	3,534	0	5,681	3,639	0	0	0	5,090	0	2,718
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Shawnee Middle (34215)

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee Middle				Contact: Tony Cox			
Address: 3235 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8057			
Bldg. IRN: 34215				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	5-8	Acreage:	31.36	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	41				
Current Enrollment	757	Classrooms:	51				
Projected Enrollment	N/A						

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	—	—	—	—	—
<u>1.0 The School Site</u>	100	78	78%	Satisfactory	
<u>2.0 Structural and Mechanical Features</u>	200	107	54%	Borderline	
<u>3.0 Plant Maintainability</u>	100	35	35%	Poor	
<u>4.0 Building Safety and Security</u>	200	123	62%	Borderline	
<u>5.0 Educational Adequacy</u>	200	92	46%	Poor	
<u>6.0 Environment for Education</u>	200	100	50%	Borderline	
<u>LEED Observations</u>	—	—	—	—	—
<u>Commentary</u>	—	—	—	—	—
Total	1000	535	54%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			105.56%
Cost to Renovate (Cost Factor applied)			\$29,953,703.17
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>			

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2021				
A. <u>Heating System</u>	3	\$5,376,830.40	-	
B. <u>Roofing</u>	3	\$788,220.20	-	
C. <u>Ventilation / Air Conditioning</u>	2	\$114,000.00	-	
D. <u>Electrical Systems</u>	3	\$3,203,360.40	-	
E. <u>Plumbing and Fixtures</u>	3	\$1,115,437.00	-	
F. <u>Windows</u>	3	\$1,382,953.60	-	
G. <u>Structure: Foundation</u>	2	\$50,000.00	-	
H. <u>Structure: Walls and Chimneys</u>	2	\$250,325.00	-	
I. <u>Structure: Floors and Roofs</u>	1	\$0.00	-	
J. <u>General Finishes</u>	3	\$3,248,916.01	-	
K. <u>Interior Lighting</u>	3	\$869,388.00	-	
L. <u>Security Systems</u>	2	\$314,317.20	-	
M. <u>Emergency/Egress Lighting</u>	3	\$133,752.00	-	
N. <u>Fire Alarm</u>	3	\$327,692.40	-	
O. <u>Handicapped Access</u>	3	\$541,055.40	-	
P. <u>Site Condition</u>	3	\$2,502,577.70	-	
Q. <u>Sewage System</u>	1	\$0.00	-	
R. <u>Water Supply</u>	1	\$0.00	-	
S. <u>Exterior Doors</u>	3	\$76,000.00	-	
T. <u>Hazardous Material</u>	3	\$105,000.00	-	
U. <u>Life Safety</u>	2	\$562,987.20	-	
V. <u>Loose Furnishings</u>	3	\$698,659.50	-	
W. <u>Technology</u>	3	\$1,143,261.00	-	
X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$5,571,264.69	-	
Total		\$28,375,997.70		

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Original Building (1924) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee Middle				Contact: Tony Cox			
Address: 3235 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8057			
Bldg. IRN: 34215				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	5-8	Acreage:	31.36	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	41				
Current Enrollment	757	Classrooms:	51				
Projected Enrollment	N/A						

	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original Building	1924	yes	3	40,006	Cover Sheet	—	—	—	—	—
Original Building - Board Offices	1924	yes	1	6,723	1.0 The School Site	100	78	78%	Satisfactory	
Addition 1	1938	yes	3	18,612	2.0 Structural and Mechanical Features	200	107	54%	Borderline	
Addition 2	1950	yes	2	33,641	3.0 Plant Maintainability	100	35	35%	Poor	
Addition 3	1957	no	2	13,815	4.0 Building Safety and Security	200	123	62%	Borderline	
Addition 4	1959	no	2	4,544	5.0 Educational Adequacy	200	92	46%	Poor	
Addition 5	1973	yes	1	16,411	6.0 Environment for Education	200	100	50%	Borderline	
Total				133,752	LEED Observations	—	—	—	—	
					Commentary	—	—	—	—	
					Total	1000	535	54%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates			
	*HA	=	Handicapped Access
	*Rating	=	1 Satisfactory
		=	2 Needs Repair
		=	3 Needs Replacement
	*Const P/S	=	Present/Scheduled Construction

C=Under Contract		
Renovation Cost Factor		105.56%
Cost to Renovate (Cost Factor applied)		\$11,119,701.07
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>		

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2021				
A.	Heating System	3	\$1,608,241.20	-
B.	Roofing	3	\$9,000.00	-
C.	Ventilation / Air Conditioning	2	\$0.00	-
D.	Electrical Systems	3	\$958,143.70	-
E.	Plumbing and Fixtures	3	\$430,692.00	-
F.	Windows	3	\$385,077.60	-
G.	Structure: Foundation	2	\$50,000.00	-
H.	Structure: Walls and Chimneys	2	\$139,117.50	-
I.	Structure: Floors and Roofs	1	\$0.00	-
J.	General Finishes	3	\$898,300.08	-
K.	Interior Lighting	3	\$260,039.00	-
L.	Security Systems	2	\$94,014.10	-
M.	Emergency/Egress Lighting	3	\$40,006.00	-
N.	Fire Alarm	3	\$98,014.70	-
O.	Handicapped Access	3	\$160,021.20	-
P.	Site Condition	3	\$2,479,537.70	-
Q.	Sewage System	1	\$0.00	-
R.	Water Supply	1	\$0.00	-
S.	Exterior Doors	3	\$17,500.00	-
T.	Hazardous Material	3	\$15,000.00	-
U.	Life Safety	2	\$243,000.00	-
V.	Loose Furnishings	3	\$220,033.00	-
W.	Technology	3	\$360,054.00	-
X.	Construction Contingency / Non-Construction Cost	-	\$2,068,218.33	-
Total			\$10,534,010.11	

Original Building - Board Offices (1924) Summary

District: Shawnee Local Name: Shawnee Middle Address: 3235 Zurmehly Rd Lima, OH 45806 Bldg. IRN: 34215				County: Allen Contact: Tony Cox Phone: 419-998-8057 Date Prepared: 2021-10-13 By: Elizabeth Weiss Date Revised: 2021-12-16 By: Elizabeth Weiss				Area: Northwestern Ohio (3)			
Current Grades		5-8		Acreage:		31.36		Suitability Appraisal Summary			
Proposed Grades		N/A		Teaching Stations:		41					
Current Enrollment		757		Classrooms:		51					
Projected Enrollment		N/A									
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>		Section Points Possible Points Earned Percentage Rating Category				
							<u>Cover Sheet</u> — — — —				
							<u>1.0 The School Site</u> 100 78 78% Satisfactory				
							<u>2.0 Structural and Mechanical Features</u> 200 107 54% Borderline				
<u>Original Building</u>		1924	yes	3	40,006		<u>3.0 Plant Maintainability</u> 100 35 35% Poor				
Original Building - Board Offices		1924	yes	1	6,723		<u>4.0 Building Safety and Security</u> 200 123 62% Borderline				
<u>Addition 1</u>		1938	yes	3	18,612		<u>5.0 Educational Adequacy</u> 200 92 46% Poor				
<u>Addition 2</u>		1950	yes	2	33,641		<u>6.0 Environment for Education</u> 200 100 50% Borderline				
<u>Addition 3</u>		1957	no	2	13,815		<u>LEED Observations</u> — — — —				
<u>Addition 4</u>		1959	no	2	4,544		<u>Commentary</u> — — — —				
<u>Addition 5</u>		1973	yes	1	16,411		Total 1000 535 54% Borderline				
Total						133,752		Enhanced Environmental Hazards Assessment Cost Estimates			
								C=Under Contract			
								Renovation Cost Factor			
								105.56%			
								Cost to Renovate (Cost Factor applied)			
								\$1,259,997.59			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>											
FACILITY ASSESSMENT				Rating		Dollar Assessment					
Cost Set: 2021											
A. <u>Heating System</u>				3		\$270,264.60		-			
B. <u>Roofing</u>				3		\$0.00		-			
C. <u>Ventilation / Air Conditioning</u>				2		\$72,000.00		-			
D. <u>Electrical Systems</u>				3		\$161,015.85		-			
E. <u>Plumbing and Fixtures</u>				3		\$47,061.00		-			
F. <u>Windows</u>				3		\$120,235.20		-			
G. <u>Structure: Foundation</u>				2		\$0.00		-			
H. <u>Structure: Walls and Chimneys</u>				2		\$6,262.50		-			
I. <u>Structure: Floors and Roofs</u>				1		\$0.00		-			
J. <u>General Finishes</u>				3		\$133,317.09		-			
K. <u>Interior Lighting</u>				3		\$43,699.50		-			
L. <u>Security Systems</u>				2		\$15,799.05		-			
M. <u>Emergency/Egress Lighting</u>				3		\$6,723.00		-			
N. <u>Fire Alarm</u>				3		\$16,471.35		-			
O. <u>Handicapped Access</u>				3		\$29,914.60		-			
P. <u>Site Condition</u>				3		\$0.00		-			
Q. <u>Sewage System</u>				1		\$0.00		-			
R. <u>Water Supply</u>				1		\$0.00		-			
S. <u>Exterior Doors</u>				3		\$0.00		-			
T. <u>Hazardous Material</u>				3		\$15,000.00		-			
U. <u>Life Safety</u>				2		\$21,513.60		-			
V. <u>Loose Furnishings</u>				3		\$0.00		-			
W. <u>Technology</u>				3		\$0.00		-			
- X. <u>Construction Contingency / Non-Construction Cost</u>				-		\$234,354.33		-			
Total						\$1,193,631.67					

Addition 1 (1938) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee Middle				Contact: Tony Cox			
Address: 3235 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8057			
Bldg. IRN: 34215				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	5-8	Acreage:	31.36	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	41				
Current Enrollment	757	Classrooms:	51				
Projected Enrollment	N/A						
























Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building</u>	1924	yes	3	40,006	<u>Cover Sheet</u>	—	—	—	—	—
<u>Original Building - Board Offices</u>	1924	yes	1	6,723	<u>1.0 The School Site</u>	100	78	78%	Satisfactory	
Addition 1	1938	yes	3	18,612	<u>2.0 Structural and Mechanical Features</u>	200	107	54%	Borderline	
<u>Addition 2</u>	1950	yes	2	33,641	<u>3.0 Plant Maintainability</u>	100	35	35%	Poor	
<u>Addition 3</u>	1957	no	2	13,815	<u>4.0 Building Safety and Security</u>	200	123	62%	Borderline	
<u>Addition 4</u>	1959	no	2	4,544	<u>5.0 Educational Adequacy</u>	200	92	46%	Poor	
<u>Addition 5</u>	1973	yes	1	16,411	<u>6.0 Environment for Education</u>	200	100	50%	Borderline	
Total				133,752	<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	535	54%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates			
*HA	=	Handicapped Access	
*Rating	=	1 Satisfactory	
	=	2 Needs Repair	
	=	3 Needs Replacement	
*Const P/S	=	Present/Scheduled Construction	

C=Under Contract		
Renovation Cost Factor		105.56%
Cost to Renovate (Cost Factor applied)		\$3,229,763.99
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>		

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2021				
A.	<u>Heating System</u>	3	\$748,202.40	-
B.	<u>Roofing</u>	3	\$21,000.00	-
C.	<u>Ventilation / Air Conditioning</u>	2	\$0.00	-
D.	<u>Electrical Systems</u>	3	\$445,757.40	-
E.	<u>Plumbing and Fixtures</u>	3	\$133,284.00	-
F.	<u>Windows</u>	3	\$64,382.70	-
G.	<u>Structure: Foundation</u>	2	\$0.00	-
H.	<u>Structure: Walls and Chimneys</u>	2	\$29,815.00	-
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-
J.	<u>General Finishes</u>	3	\$370,075.96	-
K.	<u>Interior Lighting</u>	3	\$120,978.00	-
L.	<u>Security Systems</u>	2	\$43,738.20	-
M.	<u>Emergency/Egress Lighting</u>	3	\$18,612.00	-
N.	<u>Fire Alarm</u>	3	\$45,599.40	-
O.	<u>Handicapped Access</u>	3	\$63,047.40	-
P.	<u>Site Condition</u>	3	\$0.00	-
Q.	<u>Sewage System</u>	1	\$0.00	-
R.	<u>Water Supply</u>	1	\$0.00	-
S.	<u>Exterior Doors</u>	3	\$10,000.00	-
T.	<u>Hazardous Material</u>	3	\$15,000.00	-
U.	<u>Life Safety</u>	2	\$59,558.40	-
V.	<u>Loose Furnishings</u>	3	\$102,366.00	-
W.	<u>Technology</u>	3	\$167,508.00	-
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$600,722.72	-
Total			\$3,059,647.58	

Addition 2 (1950) Summary

District: Shawnee Local Name: Shawnee Middle Address: 3235 Zurmehly Rd Lima,OH 45806 Bldg. IRN: 34215					County: Allen Contact: Tony Cox Phone: 419-998-8057 Date Prepared: 2021-10-13 By: Elizabeth Weiss Date Revised: 2021-12-16 By: Elizabeth Weiss						
Current Grades		5-8	Acreage:		31.36	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:		41						
Current Enrollment		757	Classrooms:		51						
Projected Enrollment		N/A									
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>	<u>Section</u>	<u>Points Possible</u>	<u>Points Earned</u>	<u>Percentage</u>	<u>Rating</u>	<u>Category</u>
						<u>Cover Sheet</u>	—	—	—	—	
<u>Original Building</u>		1924	yes	3	40,006	<u>1.0 The School Site</u>	100	78	78%	Satisfactory	
<u>Original Building - Board Offices</u>		1924	yes	1	6,723	<u>2.0 Structural and Mechanical Features</u>	200	107	54%	Borderline	
<u>Addition 1</u>		1938	yes	3	18,612	<u>3.0 Plant Maintainability</u>	100	35	35%	Poor	
<u>Addition 2</u>		1950	yes	2	33,641	<u>4.0 Building Safety and Security</u>	200	123	62%	Borderline	
<u>Addition 3</u>		1957	no	2	13,815	<u>5.0 Educational Adequacy</u>	200	92	46%	Poor	
<u>Addition 4</u>		1959	no	2	4,544	<u>6.0 Environment for Education</u>	200	100	50%	Borderline	
<u>Addition 5</u>		1973	yes	1	16,411	<u>LEED Observations</u>	—	—	—	—	
<u>Total</u>					133,752	<u>Commentary</u>	—	—	—	—	
						<u>Total</u>	1000	535	54%	Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>											
						<u>C=Under Contract</u>					
						<u>Renovation Cost Factor</u>			105.56%		
						<u>Cost to Renovate (Cost Factor applied)</u>			\$6,848,815.69		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>											
FACILITY ASSESSMENT Cost Set: 2021					Rating	Dollar Assessment		C			
	A.	<u>Heating System</u>			3	\$1,352,368.20		-			
	B.	<u>Roofing</u>			3	\$326,120.00		-			
	C.	<u>Ventilation / Air Conditioning</u>			2	\$42,000.00		-			
	D.	<u>Electrical Systems</u>			3	\$805,701.95		-			
	E.	<u>Plumbing and Fixtures</u>			3	\$313,787.00		-			
	F.	<u>Windows</u>			3	\$465,200.55		-			
	G.	<u>Structure: Foundation</u>			2	\$0.00		-			
	H.	<u>Structure: Walls and Chimneys</u>			2	\$23,742.50		-			
	I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		-			
	J.	<u>General Finishes</u>			3	\$736,983.78		-			
	K.	<u>Interior Lighting</u>			3	\$218,666.50		-			
	L.	<u>Security Systems</u>			2	\$79,056.35		-			
	M.	<u>Emergency/Egress Lighting</u>			3	\$33,641.00		-			
	N.	<u>Fire Alarm</u>			3	\$82,420.45		-			
	O.	<u>Handicapped Access</u>			3	\$109,093.20		-			
	P.	<u>Site Condition</u>			3	\$0.00		-			
	Q.	<u>Sewage System</u>			1	\$0.00		-			
	R.	<u>Water Supply</u>			1	\$0.00		-			
	S.	<u>Exterior Doors</u>			3	\$5,000.00		-			
	T.	<u>Hazardous Material</u>			3	\$15,000.00		-			
	U.	<u>Life Safety</u>			2	\$117,651.20		-			
	V.	<u>Loose Furnishings</u>			3	\$185,025.50		-			
	W.	<u>Technology</u>			3	\$302,769.00		-			
-	X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$1,273,851.34		-			
Total						\$6,488,078.52					

Addition 3 (1957) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee Middle				Contact: Tony Cox			
Address: 3235 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8057			
Bldg. IRN: 34215				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	5-8	Acreage:	31.36	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	41				
Current Enrollment	757	Classrooms:	51				
Projected Enrollment	N/A						

	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Addition</u>					<u>Cover Sheet</u>	—	—	—	—	—
<u>Original Building</u>	1924	yes	3	40,006	<u>1.0 The School Site</u>	100	78	78%	Satisfactory	
<u>Original Building - Board Offices</u>	1924	yes	1	6,723	<u>2.0 Structural and Mechanical Features</u>	200	107	54%	Borderline	
<u>Addition 1</u>	1938	yes	3	18,612	<u>3.0 Plant Maintainability</u>	100	35	35%	Poor	
<u>Addition 2</u>	1950	yes	2	33,641	<u>4.0 Building Safety and Security</u>	200	123	62%	Borderline	
Addition 3	1957	no	2	13,815	<u>5.0 Educational Adequacy</u>	200	92	46%	Poor	
<u>Addition 4</u>	1959	no	2	4,544	<u>6.0 Environment for Education</u>	200	100	50%	Borderline	
<u>Addition 5</u>	1973	yes	1	16,411	<u>LEED Observations</u>	—	—	—	—	
Total				133,752	<u>Commentary</u>	—	—	—	—	
					Total	1000	535	54%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			

FACILITY ASSESSMENT			Dollar
Cost Set: 2021			Assessment C
	Rating		
A. <u>Heating System</u>	3	\$555,363.00	-
B. <u>Roofing</u>	3	\$136,525.30	-
C. <u>Ventilation / Air Conditioning</u>	2	\$0.00	-
D. <u>Electrical Systems</u>	3	\$330,869.25	-
E. <u>Plumbing and Fixtures</u>	3	\$138,705.00	-
F. <u>Windows</u>	3	\$254,585.85	-
G. <u>Structure: Foundation</u>	2	\$0.00	-
H. <u>Structure: Walls and Chimneys</u>	2	\$13,970.00	-
I. <u>Structure: Floors and Roofs</u>	1	\$0.00	-
J. <u>General Finishes</u>	3	\$287,951.45	-
K. <u>Interior Lighting</u>	3	\$89,797.50	-
L. <u>Security Systems</u>	2	\$32,465.25	-
M. <u>Emergency/Egress Lighting</u>	3	\$13,815.00	-
N. <u>Fire Alarm</u>	3	\$33,846.75	-
O. <u>Handicapped Access</u>	3	\$116,603.00	-
P. <u>Site Condition</u>	3	\$0.00	-
Q. <u>Sewage System</u>	1	\$0.00	-
R. <u>Water Supply</u>	1	\$0.00	-
S. <u>Exterior Doors</u>	3	\$15,000.00	-
T. <u>Hazardous Material</u>	3	\$15,000.00	-
U. <u>Life Safety</u>	2	\$54,208.00	-
V. <u>Loose Furnishings</u>	3	\$75,982.50	-
W. <u>Technology</u>	3	\$124,335.00	-
X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$559,215.15	-
Total		\$2,848,238.00	

Addition 4 (1959) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee Middle				Contact: Tony Cox			
Address: 3235 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8057			
Bldg. IRN: 34215				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	5-8	Acreage:	31.36	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	41				
Current Enrollment	757	Classrooms:	51				
Projected Enrollment	N/A						

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building</u>	1924	yes	3	40,006	<u>1.0 The School Site</u>	100	78	78%	Satisfactory	
<u>Original Building - Board Offices</u>	1924	yes	1	6,723	<u>2.0 Structural and Mechanical Features</u>	200	107	54%	Borderline	
<u>Addition 1</u>	1938	yes	3	18,612	<u>3.0 Plant Maintainability</u>	100	35	35%	Poor	
<u>Addition 2</u>	1950	yes	2	33,641	<u>4.0 Building Safety and Security</u>	200	123	62%	Borderline	
<u>Addition 3</u>	1957	no	2	13,815	<u>5.0 Educational Adequacy</u>	200	92	46%	Poor	
Addition 4	1959	no	2	4,544	<u>6.0 Environment for Education</u>	200	100	50%	Borderline	
<u>Addition 5</u>	1973	yes	1	16,411	<u>LEED Observations</u>	—	—	—	—	
Total				133,752	<u>Commentary</u>	—	—	—	—	
					Total	1000	535	54%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates			
*HA	=	Handicapped Access	
*Rating	=	1 Satisfactory	
	=	2 Needs Repair	
	=	3 Needs Replacement	
*Const P/S	=	Present/Scheduled Construction	

C=Under Contract		
Renovation Cost Factor		105.56%
Cost to Renovate (Cost Factor applied)		\$935,502.17
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>		

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2021			
A. <u>Heating System</u>	3	\$182,668.80	-
B. <u>Roofing</u>	3	\$44,537.10	-
C. <u>Ventilation / Air Conditioning</u>	2	\$0.00	-
D. <u>Electrical Systems</u>	3	\$108,828.80	-
E. <u>Plumbing and Fixtures</u>	3	\$40,808.00	-
F. <u>Windows</u>	3	\$73,826.85	-
G. <u>Structure: Foundation</u>	2	\$0.00	-
H. <u>Structure: Walls and Chimneys</u>	2	\$8,122.50	-
I. <u>Structure: Floors and Roofs</u>	1	\$0.00	-
J. <u>General Finishes</u>	3	\$92,107.52	-
K. <u>Interior Lighting</u>	3	\$29,536.00	-
L. <u>Security Systems</u>	2	\$10,678.40	-
M. <u>Emergency/Egress Lighting</u>	3	\$4,544.00	-
N. <u>Fire Alarm</u>	3	\$11,132.80	-
O. <u>Handicapped Access</u>	3	\$10,008.80	-
P. <u>Site Condition</u>	3	\$0.00	-
Q. <u>Sewage System</u>	1	\$0.00	-
R. <u>Water Supply</u>	1	\$0.00	-
S. <u>Exterior Doors</u>	3	\$0.00	-
T. <u>Hazardous Material</u>	3	\$15,000.00	-
U. <u>Life Safety</u>	2	\$14,540.80	-
V. <u>Loose Furnishings</u>	3	\$24,992.00	-
W. <u>Technology</u>	3	\$40,896.00	-
X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$173,999.53	-
Total		\$886,227.90	

Addition 5 (1973) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Shawnee Middle				Contact: Tony Cox			
Address: 3235 Zurmehly Rd Lima, OH 45806				Phone: 419-998-8057			
Bldg. IRN: 34215				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades	5-8	Acreage:	31.36	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	41				
Current Enrollment	757	Classrooms:	51				
Projected Enrollment	N/A						

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building</u>	1924	yes	3	40,006	<u>Cover Sheet</u>	—	—	—	—	—
<u>Original Building - Board Offices</u>	1924	yes	1	6,723	<u>1.0 The School Site</u>	100	78	78%	Satisfactory	
<u>Addition 1</u>	1938	yes	3	18,612	<u>2.0 Structural and Mechanical Features</u>	200	107	54%	Borderline	
<u>Addition 2</u>	1950	yes	2	33,641	<u>3.0 Plant Maintainability</u>	100	35	35%	Poor	
<u>Addition 3</u>	1957	no	2	13,815	<u>4.0 Building Safety and Security</u>	200	123	62%	Borderline	
<u>Addition 4</u>	1959	no	2	4,544	<u>5.0 Educational Adequacy</u>	200	92	46%	Poor	
<u>Addition 5</u>	1973	yes	1	16,411	<u>6.0 Environment for Education</u>	200	100	50%	Borderline	
<u>Total</u>				133,752	<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	535	54%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates			
*HA	=	Handicapped Access	
*Rating	=	1 Satisfactory	
	=	2 Needs Repair	
	=	3 Needs Replacement	
*Const P/S	=	Present/Scheduled Construction	

C=Under Contract		
Renovation Cost Factor		105.56%
Cost to Renovate (Cost Factor applied)		\$3,553,322.63
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>		

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2021				
A.	<u>Heating System</u>	3	\$659,722.20	-
B.	<u>Roofing</u>	3	\$251,037.80	-
C.	<u>Ventilation / Air Conditioning</u>	2	\$0.00	-
D.	<u>Electrical Systems</u>	3	\$393,043.45	-
E.	<u>Plumbing and Fixtures</u>	3	\$11,100.00	-
F.	<u>Windows</u>	3	\$19,644.85	-
G.	<u>Structure: Foundation</u>	2	\$0.00	-
H.	<u>Structure: Walls and Chimneys</u>	2	\$29,295.00	-
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-
J.	<u>General Finishes</u>	3	\$730,180.13	-
K.	<u>Interior Lighting</u>	3	\$106,671.50	-
L.	<u>Security Systems</u>	2	\$38,565.85	-
M.	<u>Emergency/Egress Lighting</u>	3	\$16,411.00	-
N.	<u>Fire Alarm</u>	3	\$40,206.95	-
O.	<u>Handicapped Access</u>	3	\$52,367.20	-
P.	<u>Site Condition</u>	3	\$23,040.00	-
Q.	<u>Sewage System</u>	1	\$0.00	-
R.	<u>Water Supply</u>	1	\$0.00	-
S.	<u>Exterior Doors</u>	3	\$28,500.00	-
T.	<u>Hazardous Material</u>	3	\$15,000.00	-
U.	<u>Life Safety</u>	2	\$52,515.20	-
V.	<u>Loose Furnishings</u>	3	\$90,260.50	-
W.	<u>Technology</u>	3	\$147,699.00	-
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$660,903.29	-
Total			\$3,366,163.92	

Facility Assessment

A. Heating System

Description: The existing system for the overall facility is a gas fired steam heating system, installed in 2015, and is in poor condition. The facility utilizes steam unit ventilators for all of the classrooms (Entire facility). In addition, there are make up air units, air handling units, convectors, and cabinet unit heaters throughout the facility. Portions of the 1924 original facility still utilizes steam radiators. The 1973 addition (kitchen, cafeteria and library) is served from an air handling unit that utilizes steam and is also provided chilled water for air conditioning. The second floor, board offices, of the original 1924 building, has a 40 year-old rooftop HVAC unit in poor shape. The 3 steam boilers, manufactured by Cleaver Brooks, were installed around 2015 and are in poor condition. The terminal equipment was installed at the construction of each addition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls were installed during each addition 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 not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being in safe but inefficient working order, long- term life expectancy of the existing system is not anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert to a ducted system to facilitate efficient exchange of conditioned air. Replace steam heating with hot water. Provide architectural soffits to accommodate the installation of duct work

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
HVAC System Replacement:	\$32.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$4,306,814.40	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$1,070,016.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$5,376,830.40	\$1,608,241.20	\$270,264.60	\$748,202.40	\$1,352,368.20	\$555,363.00	\$182,668.80	\$659,722.20		



Steam Boilers



Steam Radiators

[Back to Assessment Summary](#)

Facility Assessment

B. Roofing

Description: The school building has a combination of a ballasted EPDM and TPO membranes. The original building and the 1938 addition have a TPO membrane over a low-slope structure that was installed in 2018 and in fair condition. The 1950 and 1973 additions have a combination of ballasted EPDM and TPO systems over low-slope structure. The EPDM was installed in 2013 in poor condition and the TPO was installed in 2021 in good condition. The 1957 and 1959 additions have a ballasted EPDM roof system over a low-slope structure that was installed in 2015 and is in poor condition. Ponding was observed in many locations of the TPO roofs and previous ponding was visible in the ballasting of the EPDM roofs. According to maintenance personnel, the roofs do not currently leak. Signs of past water penetration were observed throughout the school during the physical assessment. Access to the roof was provided through a roof hatch that was in poor condition. Roof ladders are present for each roof level, but are in poor condition and should be replaced. Overflow is not addressed on the roofs in any of the additions. No problems requiring attention were encountered with any roof penetrations. There is not a covered walkway attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The flat, EPDM roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding. The TPO roofing is within its recommended life span and can remain. The original roof hatch in the original building should be replaced. Roofs that are to be replaced should include the addition of overflow drains. Overflow drains should also be added for the TPO roofing areas. Replace roof ladders.

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)					17,144 Required	7,671 Required	2,545 Required	14,574 Required	\$419,340.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.					723 Required	324 Required	159 Required	250 Required	\$26,790.40	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each					14 Required	4 Required	1 Required	6 Required	\$30,000.00	
Overflow Roof Drains and Piping:	\$3,000.00	each		2 Required		7 Required	14 Required	4 Required	1 Required	8 Required	\$108,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)					17,144 Required	7,671 Required	2,545 Required	14,574 Required	\$197,089.80	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required							\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	ln.ft.		10 Required			20 Required	10 Required		10 Required	\$5,000.00	(remove and replace)
Sum:			\$788,220.20	\$9,000.00	\$0.00	\$21,000.00	\$326,120.00	\$136,525.30	\$44,537.10	\$251,037.80		



TPO Roofing with Evidence of Previous Ponding



Ballasted Roofing

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C. Ventilation / Air Conditioning

Description: The 1973 Addition is equipped with a air handling unit that has chilled water provided from a grade mounted outdoor chiller. The chiller, pumps and associated air handling unit appear to be less than 5 years old and in good shape. The second floor, board office of the 1924 original facility has a 40 year-old rooftop HVAC unit that is in poor shape. Window units or portable room systems are provided in 2 locations. The ventilation system in the overall facility consists of unit ventilators, and air handlers installed with the addition and in poor condition, providing fresh air to Classrooms. Unit ventilators, and air handlers, installed with the original construction and in poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center, etc. Relief air venting is provided by transfer grilles to corridors and central relief from the corridors. Some areas of the original 1924 building do not have any ventilation for the classrooms. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are required in this facility to support the wood shop Program, and no system is provided. The Art program is equipped with a kiln and no kiln ventilation is provided. General exhaust is required at the 3 art rooms, wood shop and 4 science rooms. General building exhaust systems for Restrooms, Storage Rooms, Custodial Closets, are adequately placed, and in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Add kiln ventilation. Add new dust collection system to wood shop. Add 8 general room exhaust fans in the art rooms, wood shop and science classrooms.

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
Dust Collection System:	\$25,000.00	per system			1 Required						\$25,000.00	(complete w/installation)
Kiln Exhaust System:	\$5,000.00	each			1 Required						\$5,000.00	
Other: General Classroom Exhaust	\$10,500.00	each			4 Required		4 Required				\$84,000.00	for fan, ductwork and controls
Sum:			\$114,000.00	\$0.00	\$72,000.00	\$0.00	\$42,000.00	\$0.00	\$0.00	\$0.00		



1973 outdoor chiller



air handling unit

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Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the Original Construction is a 2000 amp at 120Y/208 volt, 3 phase, 4 wire system installed in 1938 and may have been updated in the 1970's , and is in poor condition. Power is provided to the school by a single multiple utility owned pad-mounted transformers located in a interior electrical vault and in poor condition. The panel system, installed in 1938/1950/1957/1959, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 2 general purpose outlets, 1 dedicated outlet for each Classroom computer, and 1 dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as 8 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with a emergency generator(refer to item U for specific emergency generator information). Adequate lightning protection safeguards are not provided. The existing facility is not equipped with a Stage. The overall electrical system meets does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, Classroom capacity, due to condition and age, lack of OSDM-required features, and to accommodate the addition of an air conditioning system.

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
System Replacement:	\$23.95	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$3,203,360.40	(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:			\$3,203,360.40	\$958,143.70	\$161,015.85	\$445,757.40	\$805,701.95	\$330,869.25	\$108,828.80	\$393,043.45		



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E. Plumbing and Fixtures

Description:	<p>The service entrance is located in the boiler house remote from the middle school and includes a 6" incoming line with a 3" meter and reduced pressure backflow preventor in fair condition. A water treatment system is not provided though none is needed. The domestic water supply piping in the overall facility except the 1973 addition is galvanized, is original to each addition, and is in poor condition. The facility is equipped with 1 gas water boiler that appears to be over 20 years old and in poor condition, with 1 separate 1000 gallon storage tank in fair condition. The school contains 7 Large Group Restrooms for boys, 7 Large Group Restrooms for girls, 2 Locker Room Restrooms for boys, 2 Locker Room Restrooms for girls, 1 Restrooms associated with specialty Classrooms, and 12 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 21 non-ADA floor mounted flush valve toilets, 3 wall mounted, flush valve toilets, 0 ADA and 5 non-ADA floor mounted flush valve urinals, 17 wall mounted, flush valve urinals, as well as 0 ADA and 13 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 29 non-ADA floor mounted flush valve toilets, as well as 0 ADA and 11 non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain 0 ADA and 2 non-ADA floor mounted flush valve toilets, 0 ADA and 1 non-ADA floor mounted flush valve urinals, 2 wall mounted flush valve urinals, 0 ADA and 2 non-ADA wall mounted lavatories, as well as 0 ADA and 15 non-ADA showers. Girls' Locker Room Restrooms contain 0 ADA and 3 non-ADA, floor mounted flush valve toilets, as well as 0 ADA and 0 non-ADA lavatories, as well as 0 ADA and 8 non-ADA showers. Staff Restrooms contain 0 ADA and 11 non-ADA floor mounted, flush valve toilets, 2 wall mounted flush valve toilets, 0 ADA and 2 non-ADA, floor mounted urinals, as well as 0 ADA and 13 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 0 ADA and 16 non-ADA electric water coolers, 12 of the water coolers are in poor condition and 4 are newer and have the required bottle filler. Middle School Special Education Classroom is not equipped with sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is not equipped with the required Restroom and fixtures are in fair condition. Heath Clinic is not equipped with the required Restroom. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of 2 triple compartment sink, dishwasher, and disposal, 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 150 gallon, gas fired, water heater, which appears to be over 20 years old and should be replaced. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 17 toilets, 17 urinals, 17 lavatories, 1 Classroom sink mounted drinking fountain, and 9 electric water coolers. Observations revealed that the school is currently equipped with 73 toilets, 28 urinals, 40 lavatories, 0 Classroom sinks mounted drinking fountains, and 16 electric water coolers. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks which are in fair condition. 4 Science Classrooms are not equipped with safety shower/eyewash. Wood shop does not have the required restroom or emergency shower/eyewash, and the wash fountain is in poor condition and should be replaced. Biology and Chemistry Classrooms are equipped with central type acid waste systems and neutralization tanks which are in fair condition. Adequate exterior wall hydrants are provided.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>To facilitate the school's compliance with OBC and OFCC fixture requirements provide: 1 sink with bubbler drinking fountain - 1959 addition. 1 clinic restroom (1-WC and 1-LAV) - 1924 addition. 1 wood shop restroom (1-WC and 1-LAV) - 1924 addition. Due to the OSDM requirement of all low flow fixtures, all of the existing fixtures shall be removed/ replaced: 1924 Original Building 32 water closets 13 urinals 15 lavs 8 electric water coolers 1 wash fountain, 1938 Addition 1 water closet 1 lavatory, 1950 Addition 25 water closets 7 urinals 13 lavs 3 electric water coolers, 1957 Addition 12 water closets 6 urinals 8 lavs 1 electric water cooler, 1959 Addition 2 water closets 2 lavs, 1973 Addition 1 water closet 2 urinals 1 lav. Replace: 1 domestic water boiler (1924 addition), 1 kitchen domestic water heater (1973 addition). Replace galvanized water supply piping in the overall facility (except the 1973 addition) with copper piping. Replace sanitary waste piping in the overall facility (except the 1973 addition) due to age and condition. Provide the 4 Science Classrooms (1950 addition) with the required safety shower/eyewash stations. Provide the wood shops (1924 addition) with the required safety shower/eyewash station.</p>

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required		\$410,693.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required		\$410,693.50	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit								1 Required	\$5,100.00	(remove / replace)
Toilet:	\$3,800.00	unit		2 Required							\$7,600.00	(new)
Toilet:	\$1,500.00	unit		32 Required		1 Required	25 Required	12 Required	2 Required	1 Required	\$109,500.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		13 Required			7 Required	6 Required		2 Required	\$42,000.00	(remove / replace)
Sink:	\$2,500.00	unit		2 Required							\$5,000.00	(new)
Sink:	\$1,500.00	unit		15 Required		1 Required	13 Required	8 Required	2 Required	1 Required	\$60,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		8 Required			3 Required	1 Required			\$36,000.00	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - Remove and replace existing	\$450.00	each		1 Required			4 Required				\$2,250.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Wash Fountain	\$3,600.00	unit		1 Required							\$3,600.00	
Other: Replace Domestic Water Boiler	\$20,000.00	each		1 Required							\$20,000.00	replacement of domestic water boiler system
Other: sink with drinking fountain	\$3,000.00	each							1 Required		\$3,000.00	new classroom sink with drinking fountain
Sum:			\$1,115,437.00	\$430,692.00	\$47,061.00	\$133,284.00	\$313,787.00	\$138,705.00	\$40,808.00	\$11,100.00		



domestic water boiler



wash fountain

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Facility Assessment

F. Windows

Description: The windows throughout the majority of the school facility are an aluminum frame insulated glazing type window system which is not original to the building and their replacement date is unknown. Windows do not have integral blinds but do have an e-coating that can be seen peeling off of many windows. Not all windows throughout the facility have bug screens. The window system hardware appears in fair condition. No glass block windows were observed in the school. There are no skylights in the building. There are no curtain wall window systems in the building. There is a storefront entrance at the 1973 addition that is single pane and should be replaced.

Rating: 3 Needs Replacement

Recommendations: Provide a new window system throughout the building due peeling coating and lack of blinds and bug screens. New compliant window systems should be a double-glazed, thermally separated frame type with integral blinds. Replace storefront at the entrance.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
Insulated Glass/Panels:	\$101.55	sq.ft. (Qty)		40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
				3,792 Required	1,184 Required	634 Required	4,581 Required	2,507 Required	727 Required	87 Required	\$1,372,143.60	(includes integral blinds and removal of existing windows)
Storefront System:	\$57.50	sq.ft. (Qty)								188 Required	\$10,810.00	(includes demo of existing and replacement with new)
Sum:			\$1,382,953.60	\$385,077.60	\$120,235.20	\$64,382.70	\$465,200.55	\$254,585.85	\$73,826.85	\$19,644.85		



Windows Without Screens



Window with Peeling Coating

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Facility Assessment

G. Structure: Foundation

Description: The facility is equipped with concrete foundation walls on concrete footings in the original school building and all additions. They were all observed to be generally in fair condition, aside from cracking noted at the foundation of the 1959 addition. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing to or could contribute to foundation/wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Provide for the repair of the foundation where cracking is visibly occurring.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
Other: Foundation Repair	\$50,000.00	allowance		Required							\$50,000.00	cracking noted from exterior
Sum:			\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Foundation Crack

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The school is a brick veneer structure on load bearing masonry wall system which is in fair condition. This is consistent throughout the whole building and all additions. The exterior masonry does not have control joints. Brick veneer masonry walls are cavity walls. Exterior masonry does not appear to have been cleaned in recent years. Ongoing tuckpoint of the exterior structure is visible. No locations of mold were observed. Architectural exterior accent materials consist of brick banding and translucent wall panels which is aesthetically pleasing and generally in good condition. All classrooms have glazed block or plaster walls that are in fair condition. The window sills are stone throughout the building and are in fair condition. The exterior lintels are varying in condition from fair to poor. The school does have a loading dock in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide for exterior masonry cleaning and sealing as required. Provide for the replacement of the concrete loading dock.

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		20,447 Required	2,505 Required	11,926 Required	9,497 Required	5,588 Required	3,249 Required	3,718 Required	\$85,395.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		20,447 Required	2,505 Required	11,926 Required	9,497 Required	5,588 Required	3,249 Required	3,718 Required	\$56,930.00	(wall surface)
Lintel Replacement:	\$250.00	ln.ft.		352 Required							\$88,000.00	(total removal and replacement including pinning and shoring)
Other: Loading Dock Replacement	\$20,000.00	allowance								Required	\$20,000.00	one for the building
Sum:			\$250,325.00	\$139,117.50	\$6,262.50	\$29,815.00	\$23,742.50	\$13,970.00	\$8,122.50	\$29,295.00		



Original Building Masonry



Stone Detailing Needing Cleaning

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction is a cast in place concrete type construction throughout both the original building and the additions, and is in fair condition. There are crawlspaces for pipes throughout each part of the school and extending to the separate boiler house structure. Intermediate floor construction in the original building and 1938 addition is concrete deck. The 1950, 1957, 1959, and 1973 additions have an intermediate floor construction of concrete on metal deck. The roof construction of the original building and the 1938 addition is precast concrete. The roof construction of the 1950 addition is precast concrete slab on steel joists. The roof construction of the 1957 and 1959 additions is precast metal edge gypsum deck on steel joists. The 1973 addition has a roof construction of metal deck on steel joists.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
				40,006 ft ²	6,723 ft ²	18,612 ft ²	33,641 ft ²	13,815 ft ²	4,544 ft ²	16,411 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Precast Concrete Plank Deck



Precast Gypsum Deck on Steel Joists

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Facility Assessment

J. General Finishes

Description:

The original building and 1938 addition features conventionally partitioned classrooms, with VCT and carpet flooring, plaster walls, and screw-spline ceilings that are in poor condition. Typical classroom features built in storage for teacher materials. The casework is the original, old wood casework and it is in poor condition. Lockers are recessed in the corridor walls for student storage. The typical classroom features an adequate amount of white boards or chalkboards and tackboards. The interior classroom doors are recessed wood units in the original building and slightly recessed wood units in the 1938 addition. They are not equipped with appropriate ADA hardware but are equipped with tempered glass vision panels. The doors in the original building and 1938 addition are in poor condition. The 1950, 1957, and 1959 additions feature conventionally partitioned classrooms, with VAT and VCT flooring, glazed block walls, and lay-in ceilings that are in poor condition. Typical classroom features built in storage for teacher materials. The casework is the original, old wood casework and it is in poor condition. Lockers are located in the corridors for student storage, but are not recessed in the wall. The typical classroom features an adequate amount of white boards or chalkboards and tackboards. The interior classroom doors are non-recessed wood units. They are not all equipped with appropriate ADA hardware but are equipped with tempered glass vision panels. The doors are in poor condition. The corridors throughout the whole building have terrazzo flooring, plaster walls, and lay-in ceilings. The large group restrooms feature ceramic tile and terrazzo flooring and glazed block walls in poor condition. The restroom ceilings are lay-in and drywall ceilings and they are in poor condition. These finishes are consistent through all additions. The toilet partitions vary throughout the building and its additions. The partitions range from high density plastic, metal, and glazed block walls with wood doors. They have been replaced with high-density plastic as needed. The metal and glazed block wall partitions are in poor condition. The original gymnasium has wood floor in poor condition, painted brick walls in fair condition, and plaster ceiling. There are built-in stands above storage and adjacent rooms that are concrete and in fair condition. The gymnasium does not have a stage. There is a divider curtain that is in fair condition. There are acoustical wall panels that are in poor condition. The gymnasium in the 1950 addition has wood flooring in very poor condition, glazed block walls in fair condition, and a lay-in ceiling in poor condition. There is a stage that has been repurposed for a locker room with wood flooring in poor condition. There are no bleachers or divider curtain in this gymnasium. The art room, located in the 1938 addition, does have a kiln. The media center is centrally located and features VCT and carpet flooring, gypsum walls and lay-in ceilings. The media center finishes are in fair condition. The existing kitchen is a full kitchen with quarry tile flooring, glazed block walls, and a gypsum ceiling that are in poor condition. The age of the kitchen equipment is not known. There are walk-in freezers or coolers provided in fair condition.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and provide new casework due poor conditions and due to the installation of systems outlined in this report (such as HVAC system, electrical, technology, etc). Provide for replacement of old toilet partitions and provide new accessories. Provide for the replacement of the gymnasium flooring. Provide for the full replacement of kitchen equipment due to age and code compliance. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
				40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
Complete Replacement of Finishes and Casework (Middle):	\$19,633	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$2,625,551.76	(middle, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		35 Required		1 Required	26 Required	14 Required	2 Required	1 Required	\$79,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$26,750.40	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		5,446 Required			3,415 Required				\$113,863.85	(tear-out and replace per area)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)								2,125 Required	\$403,750.00	(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)
Sum:			\$3,248,916.01	\$898,300.08	\$133,317.09	\$370,075.96	\$736,983.78	\$287,951.45	\$92,107.52	\$730,180.13		



Typical Classroom Finishes



Science Classroom Finishes

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the original to 1959 addition are equipped with T-8 1x4 pendant mounted fluorescent fixtures with single level switching. The typical Classrooms in the original to 1959 addition are equipped with T-8 1x4 pendant mounted fluorescent fixtures with single level switching. The typical Classrooms in the 1973 addition are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in poor to good condition, providing an average illumination of 56 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the original to 1959 are equipped with T-8 1x4 surface mount fluorescent fixtures with keyed single level switching. Corridor fixtures are in fair condition, providing an average illumination of 15 FC, which is less than the 20 FC recommended by the OSDM. The typical Corridors in the 1973 addition are equipped with T-8 2x4 lay-in fluorescent fixtures with keyed single level switching. Corridor fixtures are in fair condition, providing an average illumination of 45 FC, which is more than the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with 2x4 suspended T8 fluorescent type lighting, in good condition, providing an average illumination of 35 FC, which is less than the 50 (MS) FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with 2x4 lay-in T8 fluorescent type lighting, in good condition, providing an average illumination of 37 FC, which is less than the 50 (MS) FC recommended by the OSDM. The Media Center is equipped with 2x4 surface mount T8 fluorescent fixture type lighting in good condition, providing an average illumination of 46 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x4 surface mount T8 fluorescent fixture type lighting with multi level switching. Student Dining fixtures are in fair condition, providing an average illumination of 25 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 surface mount T8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in poor condition, providing an average illumination of 35 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with suspended industrial linear T8 fluorescent fixture type lighting in poor condition. The typical Administrative spaces in the overall facility are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate 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, lack of multi-level switching, and lack of automatic controls.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching and installation of systems outlined in Items A/C/K/U.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		40,006 ft ²	6,723 ft ²	18,612 ft ²	33,641 ft ²	13,815 ft ²	4,544 ft ²	16,411 ft ²		
Sum:			\$869,388.00	\$260,039.00	\$43,699.50	\$120,978.00	\$218,666.50	\$89,797.50	\$29,536.00	\$106,671.50		Includes demo of existing fixtures



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Facility Assessment

L. Security Systems

Description: The overall facility contains a Honeywell CCTV, intrusion, door contact type security system in good condition. Motion detectors are not adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is provided. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a computer based hard disk recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is equipped with card readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with surface mounted LED entry lights in good condition. Pedestrian walkways, parking and bus pick-up / drop off areas are illuminated by pole mounted metal halide fixtures in poor condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity, sparse placement of fixtures, and condition.

Rating: 2 Needs Repair

Recommendations: Provide partial security system upgrade, consisting of additional motion sensors and cameras to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required		
Sum:			\$314,317.20	\$94,014.10	\$15,799.05	\$43,738.20	\$79,056.35	\$32,465.25	\$10,678.40	\$38,565.85		



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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of plastic construction exit signs and the system is in good condition. The facility is equipped with emergency egress floodlighting, and the system is in good condition. The system is not provided with appropriate battery backup or emergency generator. (Refer to item U for specific emergency generator information) The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements due to the lack of emergency generator.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of new emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines as part of work in items K/U.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
				40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$133,752.00	(complete, area of building)
Sum:			\$133,752.00	\$40,006.00	\$6,723.00	\$18,612.00	\$33,641.00	\$13,815.00	\$4,544.00	\$16,411.00		



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Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Simplex zone type fire alarm system, updated in the last 15 years and in fair condition, consisting of manual pull stations, bells, horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches. The system is not equipped with sufficient smoke detectors and heat sensors. The system thus will support future fire suppression systems. The system is not adequately provided throughout, and does have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines due to the age, lack of smoke/heat detectors, and mismatch of equipment.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
Fire Alarm System:	\$2.45	sq. ft. (of entire building addition)		40,006 ft ²	6,723 ft ²	18,612 ft ²	33,641 ft ²	13,815 ft ²	4,544 ft ²	16,411 ft ²		
Sum:			\$327,692.40	\$98,014.70	\$16,471.35	\$45,599.40	\$82,420.45	\$33,846.75	\$11,132.80	\$40,206.95		(complete new system, including removal of existing)



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Facility Assessment

O. Handicapped Access

Description: There is an accessible route provided from the parking areas to the main entrance of the school. There is an accessible route connecting all areas of the site via sidewalks and asphalt surfacing. Not all entrances are free from stairs and there are no ADA power-assist operators at the entrances. The playground layout and equipment are not ADA compliant due to the soft surface being mulch and mats for access, or access over the curb, being provided. On the interior of the building, space allowances and reach ranges are typically compliant. There is an accessible route between the majority of the floor levels of this 3-story building. There is no accessible route between levels in the 1957/1959 addition. There is no ramp at the stage for accessibility to the locker room. There is no ADA route to the seating in the original gymnasium. There is no ADA route to the locker rooms in original building. Interior doors are wooden, are not all recessed and are not provided with ADA compliant hardware. The large group restrooms throughout the whole building are not equipped with ADA compliant toilets, urinals, and sinks. Toilet partitions do not provide appropriate ADA clearances. Mirrors generally do not meet ADA requirements for mounting heights and they are in poor condition. There is not an ADA shower provided in each locker room, both in the original building and the 1950 addition. ADA compliant electric water coolers were observed, but are in dated condition and did not have required bottle fillers. The health clinic restroom is compliant with ADA requirements. ADA signage is not provided.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, new elevators, sinks, toilets, urinals, showers, electric water coolers (see Item E), toilet partitions, mirrors and toilet partition accessories as required. Provide an elevator for accessibility in the 1957 addition. Provide a lift for access to the locker room on the stage. Replace old wood doors with new leafs equipped with ADA hardware. Parking issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	\$26,750.40	(per building area)
Lifts:	\$15,000.00	unit		1 Required			1 Required				\$30,000.00	(complete)
Elevators:	\$42,000.00	each						2 Required			\$84,000.00	(per stop, \$84,000 minimum)
Toilet Partitions:	\$1,000.00	stall		8 Required	2 Required	2 Required	6 Required	4 Required			\$22,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit								2 Required	\$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		92 Required	20 Required	43 Required	56 Required	19 Required	7 Required	26 Required	\$341,900.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		12 Required	2 Required	5 Required	9 Required	4 Required		1 Required	\$9,405.00	
Provide ADA Shower:	\$3,000.00	each		2 Required			2 Required				\$12,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Sum:			\$541,055.40	\$160,021.20	\$29,914.60	\$63,047.40	\$109,093.20	\$116,603.00	\$10,008.80	\$52,367.20		



Corridor Clearances



Ramp to Showers

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Facility Assessment

P. Site Condition

Description: The 31.36-acre flat site is located in a rural residential neighborhood and is provided with minimal tree and shrub type landscaping. The site houses the school building, three playgrounds, two baseball fields, an asphalt track, a boiler house, and the maintenance and bus garage. No areas of erosion were observed. No ponding was observed. The site is bordered by a moderately traveled street. There are three entrances onto the site which allows for some separation of bus and car traffic. There is a drop-off lane at the main entrance that is shared with visitor parking. Staff and visitor parking occur in two main parking asphalt lots that are in poor condition. Parking spaces appear to be adequately provided between the front lot and the back lot that is shared with the maintenance and bus garage. Two (2) ADA parking spaces are provided, though five (5) are required. Site and parking lot drainage design consists of sheet drainage and storm sewers. Sidewalks are generally properly sloped and located to provide a logical flow of pedestrian traffic, though there are areas that require replacement. The playground equipment is metal and high-density plastic and in fair condition. The playground is located on a wood mulch soft surface. Two of the playgrounds are fenced with chain-link fencing and the third playground is not fenced. There are no athletic facilities on the site aside from the practice track and baseball fields. The trash dumpsters are not provided with a concrete pad as per the OSDM requirements.

Rating: 3 Needs Replacement

Recommendations: Provide ADA parking spaces. Resurface all asphalt areas. Provide for concrete sidewalk replacement. Provide for reconstruction of the entrance steps at the 1973 addition and subsequent retaining walls and railings. Provide for replacement of old chain link fencing. Provide for new playground equipment. Provide new rubber or soft surface material for playgrounds. Provide for an enclosure and concrete pad for dumpsters.

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		66,667 Required							\$100,000.50	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required							\$2,000.00	
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		110,955 Required							\$2,108,145.00	(includes minor crack repair in less than 5% of paved area)
Concrete Curb:	\$22.30	ln.ft.		1,144 Required							\$25,511.20	(new)
Concrete Sidewalk:	\$5.80	sq.ft. (Qty)		945 Required							\$5,481.00	(5 inch exterior slab)
Provide Soft Surface Playground Material:	\$30.00	sq. yard		365 Required							\$10,950.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)								720 Required	\$23,040.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required							\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required							\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required							\$150,000.00	Include this one or the previous. (Applies for whole building, so only one addition should have this item)
Other: Replace Playground Fencing	\$75.00	ln.ft.		334 Required							\$25,050.00	chainlink
Sum:				\$2,502,577.70	\$2,479,537.70	\$0.00	\$0.00	\$0.00	\$0.00	\$23,040.00		



Playground Equipment



Concrete Steps Needing Repair

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Facility Assessment

Q. Sewage System

Description: The sanitary sewer system is tied into the municipal 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 Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
				40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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Facility Assessment

R. Water Supply

Description: The domestic water supply system is tied into the municipal system, features 6" service and 3" water meter, and is in good condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
				40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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Facility Assessment

S. Exterior Doors

Description: Exterior doors are a mixture of aluminum and hollow metal and are in poor condition. There is a steel overhead door at the loading dock that is in poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors including the overhead door.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
				40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
Door Leaf/Frame and Hardware:	\$2,500.00	per leaf		7 Required		4 Required	2 Required	6 Required		10 Required	\$72,500.00	(includes removal of existing)
Overhead doors and hardware:	\$3,500.00	per leaf								1 Required	\$3,500.00	(8 x 10 sectional, manual operation)
Sum:			\$76,000.00	\$17,500.00	\$0.00	\$10,000.00	\$5,000.00	\$15,000.00	\$0.00	\$28,500.00		



Exterior Door



Exterior Door Threshold and Seals

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Facility Assessment

T. Hazardous Material

Description: The school was observed to contain asbestos. An AHERA report from 2002 has been provided, though it stated that all asbestos containing materials had been abated. Vinyl asbestos tile was observed in the school during the assessment. It is unclear the quantity and scope of existing hazardous materials.

Rating: 3 Needs Replacement

Recommendations: Provide for an Enhanced Environmental Report to be completed and budget adjustments to be made in order to replace abated materials.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
Other: Hazardous Material Study	\$15,000.00	allowance		40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²		
Sum:			\$105,000.00	Required	Required	Required	Required	Required	Required	Required	\$105,000.00	to assess the existing conditions for any hazardous materials.



VAT Floor Tile



Screw Spline Ceiling Tile

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Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. The Kitchen hood is in fair condition, is equipped with the required UL 300 compliant wet chemical fire suppression system. The facility is not currently equipped with an emergency generator. Exit corridors are situated such that dead-end corridors are not present. Fire extinguishers are provided throughout the facility. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. Interior stairwells are not all appropriately enclosed with a rated enclosure.

Rating: 2 Needs Repair

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 appropriate enclosures for interior stairwells. Provide for an emergency generator.

Item	Cost	Unit	Whole Building	Original Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		40,006 ft²	6,723 ft²	18,612 ft²	33,641 ft²	13,815 ft²	4,544 ft²	16,411 ft²	\$427,987.20	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level					2 Required	2 Required			\$20,000.00	(includes associated doors, door frames and hardware)
Water Main	\$50.00	in.ft.		300 Required							\$15,000.00	(new)
Generator (building size > 111,111 SF):	\$100,000.00	unit		1 Required							\$100,000.00	(Select 1 for entire building. Includes switch gear, fence and pad/day tank, life safety only)
Sum:			\$562,987.20	\$243,000.00	\$21,513.60	\$59,558.40	\$117,651.20	\$54,208.00	\$14,540.80	\$52,515.20		



Type 1 kitchen hood



Unenclosed Stair

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Facility Assessment

V. Loose Furnishings

Description: The typical furniture generally matches within a classroom but all the furniture is dated. It consists of student desks and chairs, teacher desks and chairs, desk-height file cabinets, reading tables/computer workstations and bookcases. 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 4 due to observed conditions, and due to the fact that it lacks some of the design manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of furnishings.

Item	Cost	Unit	Whole Building	Original Building (1924) 40,006 ft²	Original Building - Board Offices (1924) 6,723 ft²	Addition 1 (1938) 18,612 ft²	Addition 2 (1950) 33,641 ft²	Addition 3 (1957) 13,815 ft²	Addition 4 (1959) 4,544 ft²	Addition 5 (1973) 16,411 ft²	Sum	Comments
CEFPI Rating 4 to 5	\$5.50	sq.ft. (of entire building addition)		Required		Required	Required	Required	Required	Required	\$698,659.50	
Sum:			\$698,659.50	\$220,033.00	\$0.00	\$102,366.00	\$185,025.50	\$75,982.50	\$24,992.00	\$90,260.50		



Dated Classroom Furniture



Mismatched and Dated Furniture

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Facility Assessment

W. Technology

Description: The typical Classroom is equipped with 2 of the required four technology data ports for student 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 the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system that is in poor condition. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and does not provide Computer Labs for use by students. Elevators are not equipped with telephones.

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 Building (1924)	Original Building - Board Offices (1924)	Addition 1 (1938)	Addition 2 (1950)	Addition 3 (1957)	Addition 4 (1959)	Addition 5 (1973)	Sum	Comments
				40,006 ft ²	6,723 ft ²	18,612 ft ²	33,641 ft ²	13,815 ft ²	4,544 ft ²	16,411 ft ²		
MS portion of building with total SF > 100,000	\$9.00	sq.ft. (Qty)		40,006 Required		18,612 Required	33,641 Required	13,815 Required	4,544 Required	16,411 Required	\$1,143,261.00	
Sum:			\$1,143,261.00	\$360,054.00	\$0.00	\$167,508.00	\$302,769.00	\$124,335.00	\$40,896.00	\$147,699.00		



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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$22,804,733.01
7.00%	Construction Contingency	\$1,596,331.31
Subtotal		\$24,401,064.32
16.29%	Non-Construction Costs	\$3,974,933.38
Total Project		\$28,375,997.70

Construction Contingency	\$1,596,331.31
Non-Construction Costs	\$3,974,933.38
Total for X.	\$5,571,264.69

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$7,320.32
Soil Borings / Phase I Envir. Report	0.10%	\$24,401.06
Agency Approval Fees (Bldg. Code)	0.25%	\$61,002.66
Construction Testing	0.40%	\$97,604.26
Printing - Bid Documents	0.15%	\$36,601.60
Advertising for Bids	0.02%	\$4,880.21
Builder's Risk Insurance	0.12%	\$29,281.28
Design Professional's Compensation	7.50%	\$1,830,079.82
CM Compensation	6.00%	\$1,464,063.86
Commissioning	0.60%	\$146,406.39
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$273,291.92
Total Non-Construction Costs	16.29%	\$3,974,933.38

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School Facility Appraisal - Shawnee Local

Name of Appraiser	Elizabeth Weiss	Date of Appraisal	2021-10-13
Building Name	Shawnee Middle		
Street Address	3235 Zurmehly Rd		
City/Town, State, Zip Code	Lima, OH 45806		
Telephone Number(s)	419-998-8057		
School District	Shawnee Local		

Setting:	Rural		
Site-Acreage	31.36	Building Square Footage	133,752
Grades Housed	5-8	Student Capacity	987
Number of Teaching Stations	41	Number of Floors	3
Student Enrollment	757		
Dates of Construction	1924,1924,1938,1950,1957,1959,1973		

Energy Sources:	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Solar
Air Conditioning:	<input checked="" type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Windows Units	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Room Units
Heating:	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Individual Unit	<input type="checkbox"/> Forced Air
	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Steam		

Type of Construction	Exterior Surfacing	Floor Construction
<input checked="" type="checkbox"/> Load bearing masonry	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Wood Joists
<input type="checkbox"/> Steel frame	<input type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Steel Joists
<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Slab on grade
<input type="checkbox"/> Wood	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Structural slab
<input checked="" type="checkbox"/> Steel Joists	<input checked="" type="checkbox"/> Stone	

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Suitability Appraisal of 1.0 The School Site for Shawnee Middle School

1.0 The School Site	Points Allocated	Points
<p>1.1 Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is 31 acres compared to 28 acres required by OSDM.</i></p>	25	25
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>The school is centrally located within the school district, and is easily accessible</i></p>	20	20
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential/agricultural uses, and there are no undesirable features.</i></p>	10	8
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.</i></p>	10	6
<p>1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>The playground equipment is metal and high-density plastic and in fair condition.</i></p>	10	4
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is generally sloped to provide positive drainage across the site.</i></p>	5	3
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>No areas of erosion were observed. No ponding was observed</i></p>	5	4
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, though minimal related equipment has been provided to facilitate doing so.</i></p>	5	3
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts and correct slopes. Though there are areas that require replacement.</i></p>	5	3
<p>1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>Staff and visitor parking occur in two main parking asphalt lots that are in poor condition. Parking is adequate for the current student population.</i></p>	5	2
TOTAL - 1.0 The School Site	100	78

Suitability Appraisal of 2.0 Structural and Mechanical Features for Shawnee Middle School

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Suitability Appraisal of 2.0 Structural and Mechanical Features for Shawnee Middle School

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	4
<i>Provide ADA-compliant signage, new elevators, sinks, toilets, urinals, electric water coolers (see Item E), toilet partitions, mirrors and toilet partition accessories as required. Provide an elevator for accessibility in the 1957 addition. Provide a lift for access to the locker room on the stage. Replace old wood doors with new leafs equipped with ADA hardware.</i>		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	4
<i>The existing roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding.</i>		
2.3 Foundations are strong and stable with no observable cracks	10	2
<i>Provide for the repair of the foundation where cracking is visibly occurring.</i>		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	8
<i>Exterior and interior walls are in fair condition, have sufficient control and expansion joints and are free from deterioration.</i>		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	8
<i>Entry and exit points to the building have been adequately provided.</i>		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	2
<i>Building envelope does not meet minimum energy conservation requirements.</i>		
2.7 Structure is free of friable asbestos and toxic materials	10	4
<i>The building is reported to contain asbestos and other hazardous materials.</i>		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	4
<i>Due to multiple additions, a variety of Classroom sizes have been provided throughout the facility</i>		
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	9
<i>Adequate light sources are well maintained, and are not properly placed.</i>		
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	12
<i>Internal water supply and pressure is adequate.</i>		
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications	15	5
<i>Wall outlets are not adequately provided in every space.</i>		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	5
<i>Electrical controls are safely protected with disconnect switches easily accessible.</i>		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	6
<i>Drinking fountains are adequate and will upgraded to have bottle fillers.</i>		
2.14 Number and size of restrooms meet requirements	10	10
<i>Number of restrooms are adequate.</i>		
2.15 Drainage systems are properly maintained and meet requirements	10	8

<i>Drainage system is adequate.</i>		
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	6
<i>Fire alarms, smoke detectors, and sprinkler systems are properly maintained and but not properly provided.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	5
<i>Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas but is in poor condition.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Exterior water supply is sufficient.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	107

Suitability Appraisal of 3.0 Plant Maintainability for Shawnee Middle School

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Windows and doors are old and require replacement and maintenance.</i>	15	3
3.2 Floor surfaces throughout the building require minimum care <i>The floor finishes throughout the school are VCT, carpet, and ceramic tile and are in poor condition.</i>	15	6
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings and walls throughout the building are gypsum and lay-in and vary from fair to poor condition</i>	10	4
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>The built-in casework is wood and in poor condition</i>	10	4
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware varies throughout the facility, and does not meet ADA requirements</i>	10	2
3.6 Restroom fixtures are wall mounted and of quality finish <i>Restroom fixtures are wall mounted and are of poor quality.</i>	10	4
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Adequate custodial storage space has been provided.</i>	10	4
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate electrical outlets and power, to permit routine cleaning, are not available in every area.</i>	10	3
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures and equipment, and other fixtures are accessible for repair and replacement. Electrical outlets are not provided.</i>	10	5
TOTAL - 3.0 Plant Maintainability	100	35

Suitability Appraisal of 4.0 Building Safety and Security for Shawnee Middle School

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 <i>There are three entrances onto the site which allows for some separation of bus and car traffic.</i>	15	9
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided on-site for pedestrian safety though no sidewalks are required for this rural school site.</i>	10	6
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>There is a drop-off lane at the main entrance that is shared with visitor parking. Staff and visitor parking occur in two main parking asphalt lots that are in poor condition.</i>	5	3
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground layout and equipment are not ADA accessible.</i>	5	3
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>The heating units are placed away from the students.</i>	20	15
4.7 Multi-story buildings have at least two stairways for student egress <i>There is an accessible route between the majority of the floor levels of this 3-story building.</i>	15	9
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direct of travel and are equipped with panic hardware.</i>	10	6
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting is provided throughout the entire building but exit signs are not on separate electrical circuits.</i>	10	5
4.10 Classroom doors are recessed and open outward <i>Classrooms doors are not fully recessed.</i>	10	2
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Building security systems are provided to assure uninterrupted operation of the educational program.</i>	10	4
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring finishes should be replaced due to age.</i>	5	2
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements.</i>	5	3
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights is tempered for safety.</i>	5	3
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	2

Drinking fountains/water coolers have not been recessed in all corridor walls.

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	2
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Due to multiple additions, circulation throughout the building is confusing.

Emergency Safety	Points Allocated	Points
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4.17 Adequate fire safety equipment is properly located	15	12
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Adequate fire safety equipment is properly located.

4.18 There are at least two independent exits from any point in the building	15	9
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Multiple exits are provided from corridors throughout the facility.

4.19 Fire-resistant materials are used throughout the structure	15	12
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The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry/drywall.

4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	12
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Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.

TOTAL - 4.0 Building Safety and Security	200	123
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Suitability Appraisal of 5.0 Educational Adequacy for Shawnee Middle School

5.0 Educational Adequacy Points Allocated Points

Academic Learning Space

5.1 **Size of academic learning areas** meets desirable standards 25 10

The average classroom does not adequately meet desirable standards.

5.2 **Classroom space** permits arrangements for small group activity 15 9

Classrooms are not 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 music room is located adjacent to academic learning areas, which can be distracting.

5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students 10 4

Undersized classrooms do not permit privacy time for individual students.

5.5 **Storage for student materials** is adequate 10 6

The casework is the original, old wood casework and it is in poor condition. Lockers are recessed in the corridor walls for student storage.

5.6 **Storage for teacher materials** is adequate 10 4

Typical classroom features built in storage for teacher materials.

Special Learning Space Points Allocated Points

5.7 **Size of special learning area(s)** meets standards 15 6

Special education classrooms are undersized compared to standards

5.8 **Design of specialized learning area(s)** is compatible with instructional need 10 4

Special education spaces are not adequately provided to meet instructional needs.

5.9 **Library/Resource/Media Center** provides appropriate and attractive space 10 4

The media center is not visually appealing and does not provide natural light.

5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction 5 5

Gymnasium is adequately sized and equipped for physical education instruction.

5.11 **ES Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction
MS/HS **Science** program is provided sufficient space and equipment 10 4

Science classrooms are undersized, and not provided with required equipment.

5.12 **Music Program** is provided adequate sound treated space 5 3

Music instruction is provided with minimal sound treatment.

5.13 **Space for art** is appropriate for special instruction, supplies, and equipment 5 2

Art room is undersized, it does not provide space for storage supplies and equipment.

School Facility Appraisal Points Allocated Points

5.14 **Space for technology education** permits use of state-of-the-art equipment 5 2

Space for technology education does not permit use of state-of-the-art equipment.

5.15 **Space for small groups and remedial instruction** is provided adjacent to classrooms 5 3

Minimal space has been provided adjacent to classrooms for small group rooms and remedial instruction.

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

Storage for student and teacher material is not adequate.

Support Space Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 4

Limited work space is provided for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 4

The middle school has two kitchens, and student dining spaces which are not visually appealing and confusing.

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

Administrative offices are not consistent in appearance and function.

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

The space provided for the counselor does not ensure privacy and lacks sufficient storage space.

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

Clinic is near administrative offices but is not equipped to meet requirements.

5.22 **Suitable reception space** is available for students, teachers, and visitors 5 2

Reception space is available to students, teachers, and visitors.

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

Administrative personnel are not provided sufficient work space and privacy.

TOTAL - 5.0 Educational Adequacy 200 92

Suitability Appraisal of 6.0 Environment for Education for Shawnee Middle School

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	3
<i>Overall building design is not aesthetically pleasing for the age of the students.</i>		
6.2 Site and building are well landscaped	10	6
<i>Site and building are well landscaped.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential/agricultural uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	6
<i>Exits are not sheltered from sun and inclement weather</i>		
6.5 Building materials provide attractive color and texture	5	3
<i>Exterior building materials consist of brick and concrete block which do not provide an attractive color and texture.</i>		
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	12
<i>Due to multiple additions and multiple building materials, the overall design is inconsistent, which does not enhance learning.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	10
<i>Year around comfort and control is not provided, and will be upgraded.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	10
<i>Proper ventilation is not provided and will be upgraded.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	5
<i>Lighting system does not provide proper intensity, diffusion, and distribution of illumination.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	9
<i>Drinking fountains and restroom facilities are conveniently located</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	4
<i>Communication among students is not enhanced by commons areas for socialization</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	4
<i>Corridor/building layout does not provide an efficient means of circulation throughout the building</i>		
6.13 Areas for students to interact are suitable to the age group	10	4
<i>Limited space and equipment have been provided to encourage interaction among students</i>		
6.14 Large group areas are designed for effective management of students	10	6
<i>The gymnasium is adequately designed to manage large groups of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	2
<i>Limited consideration has been given to acoustical treatment of classrooms and corridors</i>		
6.16 Window design contributes to a pleasant environment	10	4

The windows are old and need to be replaced.

6.17 **Furniture and equipment** provide a pleasing atmosphere

10

4

Classroom furniture is mismatched and in poor condition.

TOTAL - 6.0 Environment for Education

200

100

LEED Observation Notes

School District:	Shawnee Local
County:	Allen
School District IRN:	45799
Building:	Shawnee Middle
Building IRN:	34215

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are built on productive agricultural, wildlife or open areas. Several measures can be taken 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 site has enough outdoor space to allow for outdoor learning. There are fields present to already allow for outdoor exercise. There is enough space on site to house construction and run-off management.

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)

Low flow fixtures have been noted to replace the existing fixtures.

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 New equipment will need to follow the LEED requirements along with the Energy requirements and Codes.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Credit points can be achieved through recycling materials that are removed and reusing the walls and structure of the building. Points can also be achieved through providing new finishes that have low VOC, using local products, and using materials that have recycled content.

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)

Indoor air quality will be updated with the new equipment.

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)

This is contingent on the design architect.

Justification for Allocation of Points - Shawnee Local

Building Name and Level: **Shawnee Middle**

5-8

Building features that clearly exceed criteria:

1. The school has two useable gymnasiums and two sets of locker rooms.
2. Several classrooms are larger than required by the OSDM.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. The entire building is not ADA accessible.
2. Classroom storage is minimal.
3. There is not a lot of student gathering spaces.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Shawnee Local
Facility:	Shawnee Middle
Date of Initial Assessment:	Oct 13, 2021
Date of Assessment Update:	Dec 16, 2021
Cost Set:	2021

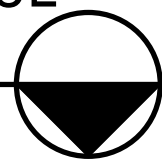
District IRN:	45799
Building IRN:	34215
Firm:	Architectural Vision Group

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1924 Original Building	40,006	\$105,000.00	\$0.00
1924 Original Building - Board Offices	6,723	\$0.00	\$0.00
1938 Addition 1	18,612	\$0.00	\$0.00
1950 Addition 2	33,641	\$0.00	\$0.00
1957 Addition 3	13,815	\$0.00	\$0.00
1959 Addition 4	4,544	\$0.00	\$0.00
1973 Addition 5	16,411	\$0.00	\$0.00
Total	133,752	\$105,000.00	\$0.00
Total with Regional Cost Factor (105.56%)	—	\$110,838.00	\$0.00
Regional Total with Soft Costs & Contingency	—	\$137,916.06	\$0.00

MIDDLE SCHOOL SITE PLAN

SCALE:



SHAWNEE MIDDLE SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1908,1924,1938,1957,1959,
1973,1974

ACREAGE:
31.36

TOTAL SF:
138,735

GRADES:
5-8

CURRENT ENROLLMENT:
757

SQUARE FEET PER STUDENT:
183

DATE ISSUED:
-

LEGENDS:



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SHEET NO
1 OF 8

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
ORIG. CONS. (1924)		4,736		5,803										
1. BOARD OFFICE (1924)		1,633										5,090		
2. ADDITION & RENO. (1938)		4,259												
3. ADDITION & RENO. (1950)		6,582					2,069	502						2,718
4. ADDITION & RENO. (1957)		3,029												
5. ADDITION & RENO. (1959)		220												
6. ADDITION & RENO. (1973)		1,318			3,534		3,612	3,137						
TOTAL SF		21,777		5,803	3,534		5,681	3,639				5,090		2,718

SHAWNEE MIDDLE
SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1908,1924,1938,1957,1959,
1973,1974

ACREAGE:

31.36

TOTAL SF:

138,735

GRADES:

5-8

CURRENT ENROLLMENT:

757

SQUARE FEET PER STUDENT:

183

DATE ISSUED:

-

LEGENDS:

BUILDING COMPONENT

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- NON-DESIGN
MANUAL
- UNUSABLE
- OVERSIZED
- TUNNELS



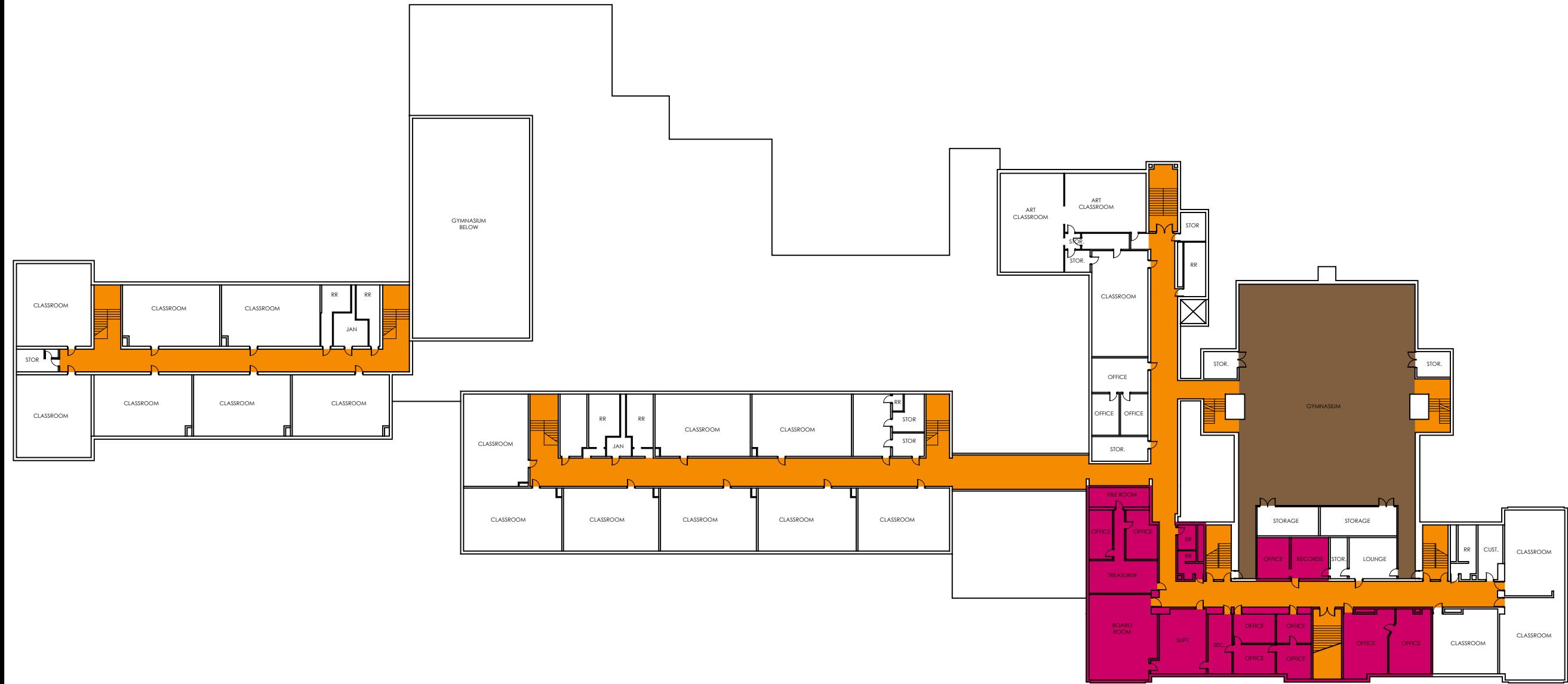
FIRST FLOOR PLAN

SCALE:



SHEET NO

2 OF 8



SHAWNEE MIDDLE SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1908,1924,1938,1957,1959,
1973,1974

ACREAGE:
31.36

TOTAL SF:
138,735

GRADES:
5-8

CURRENT ENROLLMENT:
757

SQUARE FEET PER STUDENT:
183

DATE ISSUED:
-

LEGENDS:

BUILDING COMPONENT

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED
- TUNNELS



SECOND FLOOR PLAN

SCALE:

SHEET NO

3 OF 8

SHAWNEE MIDDLE SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1908,1924,1938,1957,1959,
1973,1974

ACREAGE:
31.36

TOTAL SF:
138,735










GRADES:
5-8

CURRENT ENROLLMENT:
757

SQUARE FEET PER STUDENT:
183

DATE ISSUED:
-

LEGENDS:

BUILDING COMPONENT	
	CORRIDORS
	GYMNASIUM
	MEDIA CENTER
	STUDENT DINING
	KITCHEN
	NON-DESIGN MANUAL
	UNUSABLE
	OVERSIZED
	TUNNELS



SHEET NO
4 OF 8

THIRD FLOOR PLAN

SCALE:

SHAWNEE SCHOOL DISTRICT

CONSTRUCTION DATES:

ACREAGE:

TOTAL SF:

GRADES:

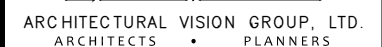
CURRENT ENROLLMENT:

SQUARE FEET PER STUDENT:

DATE ISSUED:

CONSTRUCTION DATES

- _____

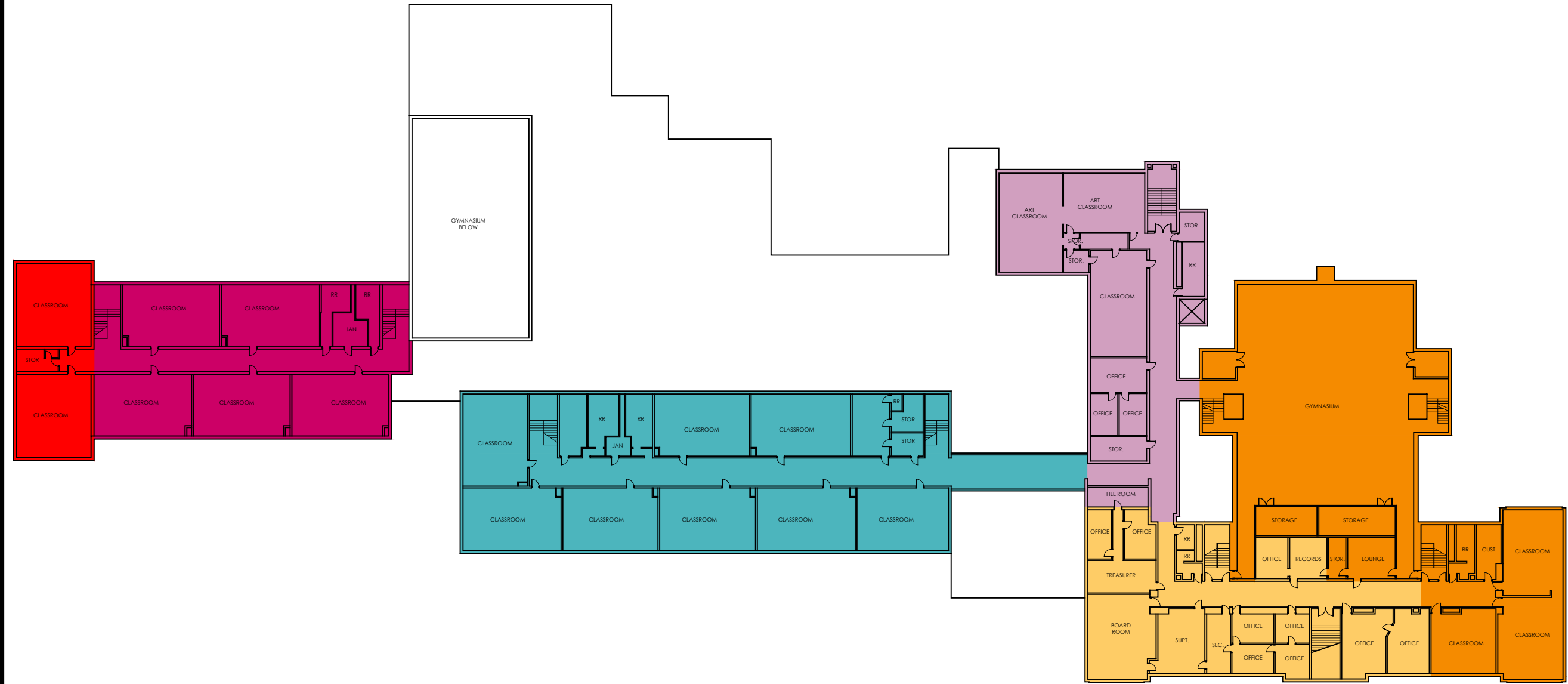


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SCALE:



SHAWNEE MIDDLE
SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1908,1924,1938,1957,1959,
1973,1974

ACREAGE:
31.36

TOTAL SF:
138,735

GRADES:
5-8

CURRENT ENROLLMENT:
757

SQUARE FEET PER STUDENT:
183

DATE ISSUED:
-

LEGENDS:

CONSTRUCTION DATES

- ORIGINAL (1924)
- 1. BOARD OFFICES (1924)
- 2. ADDITION & RENO. (1938)
- 3. ADDITION & RENO. (1950)
- 4. ADDITION & RENO.(1957)
- 5. ADDITION & RENO (1959)
- 6. ADDITION & RENO. (1973)

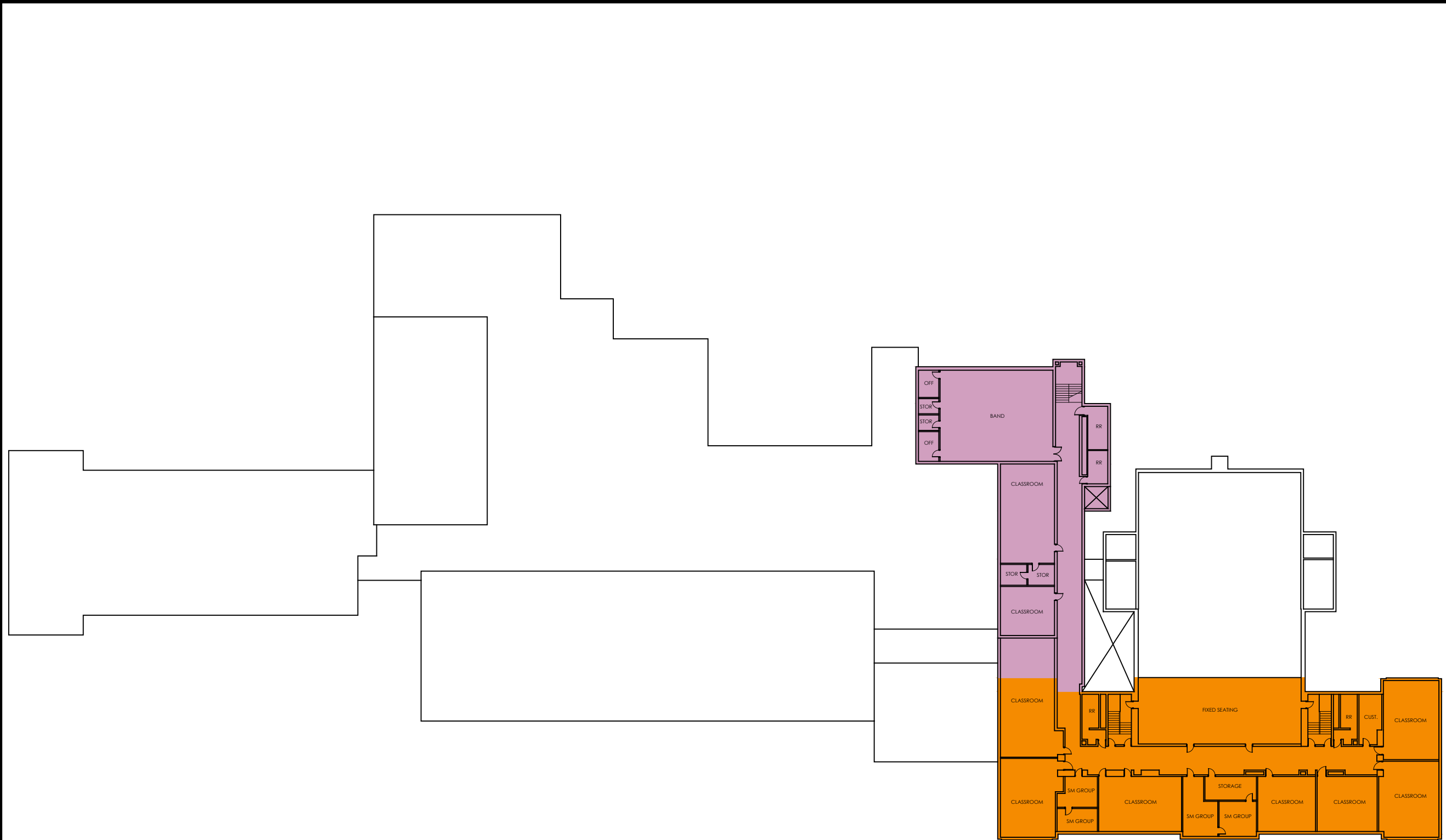


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SECOND FLOOR PLAN

SCALE:

SHEET NO
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THIRD FLOOR PLAN

SCALE:

SHAWNEE MIDDLE SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1908,1924,1938,1957,1959,
1973,1974

ACREAGE:

31.36

TOTAL SF:

138,735

GRADES:

5-8

CURRENT ENROLLMENT:

757

SQUARE FEET PER STUDENT:

183

DATE ISSUED:

-

LEGENDS:

CONSTRUCTION DATES

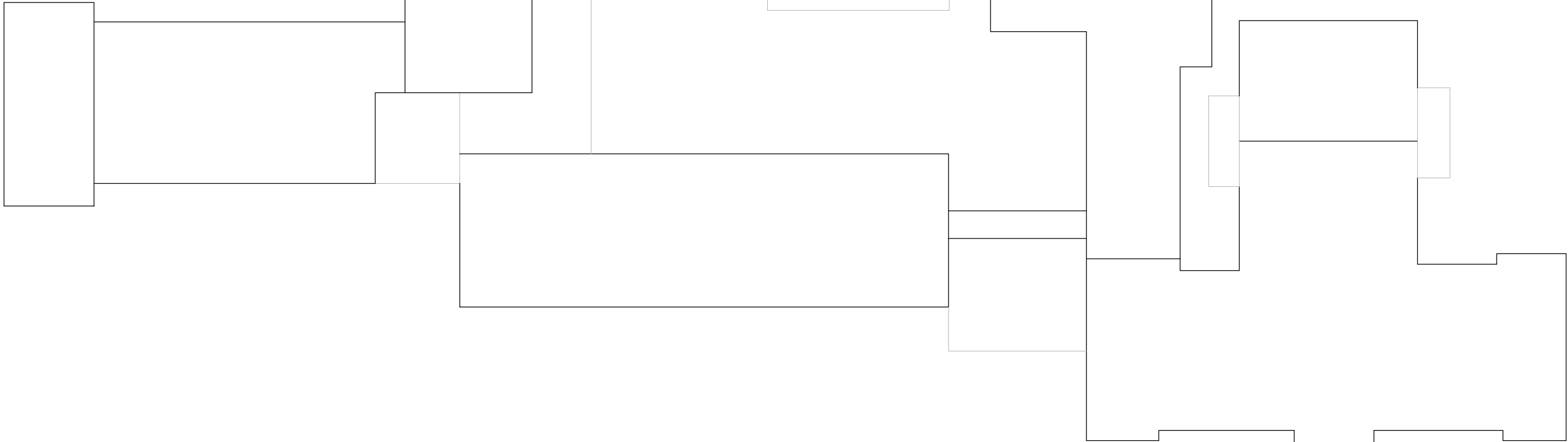
- ORIGINAL (1924)
- 1. BOARD OFFICES (1924)
- 2. ADDITION & RENO. (1938)
- 3. ADDITION & RENO. (1950)
- 4. ADDITION & RENO.(1957)
- 5. ADDITION & RENO (1959)
- 6. ADDITION & RENO. (1973)



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SHEET NO

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ROOF PLAN

SCALE:

SHAWNEE MIDDLE SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1908,1924,1938,1957,1959,1973,1974

ACREAGE:

31.36

TOTAL SF:

138,735

GRADES:

5-8

CURRENT ENROLLMENT:

757

SQUARE FEET PER STUDENT:

183

DATE ISSUED:

-

LEGENDS:



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SHEET NO

8 OF 8

Shawnee Local School District

FACILITY ASSESSMENT REPORT

Building Assessment Summary

Maplewood Intermediate School



BUILDING ASSESSMENT

SLSD Maplewood Intermediate School

Maplewood Elementary School is a single-story 47,537 SF school located on Wonderlick Road in a mostly residential area in the town of Lima. It was originally constructed in 1969, with an addition in 1972. The school is located on a large, rural 17.29-acre site.

The facility is a brick building with brick and metal panel accents. The facility features a hybrid partitioned and open design. It features masonry bearing walls and columns in fair condition. The floor finishes throughout the school are VCT, carpet, VAT, and ceramic tile and are in fair to poor condition. The roof system is an EPDM system, which is in fair condition. Several areas of ponding on the flat roofs were observed. The ventilation system of the school is adequate to meet the needs of the users. With a current enrollment reported to be at 325 students this 3-4 grade school is adequate for the student population. This enrollment is not typical of the building's enrollment history provided by the district. The typical enrollment of 386-400 would make this 3-4 grade school inadequately sized for the student population.

The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not OSDM compliant. The building has a fire alarm system that has been updated in the past 15 years, but is not fully compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system.

The school was built in 1969 and was observed to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The property is not fenced. There are two asphalt parking lots on-site in poor condition. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

Building Information - Shawnee Local (45799) - Maplewood Elem

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Rural
Assessment Name	Maplewood Elementary School
Assessment Date (on-site; non-EEA)	2021-10-13
Kitchen Type	Warming Kitchen
Cost Set:	2021
Building Name	Maplewood Elem
Building IRN	64303
Building Address	1670 Wonderlick Rd
Building City	Lima
Building Zipcode	45805
Building Phone	419-998-8076
Acreage	17.29
Current Grades:	3-4
Teaching Stations	26
Number of Floors	1
Student Capacity	357
Current Enrollment	400
Enrollment Date	2021-10-12
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	21
Historical Register	NO
Building's Principal	Larry Foos
Building Type	Elementary

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Building Pictures - Shawnee Local(45799) - Maplewood Elem(64303)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

47,537 Total Existing Square Footage

1969,1972 Building Dates

3-4 Grades

400 Current Enrollment

26 Teaching Stations

17.29 Site Acreage

Maplewood Elementary School is a single-story 47,537 SF school located on Wonderlick Road in a mostly residential area in the town of Lima. It was originally constructed in 1969, with an addition in 1972. The school is located on a large, rural 17.29-acre site. The facility is a brick building with brick and metal panel accents. The facility features a hybrid partitioned and open design. It features masonry bearing walls and columns in fair condition. The floor finishes throughout the school are VCT, carpet, VAT, and ceramic tile and are in fair to poor condition. The roof system is an EPDM system, which is in fair condition. Several areas of ponding on the flat roofs were observed. The ventilation system of the school is adequate to meet the needs of the users. With a current enrollment reported to be at 325 students this 3-4 grade school is adequate for the student population. This enrollment is not typical of the building's enrollment history provided by the district. The typical enrollment of 386-400 would make this 3-4 grade school inadequately sized for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not OSDM compliant. The building has a fire alarm system that has been updated in the past 15 years, but is not fully compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The school was built in 1969 and was observed to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The property is not fenced. There are two asphalt parking lots on-site in poor condition. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

No Significant Findings

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Building Construction Information - Shawnee Local (45799) - Maplewood Elem (64303)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1969	yes	1	33,955	no	no
Addition 1	1972	yes	1	13,582	no	no

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Building Component Information - Shawnee Local (45799) - Maplewood Elem (64303)

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 Building (1969)		5660		3903	2383			311						
Addition 1 (1972)		2307												
Total	0	7,967	0	3,903	2,383	0	0	311	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Maplewood Elem (64303)

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Maplewood Elem				Contact: Larry Foos			
Address: 1670 Wonderlick Rd Lima,OH 45805				Phone: 419-998-8076			
Bldg. IRN: 64303				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades		3-4	Acreage:		17.29	Suitability Appraisal Summary									
Proposed Grades		N/A	Teaching Stations:		26										
Current Enrollment		400	Classrooms:		21										
Projected Enrollment		N/A													
Addition		Date	HA	Number of Floors		Current Square Feet		Section			Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building</u>		1969	yes	1		33,955		<u>1.0 The School Site</u>			100	64	64%		Borderline
<u>Addition 1</u>		1972	yes	1		13,582		<u>2.0 Structural and Mechanical Features</u>			200	120	60%		Borderline
Total						47,537		<u>3.0 Plant Maintainability</u>			100	37	37%		Poor
		*HA	=	Handicapped Access				<u>4.0 Building Safety and Security</u>			200	120	60%		Borderline
		*Rating	=1	Satisfactory				<u>5.0 Educational Adequacy</u>			200	89	45%		Poor
			=2	Needs Repair				<u>6.0 Environment for Education</u>			200	114	57%		Borderline
			=3	Needs Replacement				<u>LEED Observations</u>			—	—	—		—
		*Const P/S	=	Present/Scheduled Construction				<u>Commentary</u>			—	—	—		—
								Total			1000	544	54%		Borderline

FACILITY ASSESSMENT Cost Set: 2021				Rating	Dollar Assessment	Enhanced Environmental Hazards Assessment Cost Estimates	
	A.	<u>Heating System</u>		1	\$0.00	C=Under Contract	
	B.	<u>Roofing</u>		3	\$790,595.00		
	C.	<u>Ventilation / Air Conditioning</u>		2	\$15,500.00	Renovation Cost Factor	
	D.	<u>Electrical Systems</u>		3	\$1,138,511.15	Cost to Renovate (Cost Factor applied)	
	E.	<u>Plumbing and Fixtures</u>		2	\$168,500.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
	F.	<u>Windows</u>		3	\$187,876.55		
	G.	<u>Structure: Foundation</u>		1	\$0.00		
	H.	<u>Structure: Walls and Chimneys</u>		2	\$55,965.00		
	I.	<u>Structure: Floors and Roofs</u>		2	\$10,000.00		
	J.	<u>General Finishes</u>		3	\$1,434,054.20		
	K.	<u>Interior Lighting</u>		3	\$308,990.50		
	L.	<u>Security Systems</u>		2	\$111,711.95		
	M.	<u>Emergency/Egress Lighting</u>		3	\$47,537.00		
	N.	<u>Fire Alarm</u>		2	\$116,465.65		
	O.	<u>Handicapped Access</u>		3	\$186,360.00		
	P.	<u>Site Condition</u>		3	\$530,412.50		
	Q.	<u>Sewage System</u>		1	\$0.00		
	R.	<u>Water Supply</u>		1	\$0.00		
	S.	<u>Exterior Doors</u>		3	\$72,500.00		
	T.	<u>Hazardous Material</u>		3	\$30,000.00		
	U.	<u>Life Safety</u>		3	\$227,118.40		
	V.	<u>Loose Furnishings</u>		3	\$308,990.50		
	W.	<u>Technology</u>		3	\$522,907.00		
	X.	<u>Non-Construction Contingency / Non-Construction Cost</u>		-	\$1,530,312.87		
Total					\$7,794,308.27		

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Main Assessment Menu - Shawnee Local (45799) - Maplewood Elem (64303)
























Original Building (1969) Summary

District: Shawnee Local						County: Allen		Area: Northwestern Ohio (3)	
Name: Maplewood Elem						Contact: Larry Foos			
Address: 1670 Wonderlick Rd Lima, OH 45805						Phone: 419-998-8076			
Bldg. IRN: 64303						Date Prepared: 2021-10-13		By: Elizabeth Weiss	
						Date Revised: 2021-12-16		By: Elizabeth Weiss	

Current Grades		3-4	Acreage:	17.29	Suitability Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:	26					
Current Enrollment		400	Classrooms:	21					
Projected Enrollment		N/A							
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
<u>Original Building</u>	1969	yes	1	33,955	<u>1.0 The School Site</u>	100	64	64%	Borderline
<u>Addition 1</u>	1972	yes	1	13,582	<u>2.0 Structural and Mechanical Features</u>	200	120	60%	Borderline
<u>Total</u>				<u>47,537</u>	<u>3.0 Plant Maintainability</u>	100	37	37%	Poor
					<u>4.0 Building Safety and Security</u>	200	120	60%	Borderline
					<u>5.0 Educational Adequacy</u>	200	89	45%	Poor
					<u>6.0 Environment for Education</u>	200	114	57%	Borderline
					<u>LEED Observations</u>	—	—	—	—
					<u>Commentary</u>	—	—	—	—
					Total	1000	544	54%	Borderline

FACILITY ASSESSMENT Cost Set: 2021			Rating	Dollar Assessment	C
A.	Heating System	1	\$0.00	-	C=Under Contract
B.	Roofing	3	\$566,214.50	-	
C.	Ventilation / Air Conditioning	2	\$0.00	-	Renovation Cost Factor
D.	Electrical Systems	3	\$813,222.25	-	Cost to Renovate (Cost Factor applied)
E.	Plumbing and Fixtures	2	\$120,200.00	-	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.
F.	Windows	3	\$148,049.45	-	
G.	Structure: Foundation	1	\$0.00	-	
H.	Structure: Walls and Chimneys	2	\$40,952.50	-	
I.	Structure: Floors and Roofs	2	\$10,000.00	-	
J.	General Finishes	3	\$1,065,982.00	-	
K.	Interior Lighting	3	\$220,707.50	-	
L.	Security Systems	2	\$79,794.25	-	
M.	Emergency/Egress Lighting	3	\$33,955.00	-	
N.	Fire Alarm	2	\$83,189.75	-	
O.	Handicapped Access	3	\$164,860.00	-	
P.	Site Condition	3	\$508,039.50	-	
Q.	Sewage System	1	\$0.00	-	
R.	Water Supply	1	\$0.00	-	
S.	Exterior Doors	3	\$65,000.00	-	
T.	Hazardous Material	3	\$15,000.00	-	
U.	Life Safety	3	\$183,656.00	-	
V.	Loose Furnishings	3	\$220,707.50	-	
W.	Technology	3	\$373,505.00	-	
X.	Construction Contingency / Non-Construction Cost	-	\$1,151,408.64	-	
Total			\$5,864,443.84		

Addition 1 (1972) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)					
Name: Maplewood Elem				Contact: Larry Foos							
Address: 1670 Wonderlick Rd Lima,OH 45805				Phone: 419-998-8076							
Bldg. IRN: 64303				Date Prepared: 2021-10-13		By: Elizabeth Weiss					
				Date Revised: 2021-12-16		By: Elizabeth Weiss					
Current Grades		3-4	Acreage:		17.29	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:		26						
Current Enrollment		400	Classrooms:		21						
Projected Enrollment		N/A									
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>	<u>Section</u>	<u>Points Possible</u>	<u>Points Earned</u>	<u>Percentage</u>	<u>Rating</u>	<u>Category</u>
<u>Original Building</u>		1969	yes	1	33,955	<u>1.0 The School Site</u>	100	64	64%	Borderline	
<u>Addition 1</u>		1972	yes	1	13,582	<u>2.0 Structural and Mechanical Features</u>	200	120	60%	Borderline	
<u>Total</u>					47,537	<u>3.0 Plant Maintainability</u>	100	37	37%	Poor	
						<u>4.0 Building Safety and Security</u>	200	120	60%	Borderline	
		*HA	=	Handicapped Access		<u>5.0 Educational Adequacy</u>	200	89	45%	Poor	
		*Rating	=	1 Satisfactory		<u>6.0 Environment for Education</u>	200	114	57%	Borderline	
			=	2 Needs Repair		<u>LEED Observations</u>	—	—	—	—	
			=	3 Needs Replacement		<u>Commentary</u>	—	—	—	—	
		*Const P/S	=	Present/Scheduled Construction		Total	1000	544	54%	Borderline	
FACILITY ASSESSMENT Cost Set: 2021				Rating	Dollar Assessment	Enhanced Environmental Hazards Assessment Cost Estimates					
	A.	<u>Heating System</u>			1	\$0.00	C=Under Contract				
	B.	<u>Roofing</u>			3	\$224,380.50					
	C.	<u>Ventilation / Air Conditioning</u>			2	\$15,500.00	Renovation Cost Factor			105.56%	
	D.	<u>Electrical Systems</u>			3	\$325,288.90	Cost to Renovate (Cost Factor applied)			\$2,037,164.89	
	E.	<u>Plumbing and Fixtures</u>			2	\$48,300.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				
	F.	<u>Windows</u>			3	\$39,827.10					
	G.	<u>Structure: Foundation</u>			1	\$0.00					
	H.	<u>Structure: Walls and Chimneys</u>			2	\$15,012.50					
	I.	<u>Structure: Floors and Roofs</u>			2	\$0.00					
	J.	<u>General Finishes</u>			3	\$368,072.20					
	K.	<u>Interior Lighting</u>			3	\$88,283.00					
	L.	<u>Security Systems</u>			2	\$31,917.70					
	M.	<u>Emergency/Egress Lighting</u>			3	\$13,582.00					
	N.	<u>Fire Alarm</u>			2	\$33,275.90					
	O.	<u>Handicapped Access</u>			3	\$21,500.00					
	P.	<u>Site Condition</u>			3	\$22,373.00					
	Q.	<u>Sewage System</u>			1	\$0.00					
	R.	<u>Water Supply</u>			1	\$0.00					
	S.	<u>Exterior Doors</u>			3	\$7,500.00					
	T.	<u>Hazardous Material</u>			3	\$15,000.00					
	U.	<u>Life Safety</u>			3	\$43,462.40					
	V.	<u>Loose Furnishings</u>			3	\$88,283.00					
	W.	<u>Technology</u>			3	\$149,402.00					
-	X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$378,904.23					
Total					\$1,929,864.43						

Facility Assessment

A. Heating System

Description: The existing system for the overall facility is a gas fired, high efficiency, hydronic heating hot water boiler system installed in 2014, and is in good condition. The 2 high efficiency condensing boilers, manufactured by Lochinvar, were installed in 2014 and are in good condition. Heating water is distributed to terminal units consisting of cabinet heaters, unit heaters, fin tubes and rooftop multizone units. The terminal equipment was installed in 2014 and is in good condition. There are 4 rooftop units that have hot water heating coils and Dx Cooling coils. These units utilize hot water reheat coils to add the required heat to the spaces. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The electronic DDC type system temperature controls were installed in 2014 and are in good condition. The system does feature individual temperature controls in all spaces required by the OSDM. Central energy recovery units are located in the multizone units and are utilized to pre-condition ventilation air, are in good condition. The facility is equipped with a ceiling return air plenum and has return grilles in the ceiling of each space. The existing system is ducted, and the ductwork can be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe and efficient working order, and long- term life expectancy of the existing system is anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Hot water boilers

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Facility Assessment

B. Roofing

Description: The school building has an EPDM system over the flat roofs. The roof over the whole structure was replaced in 2014, which is at its final year of recommended use. Ponding was observed in many locations of the flat roof. According to maintenance personnel, the roofs do not currently leak. Signs of past water penetration were not observed throughout the school during the physical assessment. Access to the roof was provided through a roof hatch and ships ladder in fair condition. The roof ladder between the low and high roof is metal and in poor condition. Overflow is addressed on the flat roofs by the means of overflow drains and cow tongues. The overflow drains are missing their cages consistently throughout the roofs. No problems requiring attention were encountered with any roof penetrations. There is not a covered walkway attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The flat, EPDM roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding conditions. Due to roof replacement, all roof drains should be replaced with drains and overflow drains with grates. Replace roof access ladder between high and low roof due to condition. Replace roof hatch due to roof system and insulation replacement.

Item	Cost	Unit	Whole Building	Original Building (1969) 33,955 ft²	Addition 1 (1972) 13,582 ft²	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		34,779 Required	13,663 Required	\$484,420.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	in.ft.		998 Required	366 Required	\$25,097.60	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		8 Required	4 Required	\$14,400.00	
Overflow Roof Drains and Piping:	\$3,000.00	each		8 Required	4 Required	\$36,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		34,779 Required	13,663 Required	\$227,677.40	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required		\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.		10 Required		\$1,000.00	(remove and replace)
Sum:			\$790,595.00	\$566,214.50	\$224,380.50		



Ponding on Roofs



Roof Hatch and Access Ladder

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. The existing rooftop units utilize Dx Cooling on each of the 4 units. Although this is not an acceptable OSDM system, the units are in good shape and provide the needed controls thru the separate VAV boxes with hot water reheat coils. Window units are provided in 0 locations. The ventilation system in the overall facility consists of rooftop HVAC Units installed in 2014 and in good condition, providing fresh air to Classrooms, and to other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center, etc. Relief air venting is provided by ceiling plenums. The rooftop units are ducted back through energy recovery units. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is compliant with Ohio Building Code requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln that is not ventilated. General building exhaust systems for restrooms, storage rooms and Custodial Closets are adequately placed, however the art room should have a general room exhaust fan.

Rating: 2 Needs Repair

Recommendations: Add kiln ventilation (1972 addition) Add general exhaust fan for Art Room. (1972 addition)

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Kiln Exhaust System:	\$5,000.00	each			1 Required	\$5,000.00	
Other: General Classroom Exhaust	\$10,500.00	each			1 Required	\$10,500.00	Includes fan, ductwork and controls
Sum:			\$15,500.00	\$0.00	\$15,500.00		

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Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 600 Amp, 480/277, 3 phase 4 wire system installed in 1969, and is in poor condition. Power is provided to the school by a single utility owned, pad-mounted transformer located on the exterior, and in good condition. The panel system, installed in 1969, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 4 general purpose outlets, 1 dedicated outlet for each Classroom computer, and 1 dedicated outlet(s) for each Classroom television. Some Classrooms are equipped with as many as 4 general purpose outlets, while others are equipped with as few as 2 general purpose outlets. There are some spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with a emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in poor condition and does not meet OSDM requirements. The overall electrical system meets does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, Classroom capacity, due to condition and age, lack of OSDM-required features, to accommodate the addition of an air conditioning system.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
System Replacement:	\$23.95	sq.ft. (of entire building addition)		Required	Required	\$1,138,511.15	(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:			\$1,138,511.15	\$813,222.25	\$325,288.90		



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E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided though none is needed. The domestic water supply piping in the overall facility is copper and is original to each addition, 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 199 MBH, gas water heater in fair condition. this unit should be replaced due to the age and life expectancy. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 0 ADA and 14 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 9 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 12 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 9 non-ADA wall mounted lavatories. Staff Restrooms contain 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA wall mounted urinals, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 0 ADA and 7 non-ADA electric water coolers, 4 are the required bottle filler and 3 should be replaced due to age and condition. The elementary school contains 24 classrooms that include 9 classroom sinks with bubbler fountains, 11 classrooms have sinks without bubblers and 4 classrooms have none. There are 3 Special Education Classrooms and only 1 is equipped with the required Restroom facilities and fixtures are in fair condition. Kitchen is not equipped with the required Restroom. Heath Clinic is not equipped with the required Restroom. Kitchen fixtures consist of 1 triple compartment sink, which is in fair condition. The Kitchen is not equipped with a grease interceptor. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 8 toilets, 8 urinals, 8 lavatories, 24 Classroom sink mounted drinking fountains, and 4 electric water coolers. Observations revealed that the school is currently equipped with 23 toilets, 14 urinals, 25 lavatories, 9 Classroom sink mounted drinking fountains, and 7 electric water coolers. ADA requirements are met not for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair condition. 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. Adequate exterior wall hydrants are provided.

Rating: 2 Needs Repair

Recommendations: Due to age, condition, and OFCC requirements, and to meet the low flow requirements for all toilet room fixtures, remove and replace 23 toilets, 25 lavatories, 14 urinals, and 3 electric water coolers. Provide 2 new Special Education classroom (1-1969 addition, 1-1972 addition) restrooms that consist of 1 water closet and 1 lavatory for each. Provide kitchen restroom that consists of 1 water closet and 1 lavatory. Provide 11 classroom sinks with the required bubbler, provide 4 (1-1969 addition, 3- 1972 addition) classrooms with the required new sink and bubbler. Add 1 indoor grease trap 1969 addition). Replace the domestic water heater.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Back Flow Preventer:	\$5,000.00	unit		1 Required		\$5,000.00	
Domestic Water Heater:	\$5,100.00	per unit		1 Required		\$5,100.00	(remove / replace)
Toilet:	\$3,800.00	unit		2 Required	1 Required	\$11,400.00	(new)
Toilet:	\$1,500.00	unit		15 Required	8 Required	\$34,500.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		10 Required	4 Required	\$21,000.00	(remove / replace)
Sink:	\$2,500.00	unit		2 Required	1 Required	\$7,500.00	(new)
Sink:	\$1,500.00	unit		17 Required	8 Required	\$37,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		2 Required	1 Required	\$9,000.00	(double ADA)
Other: Classroom Sink with Drinking Fountain	\$1,500.00	each		13 Required		\$19,500.00	add drinking fountain to classroom sink
Other: Kitchen Grease Trap	\$6,000.00	each		1 Required		\$6,000.00	add grease trap to kitchen
Other: sink with drinking fountain	\$3,000.00	each		1 Required	3 Required	\$12,000.00	classroom sink and drinking fountain
Sum:			\$168,500.00	\$120,200.00	\$48,300.00		



Classroom sink with drinking fountain



Domestic Water Heater

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Facility Assessment

F. Windows

Description: The windows throughout the majority of the school facility are an aluminum frame single pane glazing type window system with surface mounted blinds and do not have insect screens. These windows are in poor condition. The window system hardware appears in fair condition. The windows are original to the building. No glass block windows were observed in the school. There are no skylights in the building. There is no curtainwall system in the school. The storefront system at the entrances are single pane and should be replaced.

Rating: 3 Needs Replacement

Recommendations: Provide a new window system in the original building due to these windows being a non-OSDM compliant window system. New compliant window systems should be a double-glazed, thermally separated frame type with integral blinds. Provide a new storefront system at the entrances.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Insulated Glass/Panels:	\$101.55	sq.ft. (Qty)		1,369 Required	382 Required	\$177,814.05	(includes integral blinds and removal of existing windows)
Storefront System:	\$57.50	sq.ft. (Qty)		157 Required	18 Required	\$10,062.50	(includes demo of existing and replacement with new)
Sum:			\$187,876.55	\$148,049.45	\$39,827.10		



Single Pane Windows



Existing Windows with Blinds

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Facility Assessment

G. Structure: Foundation

Description: The facility is equipped with concrete foundation walls on concrete footings that were observed to be generally in fair condition. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing to or could contribute to foundation/wall structural deterioration.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Exterior Wall at Grade

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The school is a brick veneer structures on load bearing masonry wall system which are in fair condition. In open spaces columns are used to support the structure in-between masonry walls. The exterior masonry is not provided with control joints. Brick veneer masonry walls are cavity walls. The exterior walls do have weeps, though they are rope weeps and should be replaced. Exterior masonry does not appear to have been cleaned or sealed in recent years. No locations of mold were observed. Architectural exterior accent materials consist of brick and metal panels which has a dated look, but are in fair condition. All classrooms have CMU, gypsum, and demountable walls which are generally in fair condition. The window sills are concrete and are in fair condition. The exterior lintels are in fair condition in the school building. The school does not have a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide for exterior masonry cleaning and sealing as required. Replace window sills due to window replacement (Item F). Provide for the replacement of rope weeps.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		9,321 Required	5,285 Required	\$21,909.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		9,321 Required	5,285 Required	\$14,606.00	(wall surface)
Sill Replacement:	\$45.00	ln.ft.		170 Required	40 Required	\$9,450.00	(remove and replace)
Other: Replace Weeps	\$10,000.00	allowance		Required		\$10,000.00	replace rope weeps
Sum:			\$55,965.00	\$40,952.50	\$15,012.50		



Window Sills to be Replaced



Masonry to be Cleaned

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction is a cast in place concrete type construction, and is in fair condition. There are crawlspaces for pipes throughout the school. The roof construction is metal trusses and steel joists. Exterior soffits are metal and are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide for exterior soffits to be repainted.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Other: Soffit Cleaning and Painting	\$10,000.00	allowance		Required		\$10,000.00	clean all exterior soffits and repaint
Sum:			\$10,000.00	\$10,000.00	\$0.00		



Metal Deck and Steel Joists



Painted Deck and Structure

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Facility Assessment

J. General Finishes

Description:	Both the original building and the 1972 addition feature hybrid partitioned and open classrooms, with carpet flooring, CMU, gypsum, or demountable walls, and dropped 2' x 4' lay-in ceilings that are in fair condition. The typical classroom features hooks and cubbies for student storage in the hallways, and very little built in storage for teacher materials. What is present is the original, old wood casework and it is in poor condition. The typical classroom features a minimal amount of white boards and tack boards. Most of the classrooms do not have doors. The doors that are present are not consistently recessed and the interior doors are wooden without appropriate ADA hardware and tempered glazing. Corridors feature carpet floors, lay-in ceilings, and CMU and brick walls in fair condition. The large group restrooms in the original building feature ceramic tile flooring and glazed block walls in fair condition. The restroom ceilings are lay-in ceilings and they are in fair condition. The toilet partitions are glazed block walls with metal doors in poor condition. The large group restrooms in the 1972 addition feature ceramic tile flooring and glazed block walls in fair condition. The restroom ceilings are lay-in ceilings and they are in fair condition. The toilet partitions are metal in poor condition. The gymnasium has VAT flooring in non-friable but poor condition, CMU walls with paint in fair condition, and exposed metal deck ceiling. There are no bleachers in the gymnasium and the space doubles as the cafeteria. The gymnasium also features a stage with VAT flooring and stage curtain that is in very poor condition. The art room does have a kiln. The media center is centrally located and features carpet flooring, gypsum board walls and lay-in ceilings. The media center finishes are in fair condition. The existing kitchen is a warming kitchen only with VAT flooring, CMU walls, and a drywall ceiling that are in fair condition. The age of the kitchen equipment is not known. There are no walk-in freezers or coolers provided.						
Rating:	3 Needs Replacement						
Recommendations:	Provide complete replacement of finishes in the original building due to poor conditions and due to the installation of systems outlined in this report (such as sprinkler system, electrical, technology, etc). Provide for replacement of old toilet partitions and provide new accessories. Provide for replacement of demountable walls with gypsum board walls. Provide for replacement of stage curtain. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition.						

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$19.10	sq.ft. (of entire building addition)		33,955 ft² Required	13,582 ft² Required	\$907,956.70	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		18 Required		\$18,000.00	(removing and replacing)
Partition Open Space Classrooms:	\$8.00	sq.ft. (of entire building addition)		Required	Required	\$380,296.00	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)		8,646 Required	0 Required	\$77,814.00	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)		311 Required		\$34,987.50	(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)
Other: Stage Curtain	\$15,000.00	allowance		Required		\$15,000.00	remove and replace stage curtain
Sum:			\$1,434,054.20	\$1,065,982.00	\$368,072.20		



Typical Classroom Finishes



Un-Enclosed Classrooms

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Facility Assessment

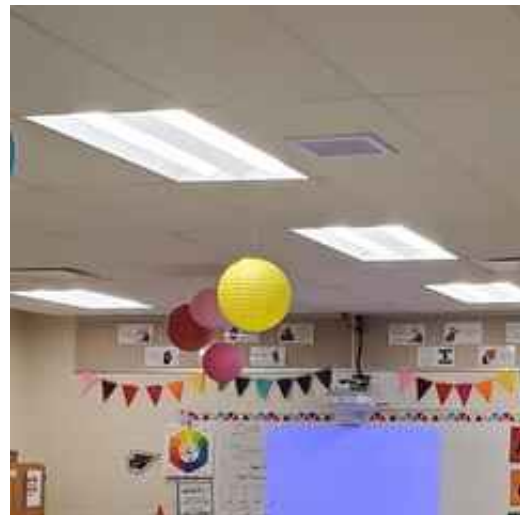
K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with LED 2x4 lay-in fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 36 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility 2x4 fixtures with breaker-controlled switching. Corridor fixtures are in good condition, providing an average illumination of 24 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium/Cafeteria spaces are equipped with T8 2x4 suspended type lighting, in fair condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with 2x4 lay-in LED fluorescent fixture type lighting in good condition, providing an average illumination of 38 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with linear surface mounted T8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 62 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility yare equipped with 1x4 suspended T8 fluorescent fixture type lighting in fair condition. The typical Administrative spaces in the overall facility are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to inadequate lighting levels, lack of multi-level switching and lack of automatic controls.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to inadequate lighting levels, lack of multi-level switching and lack of automatic controls.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		33,955 ft²	13,582 ft²		
Sum:			\$308,990.50	\$220,707.50	\$88,283.00	\$308,990.50	Includes demo of existing fixtures



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Facility Assessment

L. Security Systems

Description: The overall facility contains a Honeywell motion detector, CCTV, door contact type security system in good condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in an Administrative Area computer based hard disk recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is equipped with card readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with building mounted LED entry lights in good condition. Pedestrian, Parking and bus pick-up / drop off areas are illuminated by pole mounted HID / metal halide fixtures in poor condition. The exterior site lighting system provides inadequate illumination due to insufficient fixture capacity.

Rating: 2 Needs Repair

Recommendations: Provide partial security system upgrade, consisting of cameras and motion detectors, to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		Required	Required	\$64,174.95	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$47,537.00	(complete, area of building)
Sum:			\$111,711.95	\$79,794.25	\$31,917.70		



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Facility Assessment

M. Emergency/Egress Lighting

- Description:** The overall facility is equipped with an emergency egress lighting system consisting of plastic construction exit signs and the system is in good condition. The facility is equipped with emergency egress floodlighting, and the system is in good condition. The system is not provided with appropriate battery backup or emergency generator. (Refer to item U for specific emergency generator information) The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements due to the lack of emergency generator.
- Rating:** 3 Needs Replacement
- Recommendations:** Provide complete replacement of new emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines as part of work in items K/U.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		33,955 ft²	13,582 ft²		
Sum:			\$47,537.00	Required \$33,955.00	Required \$13,582.00	\$47,537.00	(complete, area of building)



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Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Simplex zone type fire alarm system, updated in the last 15 year and is in fair condition, consisting of manual pull stations, bells, horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches. The system is not equipped with sufficient smoke detectors and heat sensors. The system thus will support future fire suppression systems. The system is not adequately provided throughout, and does have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 2 Needs Repair

Recommendations: Provide complete replacement of fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines due to the age, lack of smoke/heat detectors, and mismatch of equipment.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
Fire Alarm System:	\$2.45	sq.ft. (of entire building addition)		33,955 ft ²	13,582 ft ²		
Sum:			\$116,465.65	\$83,189.75	\$33,275.90		(complete new system, including removal of existing)



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Facility Assessment

O. Handicapped Access

Description: There is an accessible route provided from the parking areas to the main entrance of the school. There is an accessible route connecting all areas of the site via sidewalks and asphalt surfacing. All entrances are free from stairs but do not have ADA power assist operators. The playground layout and equipment are not ADA accessible as the soft-surface is mulch and mats for the path of travel are not provided. On the interior of the building, space allowances and reach ranges are compliant. There is a ramp at the stage for accessibility, though it does not appear to be compliant with ADA slope requirements. Interior doors are wooden, are not equipped with ADA compliant hardware and are not all recessed. The large group restrooms are not equipped with ADA compliant toilets, urinals, or sinks. Toilet partitions do not provide appropriate ADA clearances. Mirrors generally do not meet ADA requirements for mounting heights and they are in fair condition. ADA compliant electric water coolers were observed. The health clinic restroom is not compliant with ADA requirements. ADA signage is not provided.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, sinks, toilets, urinals, electric water coolers (see Item E), toilet partitions, mirrors and toilet partition accessories as required. Provide ADA power assist operator at main entrance. Provide for reworking of stage ramp to be ADA slope compliant. Replace old wood doors with new leafs equipped with ADA hardware. Parking issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Building (1969) 33,955 ft²	Addition 1 (1972) 13,582 ft²	Sum	Comments
Ramps:	\$40.00	sq.ft. (Qty)		124 Required		\$4,960.00	(per ramp/interior-exterior complete)
Toilet/Urinals/Sinks:	\$3,800.00	unit		22 Required		\$83,600.00	(new ADA)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required		\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		46 Required	15 Required	\$79,300.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Provide Toilet Accessories:	\$1,000.00	per restroom		9 Required	2 Required	\$11,000.00	
Sum:			\$186,360.00	\$164,860.00	\$21,500.00		



Interior Door Without ADA Compliant Hardware



Stage Access Ramp

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Facility Assessment

P. Site Condition

Description: The 17.29-acre flat site is located in a rural residential area and is provided with moderate tree landscaping. The site houses the school building, a large playground, as well as baseball and soccer fields. No areas of erosion were observed. The site was reported and observed to have drainage issues in a north-eastern region. The site is bordered by moderately traveled streets. There is one entrance onto the site that splits into two lanes for separation of bus and car traffic. There is a dedicated drop-off lane for both buses and cars. Staff and visitor parking occur in two main parking asphalt lots accessed from the same area. The parking lots are in poor condition. Parking spaces appear to be adequately provided. Two (2) ADA parking spaces are provided, though three (3) spaces are required. Site and parking lot drainage design consists of sheet drainage and storm sewers. Sidewalks are generally properly sloped and located to provide a logical flow of pedestrian traffic, though there are areas that require replacement. The playground equipment is metal and high-density plastic and is in poor condition. The playground is located on a wood mulch. The playgrounds are not fenced. There are no athletic facilities on the site other than the baseball field. The trash dumpster is provided with a concrete pad as per the OSDM requirements.

Rating: 3 Needs Replacement

Recommendations: Provide ADA parking spaces. Resurface all asphalt areas. Provide for concrete sidewalk and curb replacement. Provide for new playground equipment and new soft surface for playgrounds. Provide for study of drainage issue.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		33,955 Required	13,582 Required	\$71,305.50	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required	Required	\$4,000.00	
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		12,836 Required		\$243,884.00	(includes minor crack repair in less than 5% of paved area)
Concrete Curb:	\$22.30	ln.ft.		779 Required		\$17,371.70	(new)
Concrete Sidewalk:	\$5.80	sq.ft. (Qty)		3,436 Required		\$19,928.80	(5 inch exterior slab)
Provide Soft Surface Playground Material:	\$30.00	sq. yard		1,933 Required		\$57,990.00	
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		\$50,932.50	Include this one or the next. (Each addition should have this item)
Other: Site Drainage	\$15,000.00	allowance		Required		\$15,000.00	study of site drainage over green areas of site
Sum:			\$530,412.50	\$508,039.50	\$22,373.00		



Worn Mulch and Playground Equipment



Asphalt Needing Resurfacing

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Facility Assessment

Q. Sewage System

Description: The sanitary sewer system, tied into the municipal system, 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 Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Sum:			\$0.00	\$0.00	\$0.00		

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Facility Assessment

R. Water Supply

Description: The domestic water supply system is tied into the municipal system, well type, features 2" service and 2" water meter, and is in fair condition. The district was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time. Water line will be replaced under Item U, life safety. Pressure and capacity issues addressing in Item U.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



incoming water service

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Facility Assessment

S. Exterior Doors

Description: Exterior doors in the original building and the 1972 addition are aluminum and are in poor condition. There is no exterior overhead door in this building.

Rating: 3 Needs Replacement

Recommendations: Provide for the replacement of all exterior doors.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Door Leaf/Frame and Hardware	\$2,500.00	per leaf		26 Required	3 Required	\$72,500.00	(includes removal of existing)
Sum:			\$72,500.00	\$65,000.00	\$7,500.00		



Exterior Door

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Facility Assessment

T. Hazardous Material

Description: An asbestos report was provided from 2002. The report indicated that there had been hazardous material in the hard joints on pipe insulation. The report indicated that this had then been abated. No other areas were indicated to have asbestos or have been abated within this report. It is unclear the quantity and scope of existing hazardous materials.

Rating: 3 Needs Replacement

Recommendations: Provide for an Enhanced Environmental Report to be completed and budget adjustments to be made in order to replace abated materials.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
Other: Hazardous Material Study	\$15,000.00	allowance		Required	Required	\$30,000.00	to assess the current conditions for any hazardous materials
Sum:			\$30,000.00	\$15,000.00	\$15,000.00		



VAT Floor Tile

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Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. There are no kitchen hoods or equipment requiring kitchen hoods. The facility is not currently equipped with an emergency generator. There is one dead-end corridor present. Fire extinguishers are provided throughout the facility. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide for an emergency generator.

Item	Cost	Unit	Whole Building	Original Building (1969) 33,955 ft²	Addition 1 (1972) 13,582 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		33,955 Required	13,582 Required	\$152,118.40	(includes increase of service piping, if required)
Water Main	\$50.00	in.ft.		300 Required		\$15,000.00	(new)
Generator (building size < 66,667 SF):	\$60,000.00	unit		1 Required		\$60,000.00	(Select 1 for entire building. Includes switch gear, fence and pad/day tank, life safety only)
Sum:			\$227,118.40	\$183,656.00	\$43,462.40		

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Facility Assessment

V. Loose Furnishings

Description: The typical furniture is generally uniform but dated. It consists of student desks and chairs, teacher desks and chairs, reading tables and bookcases. 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 2 due to observed conditions, and due to the fact that it lacks some of the design manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of furnishings.

Item	Cost	Unit	Whole Building	Original Building (1969)	Addition 1 (1972)	Sum	Comments
				33,955 ft²	13,582 ft²		
CEFPI Rating 0 to 3	\$6.50	sq.ft. (of entire building addition)		Required	Required	\$308,990.50	
Sum:			\$308,990.50	\$220,707.50	\$88,283.00		



Dated Classroom Furniture



Dated Furniture

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Facility Assessment

W. Technology

Description: The typical Classroom is equipped with 2 of the required four technology data ports for student 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 the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system that is in poor condition. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and does not provide Computer Labs for use by students.

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 Building (1969)	Addition 1 (1972)	Sum	Comments
MS portion of building with total SF < 67,950	\$11.00	sq.ft. (Qty)		33,955 ft²	13,582 ft²		
Sum:			\$522,907.00	\$373,505.00	\$149,402.00	\$522,907.00	



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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$6,263,995.40
7.00%	Construction Contingency	\$438,479.68
Subtotal		\$6,702,475.08
16.29%	Non-Construction Costs	\$1,091,833.19
Total Project		\$7,794,308.27

Construction Contingency	\$438,479.68
Non-Construction Costs	\$1,091,833.19
Total for X.	\$1,530,312.87

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,010.74
Soil Borings / Phase I Envir. Report	0.10%	\$6,702.48
Agency Approval Fees (Bldg. Code)	0.25%	\$16,756.19
Construction Testing	0.40%	\$26,809.90
Printing - Bid Documents	0.15%	\$10,053.71
Advertising for Bids	0.02%	\$1,340.50
Builder's Risk Insurance	0.12%	\$8,042.97
Design Professional's Compensation	7.50%	\$502,685.63
CM Compensation	6.00%	\$402,148.50
Commissioning	0.60%	\$40,214.85
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$75,067.72
Total Non-Construction Costs	16.29%	\$1,091,833.19

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School Facility Appraisal - Shawnee Local

Name of Appraiser	Elizabeth Weiss	Date of Appraisal	2021-10-13
Building Name	Maplewood Elem		
Street Address	1670 Wonderlick Rd		
City/Town, State, Zip Code	Lima, OH 45805		
Telephone Number(s)	419-998-8076		
School District	Shawnee Local		

Setting: Rural

Site-Acreage	17.29	Building Square Footage	47,537
Grades Housed	3-4	Student Capacity	357
Number of Teaching Stations	26	Number of Floors	1
Student Enrollment	400		
Dates of Construction	1969,1972		

Energy Sources:	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Solar
Air Conditioning:	<input checked="" type="checkbox"/> Roof Top	<input type="checkbox"/> Windows Units	<input type="checkbox"/> Central	<input type="checkbox"/> Room Units
Heating:	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Individual Unit	<input type="checkbox"/> Forced Air
	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/> Steam		

Type of Construction

☒ Load bearing masonry

☐ Steel frame

☐ Concrete frame

☐ Wood

☐ Steel Joists

Exterior Surfacing

☒ Brick

☐ Stucco

☒ Metal

☐ Wood

☐ Stone

Floor Construction

☐ Wood Joists

☐ Steel Joists

☒ Slab on grade

☐ Structural slab

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Suitability Appraisal of 1.0 The School Site for Maplewood Elementary School

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Suitability Appraisal of 1.0 The School Site for Maplewood Elementary School

1.0 The School Site	Points Allocated	Points
<p>1.1 Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is 17 acres compared to 14 acres required by OSDM.</i></p>	25	20
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>The school is not centrally located within the district, and is not easily accessible. The site is accessible from rural, country roads that are suitable for buses, cars, and service vehicles.</i></p>	20	12
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential/agricultural uses, and there are no undesirable features.</i></p>	10	8
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site has limited landscaping, which does not enhance the property or emphasize the building entrance.</i></p>	10	6
<p>1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>The playground equipment is metal and high-density plastic and is in poor condition.</i></p>	10	4
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is generally sloped to provide positive drainage across the site.</i></p>	5	4
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>The site was reported and observed to have drainage issues in a north-eastern region.</i></p>	5	2
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.</i></p>	5	3
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts and correct slopes. Though there are areas that require replacement.</i></p>	5	3
<p>1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>The site is bordered by moderately traveled streets. There is one entrance onto the site that splits into two lanes for separation of bus and car traffic. The parking lots are in poor condition. Parking is sufficient for the current student population.</i></p>	5	2
TOTAL - 1.0 The School Site	100	64

Suitability Appraisal of 2.0 Structural and Mechanical Features for Maplewood Elementary School

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>The overall building is not compliant with ADA accessibility requirements.</i>	15	4
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The flat, EPDM roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding conditions.</i>	15	4
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in fair condition with no observable cracks</i>	10	8
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in fair condition, have sufficient control and expansion joints and are free from deterioration.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Entry and exit points to the building have been adequately provided.</i>	10	6
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	2
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Due to multiple additions, a variety of Classroom sizes have been provided throughout the facility</i>	10	4
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Adequate light sources are well maintained, and are not properly placed.</i>	15	10
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply and pressure is adequate.</i>	15	13
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Wall outlets are not adequately provided in every space.</i>	15	6
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Electrical controls are safely protected with disconnect switches easily accessible.</i>	10	9
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Adequate number of drinking fountains, will need to upgrade a few to have the required bottle filler.</i>	10	8
2.14 Number and size of restrooms meet requirements <i>Proper number of restrooms.</i>	10	10
2.15 Drainage systems are properly maintained and meet requirements <i>Drainage system is adequate.</i>	10	8

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	7
<i>Fire alarms, smoke detectors, and sprinkler systems are properly maintained and but not properly provided.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	6
<i>Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas but is in poor condition.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Adequate outdoor wall hydrants are installed.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	120

Suitability Appraisal of 3.0 Plant Maintainability for Maplewood Elementary School

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Suitability Appraisal of 3.0 Plant Maintainability for Maplewood Elementary School

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance</p> <p><i>Windows and doors are old and require replacement and maintenance.</i></p>	15	3
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>The floor finishes throughout the school are VCT, carpet, VAT, and ceramic tile and are in fair to poor condition.</i></p>	15	6
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Ceilings and walls throughout the building are gypsum and lay-in and vary from good to poor condition</i></p>	10	4
<p>3.4 Built-in equipment is designed and constructed for ease of maintenance</p> <p><i>The built-in casework is wood and in poor condition</i></p>	10	4
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Most of the classrooms do not have doors. The doors that are present are not consistently recessed, though interior doors are wooden without appropriate ADA hardware and tempered glazing.</i></p>	10	2
<p>3.6 Restroom fixtures are wall mounted and of quality finish</p> <p><i>Restroom fixtures are wall mounted and are of poor quality.</i></p>	10	4
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Custodial storage is adequately located throughout the facility.</i></p>	10	4
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>Adequate electrical outlets and power, to permit routine cleaning, are not available in every area.</i></p>	10	5
<p>3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>Outdoor light fixtures and equipment, and other fixtures are accessible for repair and replacement. Electrical outlets are not provided.</i></p>	10	5
TOTAL - 3.0 Plant Maintainability	100	37

Suitability Appraisal of 4.0 Building Safety and Security for Maplewood Elementary School

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 <i>Student loading is not separated from other vehicular traffic.</i>	15	6
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided on -site for pedestrian safety, though no sidewalks are provided off-site for safe pedestrian circulation.</i>	10	4
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets</i>	5	3
4.4 Vehicular entrances and exits permit safe traffic flow <i>Buses and other vehicular traffic use the same entrance and exit points to the site which do not provide safe vehicular traffic flow.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>The playground layout and equipment are not ADA accessible.</i>	5	2
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>The boilers are located away from the students.</i>	20	16
4.7 Multi-story buildings have at least two stairways for student egress <i>The overall facility is one story without stairways.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direct of travel and are equipped with panic hardware.</i>	10	6
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting is provided throughout the entire building but exit signs are not on separate electrical circuits.</i>	10	
4.10 Classroom doors are recessed and open outward <i>Interior doors are wooden, are not equipped with ADA compliant hardware and are not all recessed.</i>	10	2
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Building security systems are provided to assure uninterrupted operation of the educational program.</i>	10	
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring finishes should be replaced due to age.</i>	5	3
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The overall facility is one story.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass inside of door transoms and sidelights needs to be replaced with tempered glass.</i>	5	3
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Drinking fountains/water coolers have been recessed in the corridor wall.</i>	5	4

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	2
<i>Due to the addition and the open classroom concept, circulation throughout the building is confusing.</i>		
Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	13
<i>Adequate fire safety equipment is properly located.</i>		
4.18 There are at least two independent exits from any point in the building	15	9
<i>Multiple exits are provided from corridors throughout the facility.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	12
<i>The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry/drywall.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	13
<i>Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.</i>		
TOTAL - 4.0 Building Safety and Security	200	120

Suitability Appraisal of 5.0 Educational Adequacy for Maplewood Elementary School

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The average classroom does not meet desirable standards.</i>	25	15
5.2 Classroom space permits arrangements for small group activity <i>Undersized classrooms do not allow sufficient space for effective small group activities.</i>	15	6
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The music room is located adjacent to academic learning areas, which can be distracting.</i>	10	4
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Undersized classrooms do not permit privacy time for individual students.</i>	10	2
5.5 Storage for student materials is adequate <i>The typical classroom features a cloakroom with hooks and shelving for student storage, and very little built in storage for teacher materials</i>	10	6
5.6 Storage for teacher materials is adequate <i>The typical classroom features a cloakroom with hooks and shelving for student storage, and very little built in storage for teacher materials</i>	10	4
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>Special Education classrooms are undersized</i>	15	6
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special Education spaces are not adequately provided to meet instructional needs.</i>	10	4
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The media center is not visually appealing and does not provide natural light.</i>	10	4
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>Gymnasium is adequately sized and equipped for physical education instruction.</i>	5	3
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Pre-kindergarten and kindergarten space are not adequately sized for age of students and nature of instruction.</i>	10	4
5.12 Music Program is provided adequate sound treated space <i>Music instruction is provided in with minimal sound treatment.</i>	5	2
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</i>	5	4
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment <i>Space for technology education does not permit use of state-of-the-art equipment</i>	5	2
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2

Minimal space has been provided adjacent to classrooms for small group rooms and remedial instruction.

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

Storage for student and teacher material is not adequate.

Support Space

Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 4

Limited work space is provided for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 4

The student dining is the old cafeteria has limited visual appeal.

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

Administrative offices are not consistent in appearance and function.

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

The space provided for the counselor does not ensure privacy and lacks sufficient storage space.

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

Clinic is near administrative offices but is not equipped to meet requirements

5.22 **Suitable reception space** is available for students, teachers, and visitors 5 3

Reception space is available to students, teachers, and visitors

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

Administrative personnel are not provided sufficient work space and privacy

TOTAL - 5.0 Educational Adequacy 200 89

Suitability Appraisal of 6.0 Environment for Education for Maplewood Elementary School

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>Overall building design is not aesthetically pleasing for the age of the students.</i>	15	6
6.2 Site and building are well landscaped <i>Site and building are well landscaped.</i>	10	8
6.3 Exterior noise and poor environment do not disrupt learning <i>The site is adjacent to residential/agricultural uses , and there are no undesirable features adjacent to the school site.</i>	10	8
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>Exits are not sheltered from sun and inclement weather</i>	10	6
6.5 Building materials provide attractive color and texture <i>Exterior building materials consist of brick and metal panel which do not provide an attractive color and texture.</i>	5	4
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>Due to the addition and multiple building materials, the overall design is inconsistent, which does not enhance learning.</i>	20	12
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>Year around comfort and control are provided.</i>	15	12
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Adequate ventilation is provided.</i>	15	12
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>Lighting system does not provide proper intensity, diffusion, and distribution of illumination.</i>	15	9
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and restroom facilities are conveniently located</i>	15	9
6.11 Communication among students is enhanced by commons area(s) for socialization <i>No socialization and communication spaces have been provided throughout the facility.</i>	10	4
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Corridor/building layout does not provide an efficient means of circulation throughout the building</i>	10	4
6.13 Areas for students to interact are suitable to the age group <i>Limited space and equipment have been provided to encourage interaction among students</i>	10	4
6.14 Large group areas are designed for effective management of students <i>The gymnasium is adequately designed to manage large groups of students.</i>	10	6
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Limited consideration has been given to acoustical treatment of classrooms and corridors</i>	10	4
6.16 Window design contributes to a pleasant environment	10	4

The windows are old and need replacement.

6.17 **Furniture and equipment** provide a pleasing atmosphere

10

2

Classroom furniture is mismatched and in poor condition.

TOTAL - 6.0 Environment for Education

200

114

LEED Observation Notes

School District: Shawnee Local
County: Allen
School District IRN: 45799
Building: Maplewood Elem
Building IRN: 64303

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are built on productive agricultural, wildlife or open areas. Several measures can be taken 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 site has green space for outdoor learning opportunities and also has the capacity for storm water run-off to be controlled.

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)

All fixtures were replaced to meet the low flow requirements of LEED.

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 equipment in this facility was installed recently and will not be replaced. The newer equipment had to follow very stringent requirements to help meet and exceed the energy requirements.

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 prevent them from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

Credit points can be achieved through recycling materials that are removed and reusing the existing walls and structure. Replacement of finishes allows for the use of low VOC materials, local products, and materials with recycled content.

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)

Environmental considerations were made when the recent design was completed. Proper ventilation and controls were utilized.

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)

This is contingent on the design architect.

Justification for Allocation of Points - Shawnee Local

Building Name and Level: **Maplewood Elem**

3-4

Building features that clearly exceed criteria:

1. Classroom windows are much larger than required by the OSDM.
- 2.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. Site circulation is very tight.
2. Many classrooms do not have doors and share entrances, creating a loud classroom environment.
3. The gymnasium and cafeteria have to share space.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Shawnee Local
Facility:	Maplewood Elem
Date of Initial Assessment:	Oct 13, 2021
Date of Assessment Update:	Dec 16, 2021
Cost Set:	2021

District IRN:	45799
Building IRN:	64303
Firm:	Architectural Vision Group

Scope remains unchanged after cost updates.

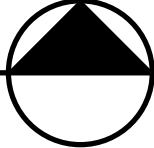
Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1969 Original Building	33,955	\$30,000.00	\$0.00
1972 Addition 1	13,582	\$0.00	\$0.00
Total	47,537	\$30,000.00	\$0.00
Total with Regional Cost Factor (105.56%)	—	\$31,668.00	\$0.00
Regional Total with Soft Costs & Contingency	—	\$39,404.59	\$0.00



Google Earth
Image Landsat / Copernicus

MAPLEWOOD SITE PLAN

SCALE:



MAPLEWOOD ELEMENTARY SCHOOL	
SHAWNEE SCHOOL DISTRICT	
OHIO SCHOOL FACILITIES COMMISSION	
CONSTRUCTION DATES:	1969,1972
ACREAGE:	17.29
TOTAL SF:	47,537
GRADES:	3-4
CURRENT ENROLLMENT:	325
SQUARE FEET PER STUDENT:	146
DATE ISSUED:	-

LEGENDS:



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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
ORIG. CONS. (1969)		5,660		3,903	2,383			311						
1. ADDITION & RENO. (1972)		2,307												
TOTAL SF		7,967		3,903	2,383			311						

MAPLEWOOD
ELEMENTARY
SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1969,1972

ACREAGE:

17.29

TOTAL SF:

47,537

GRADES:

3-4

CURRENT ENROLLMENT:

325

SQUARE FEET PER STUDENT:

146

DATE ISSUED:

-

LEGENDS:

BUILDING COMPONENT

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED
- TUNNELS



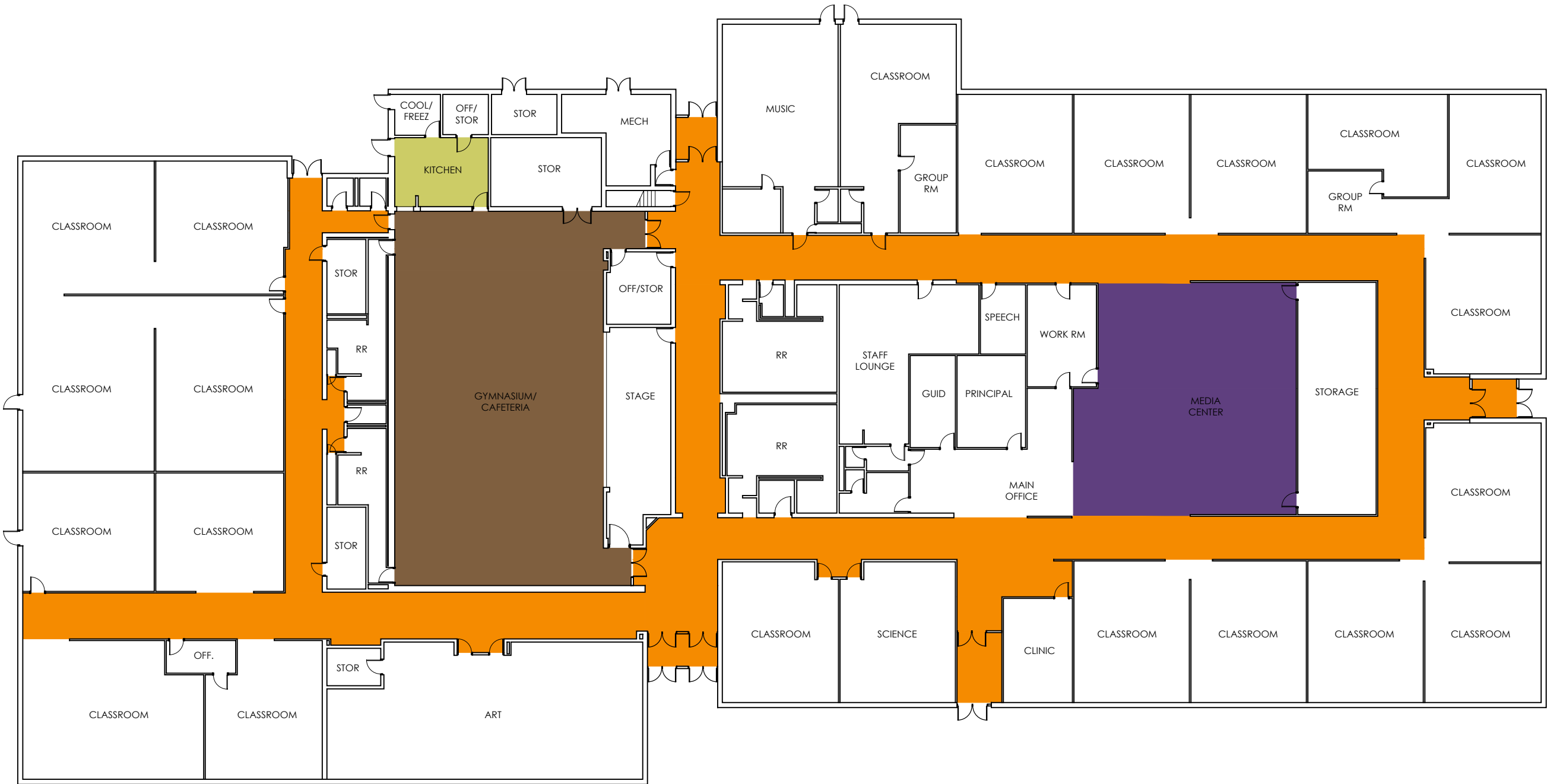
ARCHITECTURAL VISION GROUP, LTD.
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CLEVELAND, OHIO 44145

SHEET NO

2 OF 4

MAPLEWOOD
FIRST FLOOR PLAN

SCALE:



SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1969,1972

ACREAGE: 17.29

TOTAL SF: 47,537

GRADES: 3-4

CURRENT ENROLLMENT:
325

SQUARE FEET PER STUDENT:
146

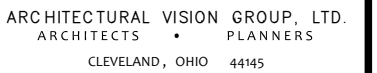
DATE ISSUED: _____

LEGENDS:

CONSTRUCTION DATES

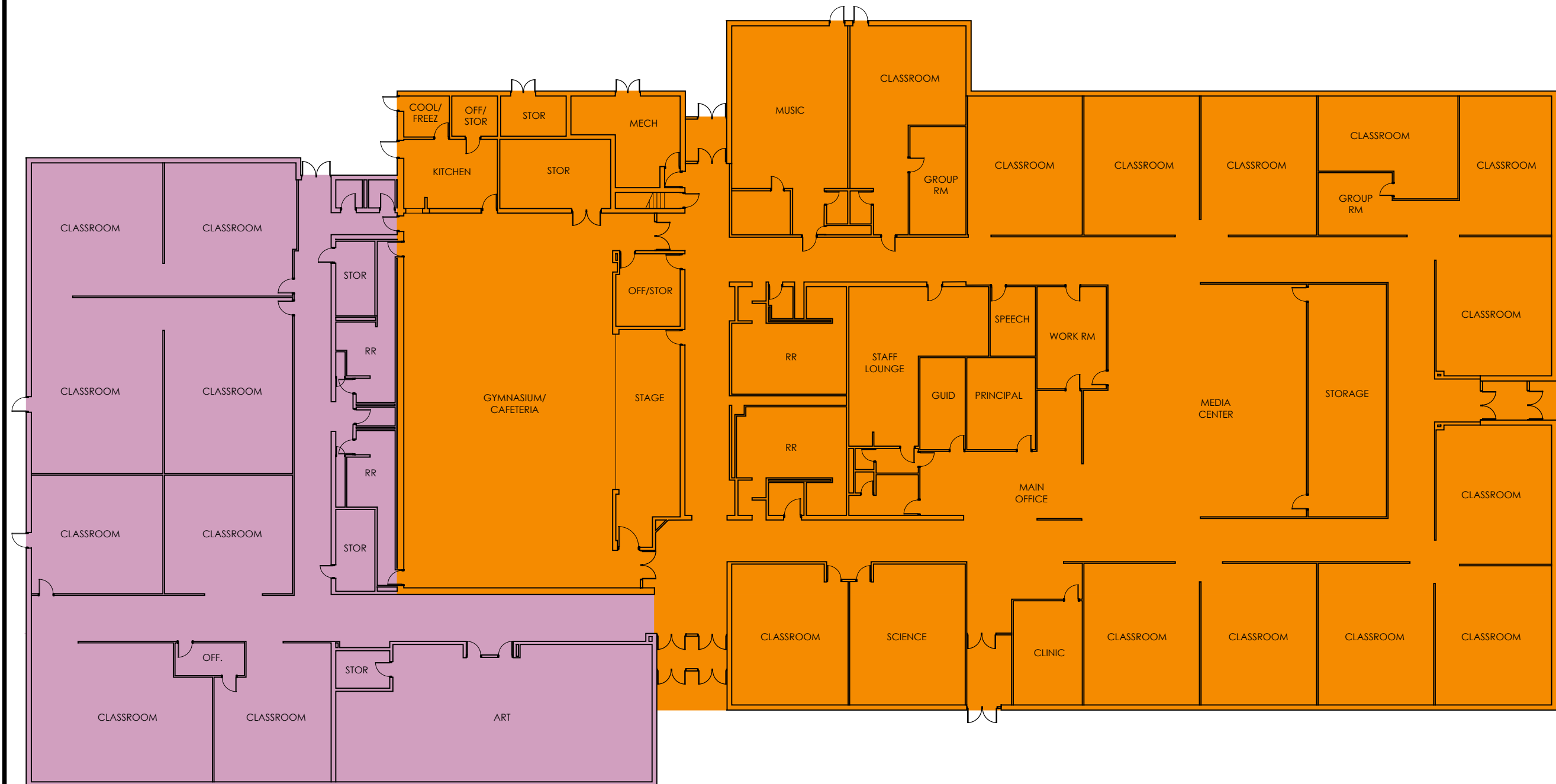
 ORIGINAL (1926)

1. ADDITION & RENO. (1937)



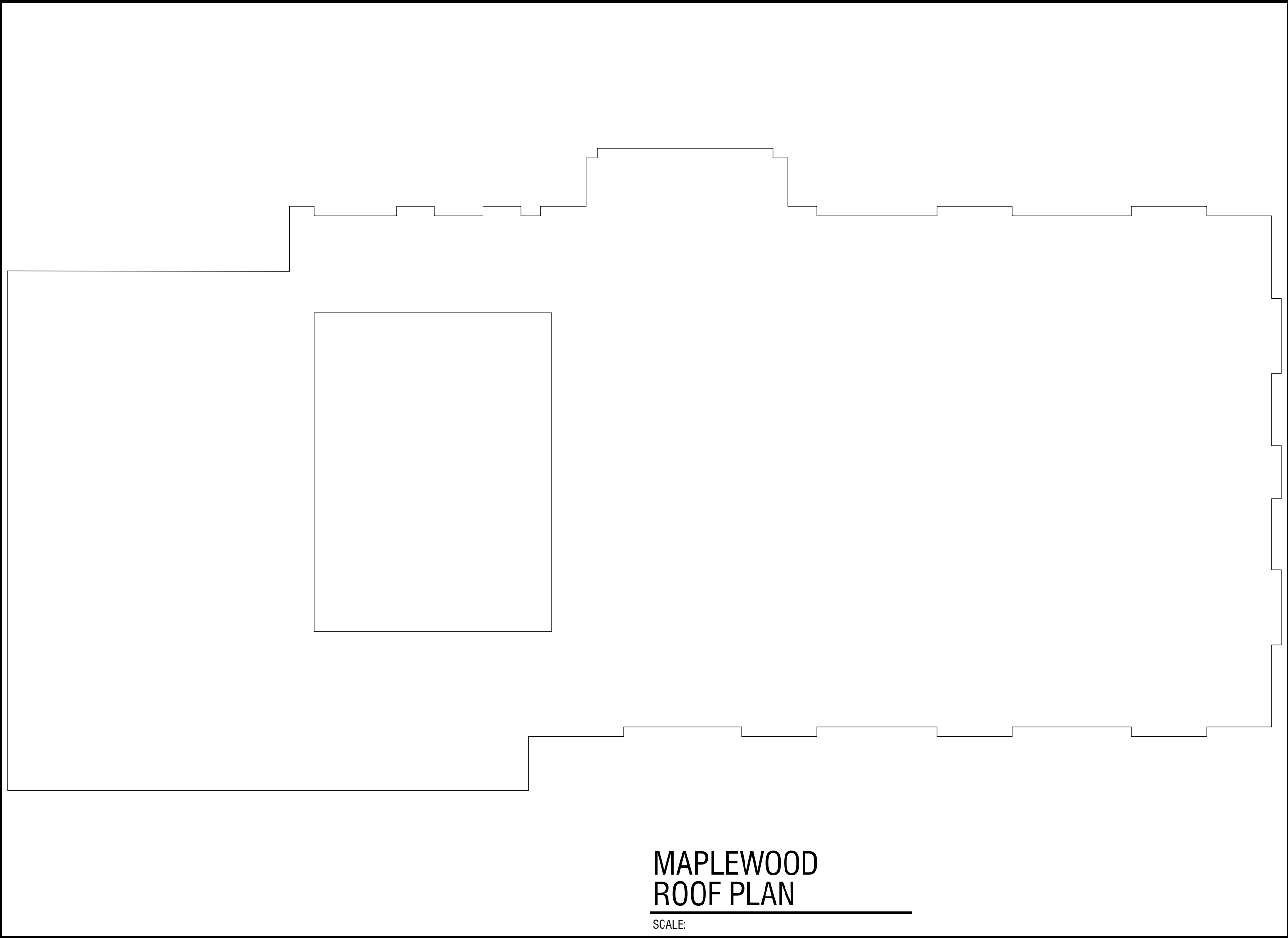
SHEET NO

3 OF 4



MAPLEWOOD FIRST FLOOR PLAN

SCALE:



MAPLEWOOD
ELEMENTARY
SCHOOL

SHAWNEE SCHOOL DISTRICT
OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1969,1972

ACREAGE:
17.29

TOTAL SF:
47,537

GRADES:
3-4

CURRENT ENROLLMENT:
325

SQUARE FEET PER STUDENT:
146

DATE ISSUED:
-

LEGENDS:



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MAPLEWOOD
ROOF PLAN

SCALE:

SHEET NO

4 OF 4

Shawnee Local School District

FACILITY ASSESSMENT REPORT

Building Assessment Summary

Elmwood Primary School



BUILDING ASSESSMENT

SLSD Elmwood Primary School

Elmwood Primary School is a single-story 80,140 SF school located on Shawnee Road in a mostly residential area in the town of Lima. It was originally constructed in 1973, with an addition constructed in 2008. The school is located on a large, rural 36.04-acre. The facility is a brick building with attractively designed brick work and some burnished block banding.

The facility features a single-story open plan concept. It features masonry bearing walls in good condition. The floor finishes throughout the school are VCT, carpet, and ceramic tile and are in varying conditions from good to poor.

The roof system is a ballasted EPDM roof over the original building with a flat roof, which appears in fair condition, and a metal standing seam roof over the 2008 addition with sloped roofs, which is in good condition. Active ponding was not observed on the roofs. The ventilation system of the school is inadequate to meet the needs of the users.

With a current enrollment reported to be at 523 students this K-2 school is inadequate for the student population.

The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that has been replaced in the last 15 years, but is not compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system.

The original school building was built in 1973 and could contain asbestos. The addition was built in 2008 and therefore this portion does not contain asbestos. The overall building is not compliant with ADA accessibility requirements.

The property is not fenced, aside from one area by the kindergarten, and the fencing is in good condition. There are three asphalt parking lot on-site in poor condition. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

Building Information - Shawnee Local (45799) - Elmwood Primary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Rural
Assessment Name	Elmwood Primary School
Assessment Date (on-site; non-EEA)	2021-10-13
Kitchen Type	Warming Kitchen
Cost Set:	2021
Building Name	Elmwood Primary
Building IRN	34207
Building Address	4295 Shawnee Rd
Building City	Lima
Building Zipcode	45806
Building Phone	419-998-8090
Acreage	36.04
Current Grades:	K-2
Teaching Stations	34
Number of Floors	1
Student Capacity	474
Current Enrollment	523
Enrollment Date	2021-10-12
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	25
Historical Register	NO
Building's Principal	Leigh Daily
Building Type	Elementary

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Building Pictures - Shawnee Local(45799) - Elmwood Primary(34207)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

80,140 Total Existing Square Footage
1973,2008 Building Dates
K-2 Grades
523 Current Enrollment
34 Teaching Stations
36.04 Site Acreage

Elmwood Primary School is a single-story 80,140 SF school located on Shawnee Road in a mostly residential area in the town of Lima. It was originally constructed in 1973, with an addition constructed in 2008. The school is located on a large, rural 36.04-acre site. The facility is a brick building with attractively designed brick work and some burnished block banding. The facility features a single-story open plan concept. It features masonry bearing walls and steel columns in good condition. The floor finishes throughout the school are VCT, carpet, and ceramic tile and are in varying conditions from good to poor. The roof system is a ballasted EPDM roof over the original building with a flat roof, which appears in fair condition, and a metal standing seam roof over the 2008 addition with sloped roofs, which is in good condition. Active ponding was observed on the roofs. The ventilation system of the school is inadequate to meet the needs of the users. With a current enrollment reported to be at 523 students this K-2 school is inadequate for the student population. The electrical system for the facility is inadequate based on OSDM guidelines for a school. The facility is equipped with a minimal security system and is not fully OSDM compliant. The building has a fire alarm system that has been replaced in the last 15 years, but is not compliant with Ohio Building Code, NFPA or Ohio School Design Manual requirements. The facility is not equipped with an automated fire suppression system. The original school building was built in 1973 and could contain asbestos. The addition was built in 2008 and therefore this portion does not contain asbestos. The overall building is not compliant with ADA accessibility requirements. The property is not fenced, aside from one area by the kindergarten, and the fencing is in good condition. There are three asphalt parking lot on-site in poor condition. Access onto the site is unrestricted. Parking for staff and visitors appears adequate for current enrollment levels.

No Significant Findings

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Building Construction Information - Shawnee Local (45799) - Elmwood Primary (34207)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1973	yes	1	64,331	no	no
Addition 1	2008	yes	1	15,809	yes	no

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Building Component Information - Shawnee Local (45799) - Elmwood Primary (34207)

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 Building (1973)		5095			2662		3660	507						
Addition 1 (2008)		2095		8078										
Total	0	7,190	0	8,078	2,662	0	3,660	507	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Elmwood Primary (34207)
























District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Elmwood Primary				Contact: Leigh Daily			
Address: 4295 Shawnee Rd Lima,OH 45806				Phone: 419-998-8090			
Bldg. IRN: 34207				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	
Current Grades		K-2	Acreage:		36.04		
Proposed Grades		N/A	Teaching Stations:		34		
Current Enrollment		523	Classrooms:		25		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Building</u>		1973	yes	1	64,331		
<u>Addition 1</u>		2008	yes	1	15,809		
Total				80,140			
		*HA	=	Handicapped Access			
		*Rating	=1	Satisfactory			
			=2	Needs Repair			
			=3	Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
FACILITY ASSESSMENT Cost Set: 2021				Rating	Dollar Assessment		
	A.	<u>Heating System</u>		3	\$2,257,213.95		
	B.	<u>Roofing</u>		3	\$972,716.90		
	C.	<u>Ventilation / Air Conditioning</u>		3	\$10,500.00		
	D.	<u>Electrical Systems</u>		3	\$1,919,353.00		
	E.	<u>Plumbing and Fixtures</u>		3	\$203,000.00		
	F.	<u>Windows</u>		3	\$44,826.50		
	G.	<u>Structure: Foundation</u>		1	\$0.00		
	H.	<u>Structure: Walls and Chimneys</u>		2	\$60,802.50		
	I.	<u>Structure: Floors and Roofs</u>		1	\$0.00		
	J.	<u>General Finishes</u>		3	\$2,156,839.70		
	K.	<u>Interior Lighting</u>		3	\$520,910.00		
	L.	<u>Security Systems</u>		2	\$188,329.00		
	M.	<u>Emergency/Egress Lighting</u>		3	\$80,140.00		
	N.	<u>Fire Alarm</u>		3	\$196,343.00		
	O.	<u>Handicapped Access</u>		3	\$220,066.20		
	P.	<u>Site Condition</u>		3	\$673,622.30		
	Q.	<u>Sewage System</u>		1	\$0.00		
	R.	<u>Water Supply</u>		1	\$0.00		
	S.	<u>Exterior Doors</u>		3	\$95,000.00		
	T.	<u>Hazardous Material</u>		3	\$30,000.00		
	U.	<u>Life Safety</u>		3	\$343,574.00		
	V.	<u>Loose Furnishings</u>		3	\$440,770.00		
	W.	<u>Technology</u>		3	\$801,400.00		
-	X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$2,739,957.59		
Total					\$13,955,364.64		
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage	Rating Category
<u>Cover Sheet</u>		—		—		—	—
<u>1.0 The School Site</u>		100		69		69%	Borderline
<u>2.0 Structural and Mechanical Features</u>		200		119		60%	Borderline
<u>3.0 Plant Maintainability</u>		100		39		39%	Poor
<u>4.0 Building Safety and Security</u>		200		122		61%	Borderline
<u>5.0 Educational Adequacy</u>		200		105		53%	Borderline
<u>6.0 Environment for Education</u>		200		103		52%	Borderline
<u>LEED Observations</u>		—		—		—	—
<u>Commentary</u>		—		—		—	—
Total		1000		557		56%	Borderline
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor				105.56%			
Cost to Renovate (Cost Factor applied)				\$14,731,282.91			
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							

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Original Building (1973) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Elmwood Primary				Contact: Leigh Daily			
Address: 4295 Shawnee Rd Lima,OH 45806				Phone: 419-998-8090			
Bldg. IRN: 34207				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	
Current Grades		K-2	Acreage:		36.04		
Proposed Grades		N/A	Teaching Stations:		34		
Current Enrollment		523	Classrooms:		25		
Projected Enrollment		N/A					
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>		
Original Building		1973	yes	1	64,331		
<u>Addition 1</u>		2008	yes	1	15,809		
Total					80,140		
		*HA	=	Handicapped Access			
		*Rating	=1	Satisfactory			
			=2	Needs Repair			
			=3	Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			

Addition 1 (2008) Summary

District: Shawnee Local				County: Allen		Area: Northwestern Ohio (3)	
Name: Elmwood Primary				Contact: Leigh Daily			
Address: 4295 Shawnee Rd Lima,OH 45806				Phone: 419-998-8090			
Bldg. IRN: 34207				Date Prepared: 2021-10-13		By: Elizabeth Weiss	
				Date Revised: 2021-12-16		By: Elizabeth Weiss	
Current Grades		K-2	Acreage:		36.04		
Proposed Grades		N/A	Teaching Stations:		34		
Current Enrollment		523	Classrooms:		25		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Building</u>		1973	yes	1	64,331		
Addition 1		2008	yes	1	15,809		
<u>Total</u>					80,140		
		*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
<u>Cover Sheet</u>						—	—
<u>1.0 The School Site</u>						100	69
<u>2.0 Structural and Mechanical Features</u>						200	119
<u>3.0 Plant Maintainability</u>						100	39
<u>4.0 Building Safety and Security</u>						200	122
<u>5.0 Educational Adequacy</u>						200	105
<u>6.0 Environment for Education</u>						200	103
<u>LEED Observations</u>						—	—
<u>Commentary</u>						—	—
Total						1000	557
Enhanced Environmental Hazards Assessment Cost Estimates						56%	Borderline
FACILITY ASSESSMENT				Enhanced Environmental Hazards Assessment Cost Estimates			
Cost Set: 2021							
				Rating	Dollar Assessment		
	A. <u>Heating System</u>			3	\$185,755.75		
	B. <u>Roofing</u>			3	\$48,948.10		
	C. <u>Ventilation / Air Conditioning</u>			3	\$0.00		
	D. <u>Electrical Systems</u>			3	\$378,625.55		
	E. <u>Plumbing and Fixtures</u>			3	\$0.00		
	F. <u>Windows</u>			3	\$0.00		
	G. <u>Structure: Foundation</u>			1	\$0.00		
	H. <u>Structure: Walls and Chimneys</u>			2	\$30,902.50		
	I. <u>Structure: Floors and Roofs</u>			1	\$0.00		
	J. <u>General Finishes</u>			3	\$301,951.90		
	K. <u>Interior Lighting</u>			3	\$102,758.50		
	L. <u>Security Systems</u>			2	\$37,151.15		
	M. <u>Emergency/Egress Lighting</u>			3	\$15,809.00		
	N. <u>Fire Alarm</u>			3	\$38,732.05		
	O. <u>Handicapped Access</u>			3	\$0.00		
	P. <u>Site Condition</u>			3	\$5,502.50		
	Q. <u>Sewage System</u>			1	\$0.00		
	R. <u>Water Supply</u>			1	\$0.00		
	S. <u>Exterior Doors</u>			3	\$0.00		
	T. <u>Hazardous Material</u>			3	\$15,000.00		
	U. <u>Life Safety</u>			3	\$64,816.90		
	V. <u>Loose Furnishings</u>			3	\$86,949.50		
	W. <u>Technology</u>			3	\$158,090.00		
-	X. <u>Construction Contingency / Non-Construction Cost</u>			-	\$359,368.10		
Total					\$1,830,361.50		
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							

Facility Assessment

A. Heating System

Description: The entire facility (original 1973 and 2008 addition) utilizes electric heat. Multizone air handling units are present with electric reheat coils for supplemental heat. In addition, baseboard heat, convectors and other miscellaneous units have electric heat. The condition of this original 1973 equipment is poor. The 2008 addition has a VAV air handling unit that again utilizes electric reheat coils. Two small gas fired rooftop units are present and supply the special education and music rooms of the original 1973 addition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type temperature controls were installed in 1973 and are in poor condition. The system does feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility utilizes a return air ceiling plenum and is not 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. 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 structure is equipped with central air conditioning. The site does not contain underground fuel tanks that are not currently in use.

Rating: 3 Needs Replacement

Recommendations: For the 1973 original facility, provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Install new hydronic boiler system to eliminate the electric heat throughout. This includes complete control upgrade. For the 2008 addition, provide pricing for upgrades to the heating hot water system. The AHU and ductwork will remain with upgrades to the VAV box reheat coils. The controls for the 2008 addition will be upgraded to electronic DDC.

Item	Cost	Unit	Whole Building	Original Building (1973) 64,331 ft²	Addition 1 (2008) 15,809 ft²	Sum	Comments
HVAC System Replacement:	\$32.20	sq.ft. (of entire building addition)		Required		\$2,071,458.20	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Heating System (Only):	\$8.50	sq.ft. (of entire building addition)			Required	\$134,376.50	(for boilers, pump & piping replacement, not AHU)
Controls (Only):	\$3.25	sq.ft. (of entire building addition)			Required	\$51,379.25	
Sum:			\$2,257,213.95	\$2,071,458.20	\$185,755.75		



Original AHU

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Facility Assessment

B. Roofing

Description: The school building has a combination of a metal standing seam roof over the sloped roof structure for the 2008 addition, an EPDM roof for the flat roof portion of the 2008 addition, and a ballasted EPDM system over the flat roofs of the original building. The ballasted EPDM roof was replaced in 2012 and is therefore past its recommended age and should be replaced. The EPDM on the 2008 addition is original to the construction and should be replaced due to age. The standing seam roof is original to its 2008 construction and does not need to be replaced or repaired. Ponding was observed on the 2008 flat roof defining the crickets. According to maintenance personnel, the roofs do not currently leak. Signs of past water penetration were not observed throughout the school during the physical assessment. Access to the roof was provided through a roof hatch with a ships ladder, both in fair condition. The sloped roofs utilize a system of gutters and downspouts for storm water tie directly into the storm system. Overflow is not addressed on the flat roofs as there is a very low parapet wall and No problems requiring attention were encountered with any roof penetrations. There is not a covered walkway attached to this structure. The roofs contain two penthouses for roof top HVAC equipment and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: The flat, EPDM roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding conditions. With the replacement of these roofs, overflow drains are to be added. Replace roof hatch due to roofing and insulation replacement.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		64,331 ft²	15,809 ft²	\$599,430.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		1,529 Required	63 Required	\$29,292.80	
Gutters/Downspouts	\$13.10	ln.ft.		18 Required	2 Required	\$262.00	
Overflow Roof Drains and Piping:	\$3,000.00	each		18 Required	2 Required	\$60,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		57,102 Required	2,841 Required	\$281,732.10	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required		\$2,000.00	(remove and replace)
Sum:			\$972,716.90	\$923,768.80	\$48,948.10		



EPDM Roofing



Ballasted Roofing

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. The existing rooftop units utilize Dx Cooling on each of the 4 units. Although this is not an acceptable OSDM system, the units are in good shape and provide the needed controls thru the separate VAV boxes with hot water reheat coils. No window units were observed. The ventilation system in the overall facility consists of rooftop HVAC Units installed in 2014 and in good condition, providing fresh air to Classrooms, and to other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center, etc. Relief air venting is provided by ceiling plenums. The rooftop units are ducted back through energy recovery units. The ventilation system does meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is compliant with Ohio Building Code requirements. Dust collection systems are not required in this facility. The Art program is equipped with a kiln that is not ventilated. General building exhaust systems for restrooms, storage rooms and Custodial Closets are adequately placed, however the art room should have a general room exhaust fan.

Rating: 3 Needs Replacement

Recommendations: Add air conditioning to meet the requirements of the OMC and OSDM. Pricing included in Item A. Add general exhaust fan for Art Room.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Other: General Exhaust Fan	\$10,500.00	each		1 Required		\$10,500.00	add fan , ductwork and controls
Sum:			\$10,500.00	\$10,500.00	\$0.00		



2008 Air Cooled Chiller



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Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the original facility is a 2000 Amp, 480/277, 3 phase 4 wire system installed in 1973, and is in poor condition. Power is provided to the school by a single utility owned, pad-mounted transformer located on the exterior, and in good condition. The panel system, installed in 1973, is in poor condition, and can cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 5 general purpose outlets, 1 dedicated outlet for each Classroom computer, and 1 dedicated outlet(s) for each Classroom television. Some Classrooms are equipped with as many as 4 general purpose outlets, while others are equipped with as few as 3 general purpose outlets. There are no spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with a emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in poor condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, Classroom capacity, due to condition and age, lack of OSDM-required features, and to accommodate the addition of an air conditioning system.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
System Replacement:	\$23.95	sq.ft. (of entire building addition)		64,331 ft ²	15,809 ft ²	\$1,919,353.00	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,919,353.00	\$1,540,727.45	\$378,625.55		



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Facility Assessment

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided though none is needed. The domestic water supply piping in the overall facility is copper and is original to each addition, 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 199 MBH, gas water heater in fair condition, however due to it's age should be replaced. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 0 ADA and 4 non-ADA wall mounted flush valve toilets, 0 ADA and 14 non-ADA wall mounted flush valve urinals, as well as 0 ADA and 9 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 0 ADA and 12 non-ADA wall mounted flush valve toilets, as well as 0 ADA and 9 non-ADA wall mounted lavatories. Staff Restrooms contain 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA wall mounted urinals, as well as 0 ADA and 4 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 0 ADA and 7 non-ADA electric water coolers, 4 are the required bottle filler and 3 should be replaced due to age and condition. The elementary school contains 24 classrooms that include 9 classroom sinks with bubbler fountains, 11 classrooms have sinks without bubblers and 4 classrooms have none. There are 3 Special Education Classrooms and only 1 is equipped with the required Restroom facilities and fixtures are in fair condition. Kitchen is not equipped with the required Restroom. Heath Clinic is not equipped with the required Restroom. Kitchen fixtures consist of 1 triple compartment sink, which is in fair condition. The Kitchen is not equipped with a grease interceptor. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 8 toilets, 8 urinals, 8 lavatories, 24 Classroom sink mounted drinking fountains, and 4 electric water coolers. Observations revealed that the school is currently equipped with 23 toilets, 14 urinals, 25 lavatories, 9 Classroom sink mounted drinking fountains, and 7 electric water coolers. ADA requirements are met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are not adequately provided with required service sinks or floor drain sinks, which are in fair condition. 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. Adequate exterior wall hydrants are provided.

Rating: 3 Needs Replacement

Recommendations: Due to age, condition, and OSFC requirements, and to meet the low flow requirements for all toilet room fixtures, remove and replace 23 toilets, 25 lavatories, 14 urinals, and 3 electric water coolers. Provide 2 new Special Education classroom restrooms that consist of 1 water closet and 1 lavatory for each. Provide kitchen restroom that consists of 1 water closet and 1 lavatory. Provide 11 classroom sinks with the required bubbler, provide 4 classrooms with the required new sink and bubbler. Add 1 indoor grease trap. Add backflow preventer to incoming water service. Replace domestic water heater.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Back Flow Preventer:	\$5,000.00	unit		1 Required		\$5,000.00	
Domestic Water Heater:	\$5,100.00	per unit		1 Required		\$5,100.00	(remove / replace)
Toilet:	\$3,800.00	unit		8 Required		\$30,400.00	(new)
Toilet:	\$1,500.00	unit		27 Required		\$40,500.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		14 Required		\$21,000.00	(remove / replace)
Sink:	\$2,500.00	unit		8 Required		\$20,000.00	(new)
Sink:	\$1,500.00	unit		22 Required		\$33,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		3 Required		\$9,000.00	(double ADA)
Other: Grease Trap	\$3,000.00	each		1 Required		\$3,000.00	kitchen grease trap
Other: sink with drinking fountain	\$3,000.00	each		12 Required		\$36,000.00	new classroom sink with drinking fountain
Sum:			\$203,000.00	\$203,000.00	\$0.00		



Classroom sink with drinking fountain



Domestic water heater

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Facility Assessment

F. Windows

Description: The windows throughout the original 1973 building are an aluminum frame single pane glazing type window system with surface mounted blinds. The windows are operable but do not have insect screens. The window system hardware appears in fair condition. The windows are original to the building. The windows throughout the 2008 additional are aluminum frame insulated glazing system with surface mounted blinds. The windows are operable but do not have insect screens. No glass block windows were observed in the school. There are no skylights in the building. There are no curtain wall window systems in the facility, but there are storefront window systems at the entrances of both additions. The storefront system in the 2008 addition is in good condition. The storefront system at the entrance to the original 1973 building is single pane and should be replaced.

Rating: 3 Needs Replacement

Recommendations: Provide a new window system in the original building due to these windows being a non-OSDM compliant window system. New compliant window systems should be a double-glazed, thermally separated frame type with integral blinds. Provide a new storefront window system at the entrances to the original building.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
Insulated Glass/Panels:	\$101.55	sq. ft. (Qty)		64,331 ft²	15,809 ft²		
				130 Required		\$13,201.50	(includes integral blinds and removal of existing windows)
Storefront System:	\$57.50	sq. ft. (Qty)		550 Required		\$31,625.00	(includes demo of existing and replacement with new)
Sum:			\$44,826.50	\$44,826.50	\$0.00		



Single Pane Windows



Original Storefront Glazing

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Facility Assessment

G. Structure: Foundation

Description: The facility is equipped with concrete foundation walls on concrete footings that were observed to be generally in good condition. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing to or could contribute to foundation/wall structural deterioration.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Exterior Wall at Grade

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The school is a brick veneer structures on load bearing masonry wall system which are in fair condition. The exterior masonry is provided with control joints in fair condition. Brick veneer masonry walls are cavity walls. Weep holes are present, though some are covered by the grade as they are located quite close to the foundation. Exterior masonry does not appear to have been cleaned or sealed in recent years but shows little evidence of mortar deterioration. No locations of mold were observed. Architectural exterior accent materials consist of burnished block banding on the 2008 addition and metal panels at exterior soffits on both the original building and addition which is aesthetically pleasing and generally in good condition. The classrooms have either CMU walls, gypsum walls, or demountable walls, which are generally in fair condition. The window sills are brick and marble and are in fair condition. The exterior lintels are in good condition in the school building. The school does not have a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide for exterior masonry cleaning, sealing and caulking as required. Provide for exposure of weeps holes that are covered for better moisture control.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft ²	15,809 ft ²		
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		7,960 Required	12,361 Required	\$30,481.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		7,960 Required	12,361 Required	\$20,321.00	(wall surface)
Other: Clean weepholes	\$10,000.00	allowance		Required		\$10,000.00	expose weeps from grade
Sum:			\$60,802.50	\$29,900.00	\$30,902.50		



Weep Holes at Concrete



Exterior Masonry and Control Joint

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction is a cast in place concrete type construction, and is in fair condition. There are crawlspaces for pipes throughout the school. The roof construction is metal trusses and steel joists.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Exterior Soffit at Addition

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Facility Assessment

J. General Finishes

Description: The original school building features open concept classrooms, with carpet flooring, CMU and gypsum walls, and dropped 2' x 4' lay-in ceilings that are in fair condition. These classrooms have been sectioned off by gypsum walls that visually separate the rooms but do not separate sound or function. The typical classroom features a cloakroom with hooks for student storage, and minimal built-in storage for teacher materials. The built-in casework is wood and in poor condition. The typical classroom features more than an adequate amount of chalkboards that are the old wood, built-in the wall type and no tack boards are installed. The interior classroom doors are recessed wood units. They are not equipped with appropriate ADA hardware but do have tempered glass vision panels and all are in poor to fair condition. The 2008 addition features two kindergarten classrooms that are traditionally partitioned with a combination of carpet and VCT flooring, CMU walls, and 2' x 4' lay-in ceilings in good condition. These classrooms contain cubies for student storage and casework for teacher storage with is laminate and in good condition. There is an adequate amount of white boards and tack boards. The classrooms doors are recessed wood units with appropriate ADA hardware and tempered glass vision panels in good condition. The large group restrooms in the original building feature ceramic tile flooring and glazed block walls in fair condition. The restroom ceilings are drywall and they are in fair condition. The toilet partitions are both high density plastic in good condition and metal in poor condition. The large group restrooms in the 2008 addition feature VCT flooring and CMU walls in good condition. The restrooms ceilings are lay-in ceilings and they are in good condition. The toilet partitions are high-density plastic in good condition. The original gymnasium is used as the cafeteria. It has wood floor in fair condition, CMU walls with paint in good condition, and a lay-in ceiling. There are no bleachers in this gymnasium. The gymnasium does not feature a stage, and there is no divider curtain. The gymnasium in the 2008 addition is the primary gymnasium. It features wood floors in good condition, CMU walls, and an exposed metal deck ceiling in good condition. The gymnasium has high density plastic bleachers in good condition and a divider curtain in good condition. This gymnasium also does not feature a stage. The original building contains dedicated art and music rooms. The art room does have a kiln in fair condition. The media center is centrally located and features carpet flooring, CMU and demountable walls and a lay-in ceiling. The media center finishes are in fair condition. The existing kitchen is a warming kitchen only with VCT flooring, CMU walls, and gypsum ceilings that are in poor condition. The age of the kitchen equipment is not known. There are no walk-in freezers or coolers provided.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes in the entire building due to poor conditions and due to the installation of systems outlined in this report (such as HVAC system, electrical, technology, etc). Provide for replacement of old toilet partitions and provide new accessories. Provide for replacement of demountable walls with gypsum board walls. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition.

Item	Cost	Unit	Whole Building	Original Building (1973) 64,331 ft²	Addition 1 (2008) 15,809 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$19.10	sq.ft. (of entire building addition)		Required	Required	\$1,530,674.00	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		25 Required		\$25,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required		\$12,866.20	(per building area)
Partition Open Space Classrooms:	\$8.00	sq.ft. (of entire building addition)		Required		\$514,648.00	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)		1,846 Required		\$16,614.00	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)		507 Required		\$57,037.50	(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)
Sum:			\$2,156,839.70	\$1,854,887.80	\$301,951.90		



Typical Classroom Finishes



Cafeteria Finishes

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Facility Assessment

K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T8 2x4 lay-in fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 60 FC, thus meeting the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T8 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 28 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium/Cafeteria spaces are equipped with T8 2x4 suspended type lighting, in fair condition, providing an average illumination of 40 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T8 2x4 lay-in fluorescent fixture type lighting in good condition, providing an average illumination of 60 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 recessed T8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 50 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility yare equipped with 1x4 suspended T8 fluorescent fixture type lighting in fair condition. The typical administrative spaces in the overall facility are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to inadequate lighting levels, lack of multi-level switching and lack of automatic controls.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to inadequate lighting levels, lack of multi-level switching and lack of automatic controls.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		Required	Required	\$520,910.00	Includes demo of existing fixtures
Sum:			\$520,910.00	\$418,151.50	\$102,758.50		



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Facility Assessment

L. Security Systems

Description: The overall facility contains a Honeywell motion detector, CCTV, door contact type security system in good condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area computer based hard disk recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is equipped with card. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with building mounted LED entry lights in good. Pedestrian, Parking and bus pick-up / drop off areas are illuminated by pole mounted HID / metal halide fixtures in poor condition. The exterior site lighting system provides adequate inadequate illumination due to insufficient fixture capacity.

Rating: 2 Needs Repair

Recommendations: Provide partial security system upgrade, consisting of cameras and motion detectors, to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		Required	Required	\$108,189.00	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$80,140.00	(complete, area of building)
Sum:			\$188,329.00	\$151,177.85	\$37,151.15		



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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of plastic construction exit signs and the system is in good condition. The facility is equipped with emergency egress floodlighting, and the system is in good condition. The system is not provided with appropriate battery backup or emergency generator. (Refer to item U for specific emergency generator information) The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements due to the lack of emergency generator.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of new emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines as part of work in items K/U.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		64,331 ft²	15,809 ft²		
Sum:			\$80,140.00	\$64,331.00	\$15,809.00	\$80,140.00	(complete, area of building)



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Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Simplex zone type fire alarm system, updated in the last 15 year and in fair condition, consisting of manual pull stations, bells, horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches. The system is not equipped with sufficient smoke detectors and heat sensors. The system thus will support future fire suppression systems. The system is not adequately provided throughout, and does have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines due to the age, lack of smoke/heat detectors, and mismatch of equipment.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
Fire Alarm System:	\$2.45	sq.ft. (of entire building addition)		64,331 ft ²	15,809 ft ²		
Sum:			\$196,343.00	\$157,610.95	\$38,732.05		(complete new system, including removal of existing)



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Facility Assessment

O. Handicapped Access

Description: There is an accessible route provided from the parking areas to the main entrance of the school. There is an accessible route connecting all areas of the site via sidewalks and asphalt surfacing. All entrances are free from stairs, but only the entrance at the 2008 addition contains an ADA assist-powered door. The playground layout and equipment are not ADA accessible as the soft-surface is mulch and mats for the path of travel are not provided. On the interior of the building, space allowances and reach ranges are compliant. Interior doors of the original building are wooden and are not recessed or provided with ADA compliant hardware. The interior doors of the 2008 addition are recessed wooded doors with ADA compliant hardware. The large group restrooms are equipped with ADA compliant toilets, urinals, and sinks. Toilet partitions do not all provide appropriate ADA clearances. Toilets are compliant in the 2008 Addition, but are not compliant in all restrooms in the original building. Mirrors generally do not meet ADA requirements for mounting heights and they are in poor condition. ADA compliant electric water coolers were observed in the original building. The 2008 addition contains an ADA compliant electric water cooler with a bottle filler. ADA signage is not provided.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, sinks, toilets, urinals, electric water coolers (see Item E), toilet partitions, mirrors and toilet partition accessories as required. Replace all wood doors in the original building with new leafs equipped with ADA hardware. Provide main entrance with an ADA power-assist operator. Parking issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Building (1973) 64,331 ft²	Addition 1 (2008) 15,809 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required		\$12,866.20	(per building area)
Toilet/Urinals/Sinks:	\$3,800.00	unit		21 Required		\$79,800.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		4 Required		\$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required		\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		83 Required		\$107,900.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Provide Toilet Accessories:	\$1,000.00	per restroom		8 Required		\$8,000.00	
Sum:			\$220,066.20	\$220,066.20	\$0.00		



No ADA Signage Present



Non-Compliant Door Hardware

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Facility Assessment

P. Site Condition

Description: The 36.04-acre flat site is located in a rural residential neighborhood and is provided with minimal tree and shrub type landscaping around the building and a wooded area on the east side of the site. The site houses the school building, four playgrounds, and several baseball/softball fields. No areas of erosion were observed. No ponding was observed. The site is bordered by moderately traveled streets. There are two entrances to the site, allowing for semi-separation of bus and car traffic. There is a dedicated drop-off lane. Staff and visitor parking occur in three main asphalt parking lots that are in poor condition. The staff parking is located off of the bus drop-off lane, which doesn't allow for separation for a part of the day. Parking spaces appear to be adequately provided. Five (5) ADA parking spaces are provided, which is adequate. Site and parking lot drainage design consists of sheet drainage and storm sewers. Sidewalks are generally properly sloped and located to provide a logical flow of pedestrian traffic, though there are areas that require replacement. The playground equipment at each playground is metal and plastic and in generally poor condition. The playgrounds are located on a mulch soft surface. Only a portion of the kindergarten playground is fenced, but not closed off. There are no athletic facilities on the site other than the baseball/softball fields. The trash dumpster is provided with a concrete pad as per the OSDM requirements.

Rating: 3 Needs Replacement

Recommendations: Resurface all asphalt areas. Provide for concrete sidewalk replacement. Provide concrete curb replacement. Provide for fencing of the playgrounds. Provide new rubber or soft surface material for playgrounds and new playground equipment. Provide for bus-only drop off loop.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		64,331 ft ²	15,809 ft ²		
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required	Required	\$4,000.00	
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		15,244 Required		\$289,636.00	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$110.00	per student		500 Required		\$55,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	\$22.30	ln.ft.		400 Required		\$8,920.00	(new)
Concrete Sidewalk:	\$5.80	sq.ft. (Qty)		2,576 Required		\$14,940.80	(5 inch exterior slab)
Provide Soft Surface Playground Material:	\$30.00	sq. yard		1,821 Required		\$54,630.00	
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		\$96,496.50	Include this one or the next. (Each addition should have this item)
Sum:			\$673,622.30	\$668,119.80	\$5,502.50		



Worn and Un-fenced Playground Equipment



Curbs and Asphalt Needing Replacement

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Facility Assessment

Q. Sewage System

Description: The sanitary sewer system, tied into the municipal system, 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 Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Sum:			\$0.00	\$0.00	\$0.00		

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Facility Assessment

R. Water Supply

Description: The domestic water supply system is tied into the municipal system, well type, features 2" service and 2" water meter, and is in fair condition. The district was not able to provide water supply flow test data, well logs. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

Recommendations: Add backflow preventer (pricing included in Item E Plumbing). Pressure and capacity addressed in Item U.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft ²	15,809 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



incoming water service

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Facility Assessment

S. Exterior Doors

Description: The typical exterior doors in the original building are hollow metal and are in fair condition. The typical exterior doors in the 2008 addition are FRP and are in good condition. There is no exterior overhead door in this building.

Rating: 3 Needs Replacement

Recommendations: Provide for the replacement of the exterior hollow metal doors in the original building.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Door Leaf/Frame and Hardware	\$2,500.00	per leaf		38 Required		\$95,000.00	(includes removal of existing)
Sum:			\$95,000.00	\$95,000.00	\$0.00		



Exterior Door Threshold



Exterior Door in Original Building

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Facility Assessment

T. Hazardous Material

Description: The original building is suspected to contain asbestos. No recent asbestos report was available from the district. It is unclear the quantity and scope of existing hazardous materials.

Rating: 3 Needs Replacement

Recommendations: Provide for an Enhanced Environmental Report to be completed and budget adjustments to be made in order to replace abated materials.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
				64,331 ft²	15,809 ft²		
Other: Hazardous Material Study	\$15,000.00	allowance		Required	Required	\$30,000.00	to assess the presence of any hazardous materials.
Sum:			\$30,000.00	\$15,000.00	\$15,000.00		

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Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. There are no kitchen hoods or equipment requiring kitchen hoods. The facility is not currently equipped with an emergency generator. Exit corridors are situated such that dead-end corridors are not present. Fire extinguishers are provided throughout the facility. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide for an emergency generator.

Item	Cost	Unit	Whole Building	Original Building (1973) 64,331 ft²	Addition 1 (2008) 15,809 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		64,331 Required	15,809 Required	\$256,448.00	(includes increase of service piping, if required)
Water Main	\$50.00	ln.ft.		300 Required		\$15,000.00	(new)
Generator (building size ≥ 66,667 and ≤ 111,111 SF):	\$0.90	sq.ft. (of entire building addition)		Required	Required	\$72,126.00	(Select for each addition. Includes switch gear, fence and pad/day tank, life safety only)
Sum:			\$343,574.00	\$278,757.10	\$64,816.90		

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Facility Assessment

V. Loose Furnishings

Description: The typical furniture is consistent within a singular classroom, but it is dated and not consistent throughout the school. 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 4 due to observed conditions, and due to the fact that it lacks some of the design manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of furnishings.

Item	Cost	Unit	Whole Building	Original Building (1973)	Addition 1 (2008)	Sum	Comments
CEFPI Rating 4 to 5	\$55.50	sq.ft. (of entire building addition)		64,331 ft²	15,809 ft²		
				Required	Required	\$440,770.00	
Sum:			\$440,770.00	\$353,820.50	\$86,949.50		



Dated and Inconsistent Furniture



Dated Furniture

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Facility Assessment

W. Technology

Description: The typical Classroom is equipped with 2 of the required four technology data ports for student 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 the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system, one cable port and monitor to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system that is in poor condition. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided. OSDM-compliant computer network infrastructure is provided. The facility does contain a media distribution center, and does not provide Computer Labs for use by students.

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 Building (1973)	Addition 1 (2008)	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	\$10.00	sq.ft. (Qty)		64,331 ft ²	15,809 ft ²		
Sum:			\$801,400.00	\$643,310.00	\$158,090.00	\$801,400.00	



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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$11,215,407.05
7.00%	Construction Contingency	\$785,078.49
Subtotal		\$12,000,485.54
16.29%	Non-Construction Costs	\$1,954,879.10
Total Project		\$13,955,364.64

Construction Contingency	\$785,078.49
Non-Construction Costs	\$1,954,879.10
Total for X.	\$2,739,957.59

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,600.15
Soil Borings / Phase I Envir. Report	0.10%	\$12,000.49
Agency Approval Fees (Bldg. Code)	0.25%	\$30,001.21
Construction Testing	0.40%	\$48,001.94
Printing - Bid Documents	0.15%	\$18,000.73
Advertising for Bids	0.02%	\$2,400.10
Builder's Risk Insurance	0.12%	\$14,400.58
Design Professional's Compensation	7.50%	\$900,036.42
CM Compensation	6.00%	\$720,029.13
Commissioning	0.60%	\$72,002.91
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$134,405.44
Total Non-Construction Costs	16.29%	\$1,954,879.10

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School Facility Appraisal - Shawnee Local

Name of Appraiser	Elizabeth Weiss	Date of Appraisal	2021-10-13
Building Name	Elmwood Primary		
Street Address	4295 Shawnee Rd		
City/Town, State, Zip Code	Lima, OH 45806		
Telephone Number(s)	419-998-8090		
School District	Shawnee Local		

Setting: Rural

Site-Acreage	36.04	Building Square Footage	80,140
Grades Housed	K-2	Student Capacity	474
Number of Teaching Stations	34	Number of Floors	1
Student Enrollment	523		
Dates of Construction	1973,2008		

Energy Sources:	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar
Air Conditioning:	<input checked="" type="checkbox"/> Roof Top	<input type="checkbox"/> Windows Units	<input type="checkbox"/> Central	<input type="checkbox"/> Room Units
Heating:	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Individual Unit	<input type="checkbox"/> Forced Air
	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Steam		

Type of Construction

☒ Load bearing masonry

☐ Steel frame

☐ Concrete frame

☐ Wood

☒ Steel Joists

Exterior Surfacing

☒ Brick

☐ Stucco

☐ Metal

☐ Wood

☐ Stone

Floor Construction

☐ Wood Joists

☐ Steel Joists

☒ Slab on grade

☐ Structural slab

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Suitability Appraisal of 1.0 The School Site for Elmwood Primary School

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Suitability Appraisal of 1.0 The School Site for Elmwood Primary School

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 <i>The site is 36 acres compared to 16 acres required by OSDM.</i>	25	25
1.2 Site is easily accessible and conveniently located for the present and future population <i>The school is not centrally located within the district, but is easily accessible. The site is accessible from rural, country roads that are suitable for buses, cars, and service vehicles.</i>	20	12
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential/agricultural uses, and there are no undesirable features.</i>	10	8
1.4 Site is well landscaped and developed to meet educational needs <i>The site has limited landscaping, which does not enhance the property or emphasize the building entrance.</i>	10	6
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>Minimally equipped playgrounds are separated from streets and parking areas. The playground equipment at each playground is metal and plastic and in general poor condition. The playgrounds are located on mulch. Only a portion of the kindergarten playground is fenced, but not closed off. There are no athletic facilities on the site other than the baseball/softball fields.</i>	10	2
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is generally sloped to provide positive drainage across the site.</i>	5	4
1.7 Site has stable, well drained soil free of erosion <i>No areas of erosion were observed.</i>	5	4
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.</i>	5	3
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts and correct slopes. Though there are areas that require replacement.</i>	5	3
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Sufficient parking is provided but needs to be replaced as in poor condition.</i>	5	2
TOTAL - 1.0 The School Site	100	69

Suitability Appraisal of 2.0 Structural and Mechanical Features for Elmwood Primary School

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>The building does not meet barrier free requirements due to age.</i>	15	2
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The existing roofs require replacement to meet Ohio School Design Manual guidelines for the age of the system and due to ponding conditions.</i>	15	3
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in fair condition with no observable cracks</i>	10	8
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in fair condition, have sufficient control and expansion joints and are free from deterioration.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Entry and exit points to the building have been adequately provided.</i>	10	6
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet minimum energy conservation requirements.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	4
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Due to multiple additions, a variety of Classroom sizes have been provided throughout the facility</i>	10	4
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Adequate light sources are well maintained, and are not properly placed.</i>	15	10
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply and pressure is adequate.</i>	15	12
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Wall outlets are not adequately provided in every space.</i>	15	8
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Electrical controls are safely protected with disconnect switches easily accessible.</i>	10	10
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are adequate, a few water coolers will be replaced to have bottle fillers.</i>	10	8
2.14 Number and size of restrooms meet requirements <i>Number of restrooms are adequate.</i>	10	10
2.15 Drainage systems are properly maintained and meet requirements <i>Drainage system is adequate.</i>	10	8

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	6
<i>Fire alarms, and smoke detectors are properly maintained and but not properly provided.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	5
<i>Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas but is in poor condition.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Exterior water supply is adequate for the facility, However will not be adequate with the new sprinkler system.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	119

Suitability Appraisal of 3.0 Plant Maintainability for Elmwood Primary School

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Windows, doors and wall are old and require substantial replacement and maintenance.</i>	15	3
3.2 Floor surfaces throughout the building require minimum care <i>The floor finishes throughout the school are VCT, carpet, and ceramic tile and are in varying conditions from good to poor.</i>	15	6
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings and walls throughout the building are gypsum and lay-in and vary from good to poor condition</i>	10	4
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>The built-in casework is wood or laminate and in poor condition</i>	10	4
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware varies throughout the facility, and does not meet ADA requirements</i>	10	2
3.6 Restroom fixtures are wall mounted and of quality finish <i>Restroom fixtures are wall mounted and are of poor quality.</i>	10	4
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage is not adequately located throughout the facility.</i>	10	4
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate electrical outlets and power, to permit routine cleaning, are not available in every area.</i>	10	6
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures and equipment, and other fixtures are accessible for repair and replacement. Electrical outlets are not provided.</i>	10	6
TOTAL - 3.0 Plant Maintainability	100	39

Suitability Appraisal of 4.0 Building Safety and Security for Elmwood Primary School

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 <i>There are two entrances to the site, allowing for semi-separation of bus and car traffic. There is a dedicated drop-off lane for bus.</i>	15	6
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided on-site for pedestrian safety though no sidewalks are required for this rural school site.</i>	10	6
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>Buses and other vehicular traffic use the same entrance and exit points to the site which do not provide safe vehicular traffic flow.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>The playground equipment at each playground is metal and plastic and in generally poor condition.</i>	5	2
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>The heating units are located away from students.</i>	20	15
4.7 Multi-story buildings have at least two stairways for student egress <i>The overall facility is one story without stairways.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direct of travel and are equipped with panic hardware.</i>	10	6
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting is provided throughout the entire building but exit signs are not on separate electrical circuits.</i>	10	6
4.10 Classroom doors are recessed and open outward <i>The interior classroom doors are recessed wood units. They are not equipped with appropriate ADA hardware but do have tempered glass vision panels and all are in poor to fair condition.</i>	10	4
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Building security systems are provided to assure uninterrupted operation of the educational program.</i>	10	6
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring finishes are dated.</i>	5	2
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The overall facility is one story without stairways.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass inside of door transoms and sidelights needs to be replaced with tempered glass.</i>	5	1
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4

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	2
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Due to the addition to the building and the open concept of the classroom layout, circulation throughout the building is confusing.

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	7
<i>Adequate fire safety equipment is properly located.</i>		
4.18 There are at least two independent exits from any point in the building	15	9
<i>Multiple exits are provided from corridors throughout the facility.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	12
<i>The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry/drywall.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	8
<i>Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.</i>		
TOTAL - 4.0 Building Safety and Security	200	122

Suitability Appraisal of 5.0 Educational Adequacy for Elmwood Primary School

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The average classroom size adequately meets desirable standards.</i>	25	20
5.2 Classroom space permits arrangements for small group activity <i>Classrooms are large enough to allow effective small group activity spaces.</i>	15	12
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium and Music program are somewhat distant from related educational activities.</i>	10	6
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Classrooms are large enough to allow privacy time for individual students.</i>	10	6
5.5 Storage for student materials is adequate <i>The typical classroom features a cloakroom with hooks for student storage. Storage for students is minimal.</i>	10	4
5.6 Storage for teacher materials is adequate <i>Minimal built-in storage for teacher materials.</i>	10	4
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>Special education classrooms are undersized compared to standards</i>	15	6
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special education spaces are not adequately provided to meet instructional needs</i>	10	4
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The media center is not visually appealing and does not provide natural light.</i>	10	4
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>Gymnasium is adequately sized and equipped for physical education instruction.</i>	5	4
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>Music instruction is provided with minimal sound treatment.</i>	5	2
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>Art room is undersized, it does not provide space for storage supplies and equipment.</i>	5	2
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment <i>Space for technology education does not permit use of state-of-the-art equipment</i>	5	2
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2

Minimal space has been provided adjacent to classrooms for small group rooms and remedial instruction.

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

Storage for student and teacher material is adequate

Support Space

Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 2

Limited work space is provided for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 4

The student dining is the old cafeteria has limited visual appeal.

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

Administrative offices are not consistent in appearance and function.

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

The space provided for the counselor does not ensure privacy and lacks sufficient storage space.

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

Clinic is near administrative offices but is not equipped to meet requirements

5.22 **Suitable reception space** is available for students, teachers, and visitors 5 3

Reception space is available to students, teachers, and visitors

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

Administrative personnel are not provided sufficient work space and privacy

TOTAL - 5.0 Educational Adequacy 200 105

Suitability Appraisal of 6.0 Environment for Education for Elmwood Primary School

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	6
<i>Overall building design is not aesthetically pleasing for the age of the students.</i>		
6.2 Site and building are well landscaped	10	8
<i>Site and building are well landscaped.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential/agricultural uses , and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	4
<i>Exits are not sheltered from sun and inclement weather</i>		
6.5 Building materials provide attractive color and texture	5	2
<i>Exterior building materials consist of brick and concrete block which do not provide an attractive color and texture.</i>		
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	8
<i>Due to the addition and multiple building materials, the overall design is inconsistent, which does not enhance learning.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	12
<i>Year around comfort and humidity is provided.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	12
<i>Ventilation is adequate.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	6
<i>Lighting system does not provide proper intensity, diffusion, and distribution of illumination.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	9
<i>Drinking fountains and restroom facilities are conveniently located</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	4
<i>Communication among students is enhanced by some commons areas for socialization</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	4
<i>Corridor/building layout does not provide an efficient means of circulation throughout the building</i>		
6.13 Areas for students to interact are suitable to the age group	10	4
<i>Limited space and equipment have been provided to encourage interaction among students</i>		
6.14 Large group areas are designed for effective management of students	10	4
<i>No large group areas are present except for the gymnasium.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	4
<i>Limited consideration has been given to acoustical treatment of classrooms and corridors</i>		
6.16 Window design contributes to a pleasant environment	10	4

The windows, a combination of old and newer, does not contribute to a pleasant environment.

6.17 **Furniture and equipment** provide a pleasing atmosphere

10

4

Classroom furniture is mismatched and in poor condition.

TOTAL - 6.0 Environment for Education

200

103

LEED Observation Notes

School District:	Shawnee Local
County:	Allen
School District IRN:	45799
Building:	Elmwood Primary
Building IRN:	34207

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are built on productive agricultural, wildlife or open areas. Several measures can be taken 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 site is larger than required and allows for outdoor learning and has plenty of unused green spaces for storm water management to take place.

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)

Low flow fixtures were noted to be installed.

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)

New HVAC system will follow all LEED and Energy guidelines.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Opportunities for credit points are available through recycling of materials removed and reuse of the existing walls and structure if renovated. Replacement of finishes allows for the use of low VOC products as well as local products and materials with recycled content.

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)

New HVAC system will follow all LEED IAQ Guidelines.

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)

This is contingent on the design architect.

Justification for Allocation of Points - Shawnee Local

Building Name and Level: **Elmwood Primary**

K-2

Building features that clearly exceed criteria:

1. Site is larger than required.
2. The gymnasium addition in 2008 is in really great shape and is an asset to the school.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. Not all rooms have a window.
2. Very chaotic layout due to the open floor plan that has been modified to try and fit a traditional classroom layout.
3. Classroom storage is very minimal.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Shawnee Local
Facility:	Elmwood Primary
Date of Initial Assessment:	Oct 13, 2021
Date of Assessment Update:	Dec 16, 2021
Cost Set:	2021

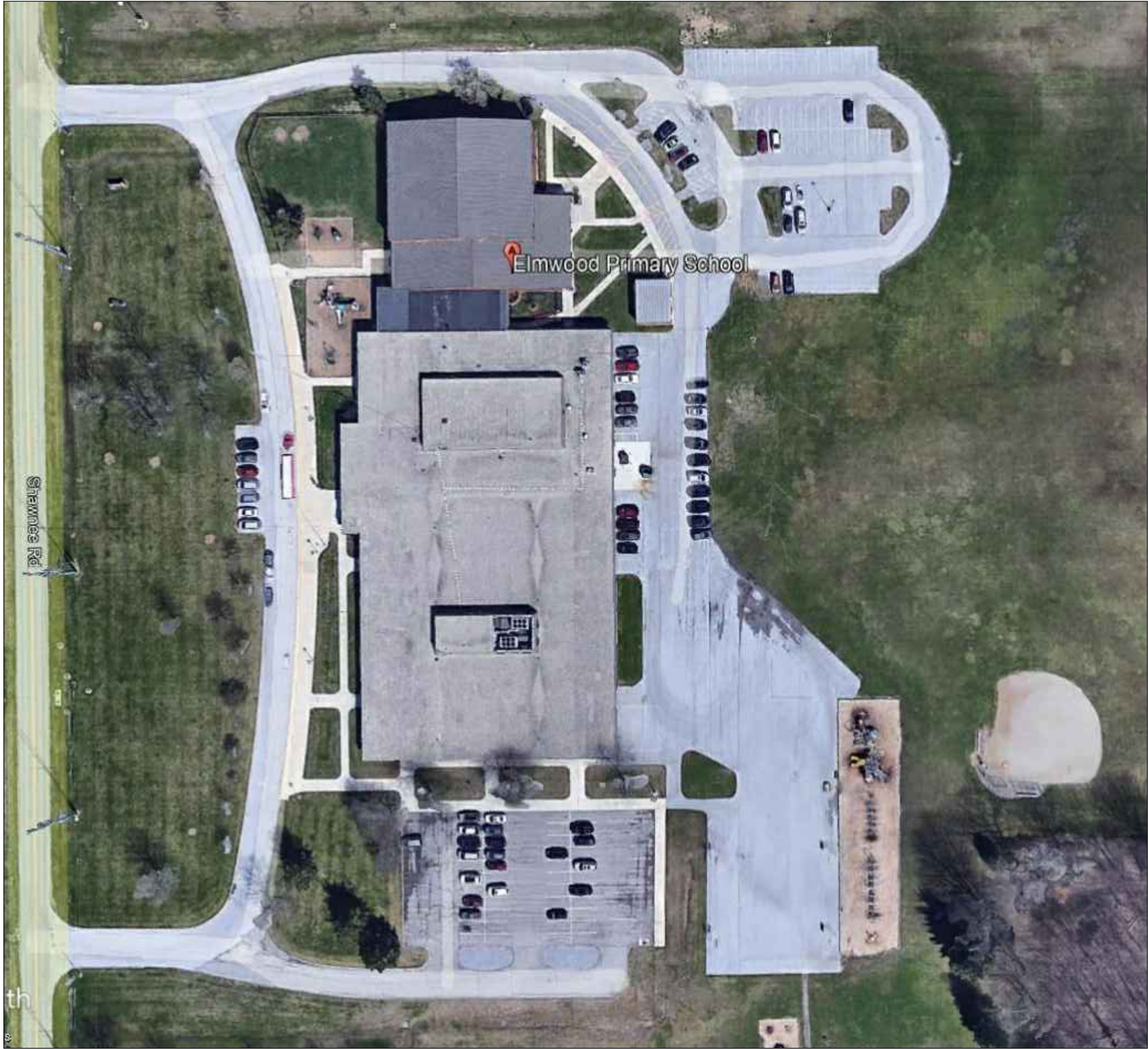
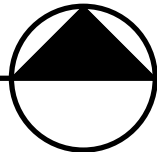
District IRN:	45799
Building IRN:	34207
Firm:	Architectural Vision Group

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1973 Original Building	64,331	\$30,000.00	\$0.00
2008 Addition 1	15,809	\$0.00	\$0.00
Total	80,140	\$30,000.00	\$0.00
Total with Regional Cost Factor (105.56%)	—	\$31,668.00	\$0.00
Regional Total with Soft Costs & Contingency	—	\$39,404.59	\$0.00

ELMWOOD
SITE PLAN

SCALE:



ELMWOOD PRIMARY
SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1973, 2008

ACREAGE:

36.04

TOTAL SF:

80,140

GRADES:

K-2

CURRENT ENROLLMENT:

523

SQUARE FEET PER STUDENT:

153

DATE ISSUED:

-

LEGENDS:



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SHEET NO

1 OF 4

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
ORIG. CONS. (1973)		5,095			2,662		3,660	507						
1. ADDITION 1 (2008)		2,095		8,078										
TOTAL SF		7,190		8,078	2,662		3,660	507						

ELMWOOD PRIMARY
SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:

1973, 2008

ACREAGE:

36.04

TOTAL SF:

80,140

GRADES:

K-2

CURRENT ENROLLMENT:

523

SQUARE FEET PER STUDENT:

153

DATE ISSUED:

-

LEGENDS:

BUILDING COMPONENT

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED
- TUNNELS



ELMWOOD
FIRST FLOOR PLAN

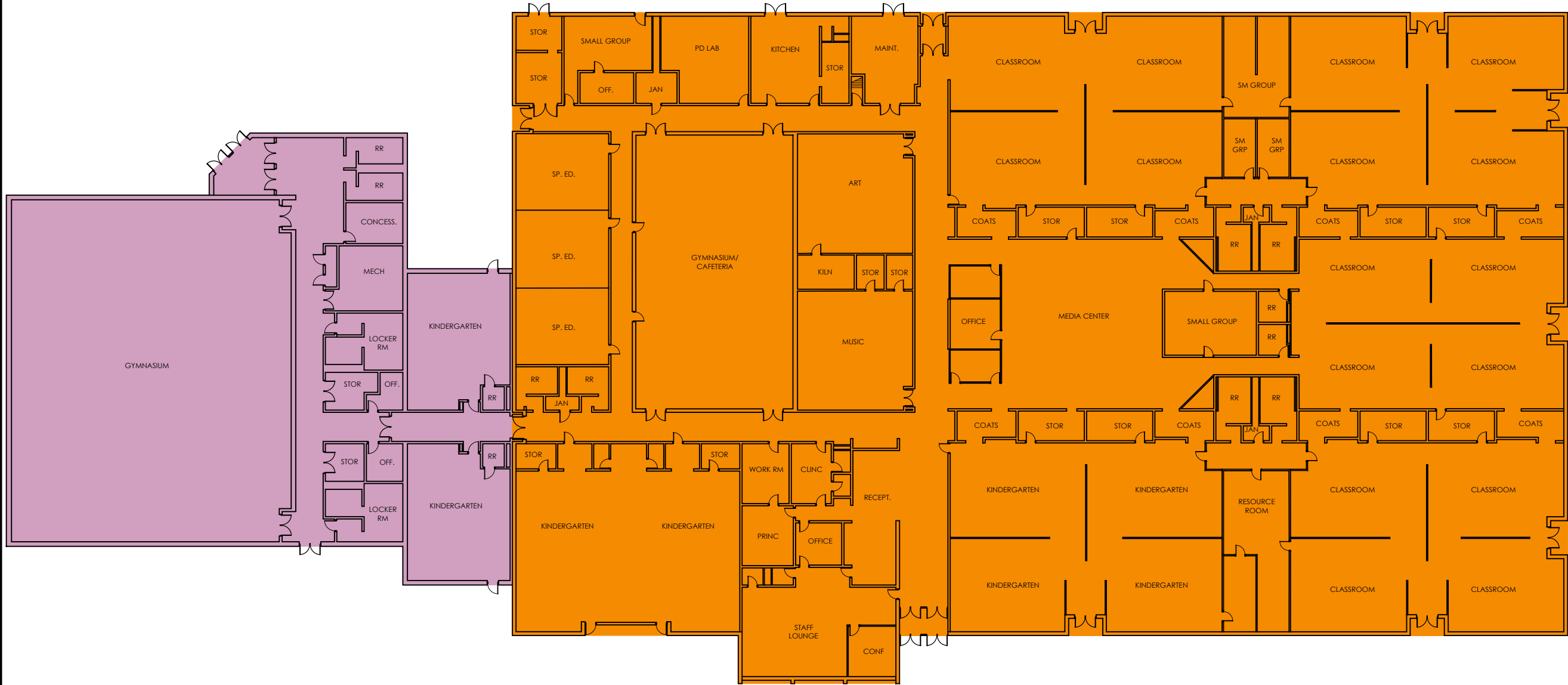
SCALE:



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SHEET NO

2 OF 4



ELMWOOD PRIMARY
SCHOOL

SHAWNEE SCHOOL DISTRICT
OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1973, 2008

ACREAGE:
36.04

TOTAL SF:
80,140

GRADES:
K-2

CURRENT ENROLLMENT:
523

SQUARE FEET PER STUDENT:
153

DATE ISSUED:
-

LEGENDS:

CONSTRUCTION DATES

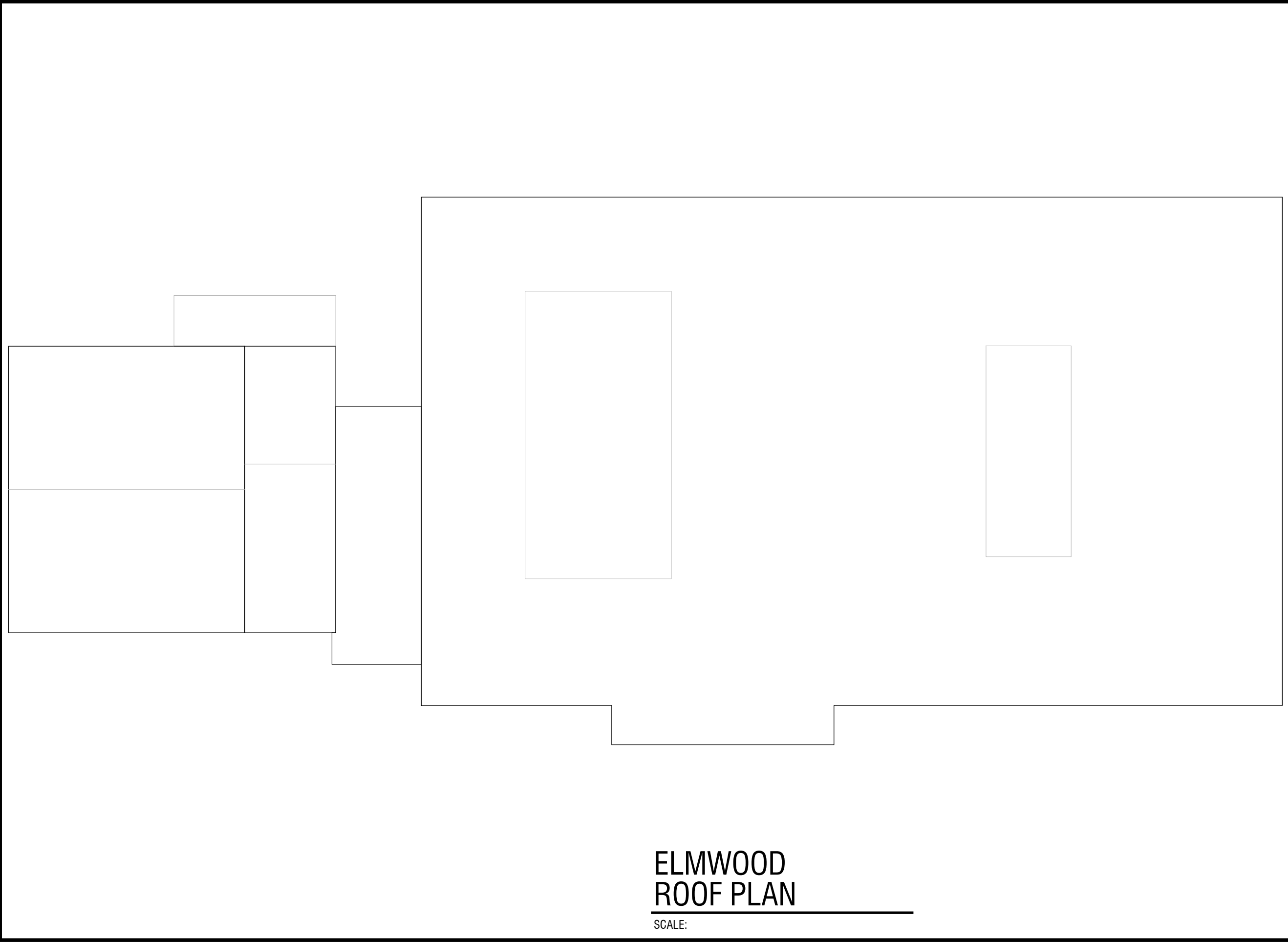
- ORIGINAL (1973)
- 1. ADDITION (2008)



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SHEET NO
3 OF 4

ELMWOOD
FIRST FLOOR PLAN
SCALE:



ELMWOOD PRIMARY SCHOOL

SHAWNEE SCHOOL DISTRICT

OHIO SCHOOL FACILITIES COMMISSION

CONSTRUCTION DATES:
1973, 2008

ACREAGE:
36.04

TOTAL SF:
80,140


GRADES:
K-2

CURRENT ENROLLMENT:
523

SQUARE FEET PER STUDENT:
153

DATE ISSUED:
-

LEGENDS:



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SHEET NO
4 OF 4

ELMWOOD
ROOF PLAN

SCALE:

Shawnee Local School District

FACILITY ASSESSMENT REPORT

Meeting Minutes

Ohio School Facilities Commission

Assessment and Master Planning

For

Shawnee Local School District

Allen County

3255 Zurmehly Road

Lima, Ohio 45806

Date: October 11, 2021 through October 12, 2021

Meeting Type: Assessment Overview Meeting

In Attendance: James Spyker, Maintenance/Grounds Supervisor
Syed Abbas, AVG
Murtaza Abbas, AVG
Elizabeth Most, AVG
Joe Verostko, Verostko Consulting Engineers
Jerry Lesnak, Verostko Consulting Engineers

- Introductions were given between all present.
- After a brief review of the Pre-Assessment Meeting minutes, AVG inquired about any previous assessments done of the facilities. Mr. Spyker noted that a local architecture firm had done an assessment outside of the OFCC in 2017 and that this assessment would be shared with the team.
- AVG inquired about an AHERA or other asbestos reports. Mr. Spyker said that he was unaware of any AHERA reports that the district had, but was told that removal had occurred in the 80s and 90s. Mr. Spyker has been with the district for 4 years.
- Mr. Verostko inquired about the HVAC systems conditions and water service issues. Mr. Spyker indicated that there were no issues for water service, flow, or pressure within the current system. There is a boiler house that serves both the middle school and 3/4 of the high school. The rest of the high school is served by a water boiler. The other schools have their own mechanical rooms. Each school is a combination of different systems to regulate temperatures.
- AVG then inquired about the basement or crawl space under the schools. There is a crawlspace serving the middle school and high school from the boiler house, going under the road that separates the two of them.
- Mr. Lesnak inquired about the electrical systems and energy management systems of the schools. Mr. Spyker stated that only Maplewood Intermediate has an energy management system.
- Mr. Lesnak also inquired about the fire suppression system and fire alarm system. Mr. Spyker indicated that the buildings are not

- suppressed and that most fire alarm systems had been updated, though they are also quickly becoming obsolete
- AVG inquired about Kitchen types and condition. It was indicated that the middle school and high school have full kitchen, and the intermediate and primary schools have warming kitchens. Mr. Spyker did not know the age of the equipment.
 - AVG inquired about roof conditions. Mr. Leffler explained that there are no current leaks in any school, though some of the schools had recent issues.
 - Mr. Spyker indicated that the main issues the school district is having dated buildings for all grade levels and not having A/C throughout. Another issue for the maintenance team is having flat roofs that often lead to leaking and/or ponding.
 - Each series of questions and inquiries took place at the beginning on each school building's assessment.

Any additions, errors, or corrections to these meeting minutes should be directed to the undersigned.

Respectfully Submitted,

Elizabeth Most,
Project Manager
Architectural Vision Group, Ltd.
23850 Sperry Dr.
Westlake, Ohio 44145