



THE COLLABORATIVE

Architecture, Planning & Design

Anthony Wayne Schools
Master Plan
02.06.2023



THE COLLABORATIVE

Agenda

- 1 Why a Building Assessment?
- 2 Existing Building Information
- 3 Building Assessments
- 4 Costs



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- 1 Why a Building Assessment?
- 2 Existing Building Information
- 3 Building Assessments
- 4 Costs



Why do Building Assessments?

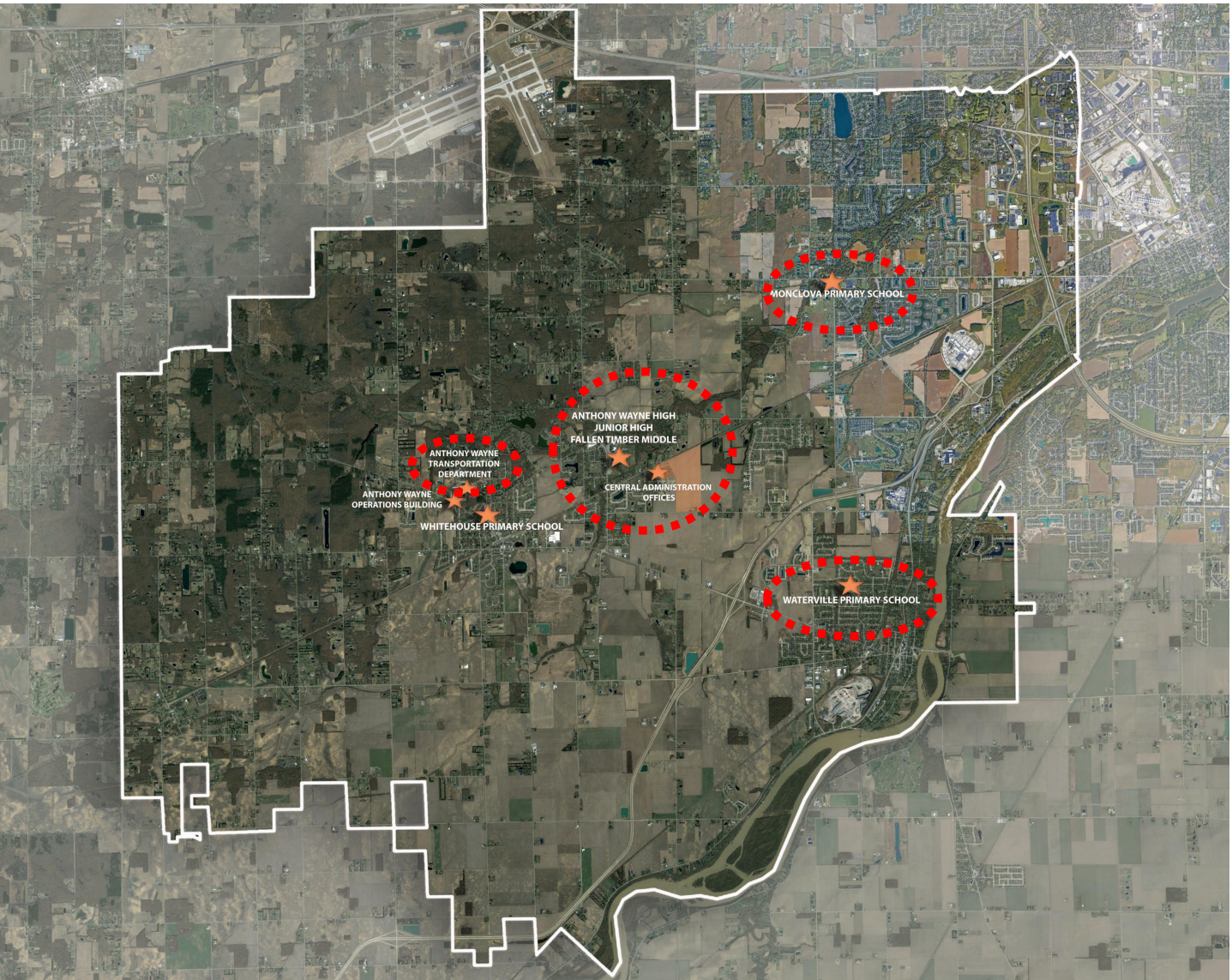
- Gain an understanding of existing conditions of all facilities
- Determine remaining life expectancy of systems
- Develop deferred maintenance plan to utilize funds wisely
- Understand what needs to be replaced now vs future
- Should be performed every 10 -15 years

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Agenda

- 1 Why a Building Assessment?
- 2 Existing Building Information
- 3 Building Assessments
- 4 Costs

Existing Building Information



Existing Building Information

	Grades	Year Built	Additions					Total SF	Age
High School	9-12	1951	1952	1967	1996	2001	2019	237,726	72
Jr High School	7-8	1959	1967	1975	2002	2019		86,925	64
Fallen Timbers	5-6	1972	2019					70,670	51
Monclova	Prek - 4	1972	1997	2000	2004	2018		69,760	51
Waterville	Prek - 4	1996	2018					71,857	27
Whitehouse	K-4	2019						65,480	4
								602,418	Total SF

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Agenda

- 1 Why a Building Assessment?
- 2 Existing Building Information
- 3 Building Assessments**
- 4 Costs

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Anthony Wayne Local Schools

Monclova Elementary

Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

Date of Audit:

7/6/2022

The building is a single story educational facility serving Kindergarten through Fourth Grades. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.

Building Square Footages (GSF)	
1st Floor	51,400
Total:	51,400

Existing Building Data/ Statistics	
Year of Construction Completion:	1970's with later additions
Stories:	1
Use Group:	E - Education
Structure:	Steel frame & load bearing masonry
Exterior Enclosure:	Brick and Pre-Cast Stone Veneer
Roof:	Membrane
Elevator(s):	None
Heating:	Electric
Cooling:	DX Cooling
Electric:	
Fire Suppression:	None

Rating System	
1 = Replace	
2 = Poor	
3 = Adequate	
4 = New	

Building Systems Summary	
Architectural Condition:	60%
Life Safety / Code / Accessibility:	88%
Structural:	63%
Mechanical / Plumbing / Fire Protection:	48%
Electrical:	36%
Building Summary:	59%

Color Rating Key	Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over
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Building Assessments

Building Assessments - Detail

Roof:	Rating	Comments	50%			
Roof Type:	1	Membrane type roof. Roof has been added onto over the years as additions have been put onto the original building. A lot of patches, re-flashing are showing age and cracking. Upper Roof area over multi-use room roof has unadhered from insulation and is bowing. Existing roof has a lot of flat areas causing ponding water. Proper rigid roof insulation and new membrane roof should be installed.	25.0%			
Roof Copings:	1	No real copings exist. From previous re-roofs a termination bar only has been installed to the top edge of the Concrete fascia panels. Some are secured, screwed and sealed, most are partially secured and not sealed. Suggest with roof replacement a gravel stop or some other coping type be installed.	25.0%			
Soffits:	N/A					
Expansion Joints:	2	Expansion joints are existing on the roof, however covered up by past membrane roofing projects. More examination would be needed once the existing membrane roof is removed. Suggest to remove and reinstall whatever roof expansion joints are installed when the re-roof project happens	50.0%			
Curbs & Flashings:	2	Similar to above, due to the age and the previous roof repairs installed, a lot of the flashings and curbing were difficult to review. Assuming all new flashing and curbing would take place with the roof placement	50.0%			
Gutters & Downspouts:	N/A					
Roof Access:	4	Vertical ladders from Janitor closet to the Roof and from the lower roof to the upper roof exist. All in good condition. When the re-roof project happens suggest the existing roof hatch be replaced with a new insulated hatch	100.0%			
Exterior Walls:	Rating	Comments	60%			
Wall Type:	3	Metal panel at Entry, brick, & precast stone masonry veneer. All in overall good condition. Some areas of repair and staining present.	75.0%			
Foundation Type:	3	Concrete walls and foundation - some minor areas of cracking and differential settlement is present.	75.0%			
Lintels:	2	Some rust starting to form on lintels and some paint delamination happening. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint.	50.0%			
Masonry Joints:	2	Several areas are in need of repair and tuck pointing.	50.0%			
Control & Expansion Joints:	2	Minimal joints present - joints should be raked clean and new backer rod and sealant applied.	50.0%			
Exterior Openings:	Rating	Comments	50%			
Window Types:	2	Insulated aluminum frame system is present - original to building. Considering age, the window system should be replaced.	50.0%			
Entrance Systems:	2	Insulated aluminum entrance system is present - original to building. Considering age, the door system should be replaced.	50.0%			
Louvers:	2	Louvers are dated and should be replaced - at a minimum recommend raking joints clean and resealing with backer rod and sealant.	50.0%			
Area wells:	N/A					
Interior Finishes:	Rating by Floor			79%		
	LL	1	2	3		
Floors:	3				Mix of Carpet, terrazzo tile (main corridors), ceramic tile (toilet rooms), VCT and epoxy. The epoxy floors at the existing building have a rough texture and do not match the rest of the building, but appears to have held up. VCT in the janitor closets needs removed and replaced.	75.0%
Walls:	3				Mix of mostly CMU with Ceramic tile wainscot at corridors, full ceramic tile at toilet rooms with some gyp.bd and moveable wall panels. All vertical wall surfaces are in good condition.	75.0%
Ceilings:	3				New ACP ceilings appear to have been installed in recent years in most classrooms and corridors. Some classrooms in the original building have not had ceilings replaced and should do to moisture/humidity causing the panels to sag.	75.0%
Clear Floor Height:	4				No concerns noted.	100.0%
Doors:	3				Overall good condition. While some doors have different finishes there is very little damage and all appear in working order.	75.0%
Doors - Hardware:	3				Similar to the doors, current accessible hardware is installed including closers for rated doors. All looked in working order.	75.0%
Stairways:	N/A					
Fixed Furnishings/ Casework:	3				While dated in look and finish and mixed finish selection, overall most all casework still looked in very good condition with very little to no laminate damage on the horizontal surfaces and a mix of laminate and solid surface counters	75.0%
Elevator:	N/A					

Building Assessments - Detail

Accessibility / Life Safety:	Rating	Comments	
Means of Egress- Door Hardware:	4	No concerns noted.	100.0%
Means of Egress- Stairs:	N/A		
Means of Egress- Handrails:	N/A		
Means of Egress- Elevators:	N/A		
Signage:	4	All rooms had appropriate ADA signage with Braille. Appeared to be installed at correct elevation and distance off doors	100.0%
Accessibility- Ramps:	N/A		
Accessibility- Elevators:	N/A		
Restrooms- Clearances:	3	No concerns noted.	75.0%
Restrooms- Handrails/ Fixtures:	3	No concerns noted.	75.0%
Drinking Fountains:	3	No concerns noted.	75.0%
Accessible Building Entrance/ Exit:	4	No concerns noted.	100.0%
Structural:			
Foundation and Footings:	3	Concrete walls and foundations - some minor areas of cracking and differential settlement is present needing repair.	75.0%
Structural Frame Type:	3	Steel frame with load bearing masonry - no concerns noted.	75.0%
Basement(s):	N/A		
Floor Construction:	2	Area of slab on grade and flooring in the original portion of the building is rough/irregular and in need of repair.	50.0%
Roof Assembly:	2	Roof area over the original portion of the building experiencing excessive movement/bounce - cause unknown.	50.0%
Catwalk:	N/A		
Electrical Lighting:			
Areas adequately lit:	4	Spaces have appropriate light levels throughout.	100.0%
Any incandescent lighting:	3	The stage area in the community room still includes incandescent lighting.	75.0%
T12, T8, T5 lamps:	1	The building includes LED luminaires in the 2019 Addition and Renovations and limited other areas. The majority of the lighting is fluorescent T8 based luminaires. LED lighting is included in the gym.	25.0%
Egress lighting adequate coverage:	3	The egress lighting uses battery based systems. Either integral to the normal lighting or auxiliary two headed units.	75.0%
Exit sign adequate coverage:	4	Exits are signed and functional	100.0%
Exterior entries include egress lighting:	4	Egress lighting is provided at the exterior egress doors.	100.0%
Electrical Power:			
Age of Equipment/Manufacturer:	1	The electrical distribution includes equipment from 1970, 1980s, 2000, 2005, and 2019. The main distribution gear is in the 2000 addition. Some of the gear that remains in the original 1970 portion of the building is in poor condition and should be considered for replacement. Equipment in the building was manufactured by Federal Pacific Equipment (1970), Square D (1980), General Electric (1980), Square D (2000),	25.0%
Room has code clearances:	3	The electrical rooms are tight. Barely enough clearance around the equipment. No space for growth within the equipment rooms.	75.0%
Size/voltage/phase of main service:	3	1600A 277/480V-3PH. Size is adequate for the facility. 500kVA transformer from the Utility (Toledo Edison) Assume the transformer has been sized to the load present at the facility as the transformer is undersized to the building service.	75.0%
Does main service include a meter:	1	No meter included on the main panel or any sub distribution panels.	25.0%
Is TVSS present:	1	The electrical distribution equipment in 2000 and 2019 has had surge protection added to some of the equipment. Nothing prior to that included surge protection. None of the replacement panels that have been installed in place of some of the original distribution equipment included surge protection. Surge protection should be considered for installation throughout the building and distribution, sub-distribution, and branch panel levels.	25.0%
Receptacles	2	General receptacle placement and coverage is acceptable. The older portion of the building has less locations than would be currently placed in classrooms. The devices do not meet current code requirements, they do not include tamper resistant features.	50.0%
Generator (yes/no), Manufacturer:	NA	No generator is included at this building. Emergency power for code required items is provided by batteries.	
Gas or Diesel:	NA		
Number of transfer switches:	NA		

Building Assessments - Detail

Electrical Power:	Rating	Comments	46%
Age of Equipment/Manufacturer:	1	The electrical distribution includes equipment from 1970, 1980s, 2000, 2005, and 2019. The main distribution gear is in the 2000 addition. Some of the gear that remains in the original 1970 portion of the building is in poor condition and should be considered for replacement. Equipment in the building was manufactured by Federal Pacific Equipment (1970), Square D (1980), General Electric (1980), Square D (2000),	25.0%
Room has code clearances:	3	The electrical rooms are tight. Barely enough clearance around the equipment. No space for growth within the equipment rooms.	75.0%
Size/voltage/phase of main service:	3	1600A 277/480V-3PH. Size is adequate for the facility. 500kVA transformer from the Utility (Toledo Edison) Assume the transformer has been sized to the load present at the facility as the transformer is undersized to the building service.	75.0%
Does main service include a meter:	1	No meter included on the main panel or any sub distribution panels.	25.0%
Is TVSS present:	1	The electrical distribution equipment in 2000 and 2019 has had surge protection added to some of the equipment. Nothing prior to that included surge protection. None of the replacement panels that have been installed in place of some of the original distribution equipment included surge protection. Surge protection should be considered for installation throughout the building and distribution, sub-distribution, and branch panel levels.	25.0%
Receptacles	2	General receptacle placement and coverage is acceptable. The older portion of the building has less locations than would be currently placed in classrooms. The devices do not meet current code requirements, they do not include tamper resistant features.	50.0%
Generator (yes/no), Manufacturer:	NA	No generator is included at this building. Emergency power for code required items is provided by batteries.	
Gas or Diesel:	NA		
Number of transfer switches:	NA		
Fire Alarm System:	Rating	Comments	56%
Does building have a fire alarm system:	2	The building is fully covered by a fire alarm detection and notification system.	50.0%
Addressable/non-addressable:	4	Addressable	100.0%
Manufacturer and series:	2	Simplex 4005	50.0%
Remote Annunciator location:	1	A Fire Alarm Annunciator is located at the North-East entry. This is not currently an official entry point. The annunciator should be relocated to the main entry along with the knock box.	25.0%
Is coverage adequate:	2	The building is fully covered by the Fire Alarm system for detection including pull stations and smoke detectors. The Notification Devices are horn strobes which no longer meets code requirements.	50.0%
Does system include CO detection:	4	CO detection is included where required and monitored by the Fire Alarm System.	100.0%
Does system meet ADA:	2	The strobe coverage is adequate. The audible device coverage is adequate, however horns are used for audible notification.	50.0%
Types of devices, Audible, strobe, or AV:	1	Horn-strobe notification devices are utilized in the building.	25.0%
HVAC Systems:	Rating	Comments	58%
Boiler(s):	N/A	None. All electric heat in building, in Uvs and some electric baseboard and CUH and UH	
Chiller(s):	N/A	None, all DX cooling in building	
Ductwork Distribution:	3	Ductwork in a few areas (gym, multi-purpose, etc.)	75.0%
Air Handler(s):	1	Unit Ventilators: Various different years, many are old and need replaced some from 2000 and 2005 are still in fair condition. Some replaced with VRF style recently are close to new. Kitchen Make Up Air fan is unconditioned, installed in 2001 or 2002. Based on the age of most of the equipment it is very likely that most of the refrigerant is R22. R22 is no longer being produced and will become increasingly more difficult and expensive to obtain.	25.0%
Pump(s):	N/A	None, electric heat and dx cooling	
VFD(s):	N/A		
HVAC Zoning:	3	Zoning is appropriate.	75.0%
Heating Water Distribution:	N/A		
Shared systems with other bldgs.?	N/A		
HVAC Controls	Rating	Comments	25%
DDC or pneumatic controls?	1	Mostly pneumatic, very little on DDC	25.0%
Other Buildings Served:	1	Very little on DDC and integrated into district head end	25.0%
Plumbing Systems:	Rating	Comments	60%
Plumbing Fixtures:	3	Appear in good condition for age.	75.0%
Water Service:	3	Recently replaced backflow preventer. No known or reported issues with meter or pressure.	75.0%
Water Distribution:	3	No known or reported issues with water piping through building. EWCS have been replaced in the last couple of years	75.0%
Sanitary and Vent Systems:	1	No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required. Liftstation in North End of building from 1989. Pump should be replaced.	25.0%
Antibio	2	ayne Schools / Master Plan Electric water heaters in various locations. Water Heaters and HW circ pumps at the end of life expectancy (2 out of 3). Two of the Mixing Valves appear that they do not meet ASSE 1070 and should be replaced.	50.0%



Monclova Elementary		Auditor(s):	Date of Audit:
<p>The building is a single story educational facility serving Kindergarten through Fourth Grades. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.</p>		Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil	7/6/2022
Building Square Footages (GSF)			
1st Floor	51,400		
Total:	51,400		
Existing Building Data/ Statistics			
Year of Construction Completion:	1970's with later additions		
Stories:	1		
Use Group:	E - Education		
Structure:	Steel frame & load bearing masonry		
Exterior Enclosure:	Brick and Pre-Cast Stone Veneer		
Roof:	Membrane		
Elevator(s):	None		
Heating:	Electric		
Cooling:	DX Cooling		
Electric:			
Fire Suppression:	None		
Rating System			
1 = Replace			
2 = Poor			
3 = Adequate			
4 = New			
Building Systems Summary			
Architectural Condition:	60%		
Life Safety / Code / Accessibility:	88%		
Structural:	63%		
Mechanical / Plumbing / Fire Protection:	48%		
Electrical:	36%		
Building Summary:	59%		
Color Rating Key			
Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over



Priority Improvements - Monclova Elementary

- Roof Replacement
- Exterior Wall Masonry Repairs
- Building Heating/Cooling System Replacement
- Electrical Distribution Replacement
- Building Lighting Replacement

Waterville Elementary		Auditor(s):	Date of Audit:
<p>The building is a single story educational facility serving Kindergarten through Fourth Grades. The original construction has seen one addition. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a single roof and brick/CMU masonry veneer with metal panel at the Entry.</p>		Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil	7/6/2022
Building Square Footages (GSF)			
1st Floor	65,310		
Addition	6,547		
Total:	71,857		
Existing Building Data/ Statistics			
Year of Construction Completion:	1996 Original Building w/ Addition added in 2018		
Stories:	Single		
Use Group:	E - Education		
Structure:	Steel frame & load bearing masonry		
Exterior Enclosure:	Brick and Split Faced CMU veneer		
Roof:	Shingle		
Elevator(s):	None		
Heating:	Boiler		
Cooling:	Chiller		
Electric:			
Fire Suppression:	Yes		
Rating System			
1 = Replace			
2 = Poor			
3 = Adequate			
4 = New			
Building Systems Summary			
Architectural Condition:	62%		
Life Safety / Code / Accessibility:	88%		
Structural:	69%		
Mechanical / Plumbing / Fire Protection:	66%		
Electrical:	40%		
Building Summary:	65%		
Color Rating Key			
Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over



Priority Improvements - Waterville Elementary

- Exterior Wall Masonry Repairs
- Exterior Wall and Window Sealing
- Building to Site Storm Water System Repairs
- Building Heating/Cooling System Replacement
- Building Lighting Replacement

Fallen Timbers Middle School		Date of Audit:	7/12/2022
Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil			
The building is single-two story educational facility serving the fifth and sixth grades. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at Entry, and brick & precast stone masonry veneer.			
Building Square Footages (GSF)			
1st Floor		42,100	
2nd Floor		18,000	
Total:		60,100	
Existing Building Data/Statistics			
Year of Construction Completion:		1973 with later additions	
Stories:		2	
Use Group:		E - Education	
Structure:		Steel frame & load bearing masonry	
Exterior Enclosure:		Brick and Precast Stone Veneer	
Roof:		Membrane	
Elevator(s):		1	
Heating:		Unit Vents + Boiler System	
Cooling:		Chiller	
Electric:			
Fire Suppression:		None	
Rating System			
1 = Replace			
2 = Poor			
3 = Adequate			
4 = New			
Building Systems Summary			
Architectural Condition:		72%	
Life Safety / Code / Accessibility:		63%	
Structural:		75%	
Mechanical / Plumbing / Fire Protection:		45%	
Electrical:		48%	
Building Summary:		60%	
Color Rating Key			
Replace	< 40%	Poor	40%-59%
Adequate	60-79%	Good	80% and Over



Junior High School		Date of Audit:	7/12/2022
Auditor(s): Dave Serra / Mike DiNardo / Joe Adams / Doug Hohman / Darren Keil			
The building is single-two story educational facility serving the seventh and eighth grades. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.			
Building Square Footages (GSF)			
1st Floor		53,700	
2nd Floor		23,000	
Total:		76,700	
Existing Building Data/Statistics			
Year of Construction Completion:		1959 with later additions	
Stories:		2	
Use Group:		E - Education	
Structure:		Steel frame & load bearing masonry	
Exterior Enclosure:		Brick and Pre-Cast Stone Veneer	
Roof:		Membrane	
Elevator(s):		1	
Heating:		Boilers	
Cooling:		Chiller w/ice Storage	
Electric:			
Fire Suppression:		None	
Rating System			
1 = Replace			
2 = Poor			
3 = Adequate			
4 = New			
Building Systems Summary			
Architectural Condition:		62%	
Life Safety / Code / Accessibility:		84%	
Structural:		75%	
Mechanical / Plumbing / Fire Protection:		41%	
Electrical:		47%	
Building Summary:		62%	
Color Rating Key			
Replace	< 40%	Poor	40%-59%
Adequate	60-79%	Good	80% and Over



Priority Improvements - Fallen Timbers

- Exterior Wall Masonry Repairs
- Exterior Wall Window/Louver Flashing Repairs
- Cooling System Chiller Replacement
- Heating System Piping Replacement
- Building Lighting Replacement

Priority Improvements - Junior High School

- Roof Replacement
- Exterior Wall Masonry Repairs
- Building Cooling System Replacement
- Building Heating/Cooling System Control Replacement
- Building Lighting Replacement

High School	
Auditor(s): Dave Serra / Joe Adams / Doug Hohman / Darren Keil	Date of Audit: 8/2/2022
The building is single/two story educational facility serving grades 9th through 12th. The facility has received additions with the most recent being completed in 2019. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick masonry veneer.	
Building Square Footages (GSF)	
1st Floor	185,000
2nd Floor	21,700
Total:	206,700
Existing Building Data/ Statistics	
Year of Construction Completion:	
Stories:	2
Use Group:	E - Education
Structure:	Steel frame & load bearing masonry
Exterior Enclosure:	Masonry
Roof:	Membrane
Elevator(s):	1
Heating:	Boilers with RTU
Cooling:	Chiller
Electric:	
Fire Suppression:	N/A
Rating System	
1 = Replace	
2 = Poor	
3 = Adequate	
4 = New	
Building Systems Summary	
Architectural Condition:	66%
Life Safety / Code / Accessibility:	73%
Structural:	75%
Mechanical / Plumbing / Fire Protection:	55%
Electrical:	50%
Building Summary:	64%
Color Rating Key	
Replace < 40%	Poor 40%-59%
Adequate 60-79%	Good 80% and Over



Administration Building	
Auditor(s): Joe Adams / Doug Hohman / Darren Keil	Date of Audit: 8/17/2022
The building has two stories with only the 1st floor being finished and occupied. The second floor remains in rough construction and primarily used for storage. Construction includes wood and metal stud wall framing with wood roof trusses. The exterior envelope is comprised of a shingle roof and cement siding on the exterior walls.	
Building Square Footages (GSF)	
1st Floor	12,300
2nd Floor (Unfinished)	
Total:	12,300
Existing Building Data/ Statistics	
Year of Construction Completion:	2005
Stories:	2
Use Group:	B - Business
Structure:	Wood & Metal Stud
Exterior Enclosure:	Cement Siding
Roof:	Shingle
Elevator(s):	N/A
Heating:	Furnace
Cooling:	Condensing Units
Electric:	
Fire Suppression:	N/A
Rating System	
1 = Replace	
2 = Poor	
3 = Adequate	
4 = New	
Building Systems Summary	
Architectural Condition:	64%
Life Safety / Code / Accessibility:	63%
Structural:	69%
Mechanical / Plumbing / Fire Protection:	0%
Electrical:	0%
Building Summary:	53%
Color Rating Key	
Replace < 40%	Poor 40%-59%
Adequate 60-79%	Good 80% and Over



Priority Improvements - High School

- Roof Replacement
- Exterior Wall Masonry Repairs
- Main Office Door Modifications
- Building Heating/Cooling System Component Replacement
- Building Lighting Replacement

Priority Improvements - Central Administration

- Site/Entry Drive Repairs
- Roof Replacement
- Roof Chimney Feature Repairs
- Elevator Installation
- Building Lighting Replacement

Transportation Building			
Auditor(s): Joe Adams / Doug Hohman / Darren Keil	Date of Audit: 10/31/2022		
<p>The building has two stories with the 1st floor including service bays and office space. The 2nd floor includes a Lunch Room/Lounge and Storage Mezzanine for the service bays. Construction is a pre-engineered metal building with structural steel framing. The exterior envelope is comprised of metal wall and roof panels. The site asphalt areas are failing and are in need of replacement.</p>			
Building Square Footages (GSF)			
1st Floor	5,776		
2nd Floor (Partially Finished and Storage Loft)	1,463		
Total:	7,239		
Existing Building Data/ Statistics			
Year of Construction Completion:	1985 with Addition in 2001		
Stories:	2		
Use Group:	S-1		
Structure:	Steel		
Exterior Enclosure:	Metal Siding		
Roof:	Standing Seam Metal		
Elevator(s):	N/A		
Heating:	RTU		
Cooling:	RTU		
Electric:			
Fire Suppression:	N/A		
Rating System			
1 = Replace			
2 = Poor			
3 = Adequate			
4 = New			
Building Systems Summary			
Architectural Condition:	39%		
Life Safety / Code / Accessibility:	44%		
Structural:	75%		
Mechanical:	64%		
Electrical:	46%		
Building Summary:	54%		
Color Rating Key			
Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over



Priority Improvements - Transportation Building

- Site/Asphalt Repairs
- Exterior Wall Metal Panel Replacement
- Overhead Door Replacement
- Building Heating/Cooling System Component Replacement
- Building Lighting Replacement

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Agenda

- 1 Why a Building Assessment?
- 2 Existing Building Information
- 3 Building Assessments
- 4 **Costs**

Costs

Building Recommendations with Opinion of Costs						Bond / Levy Work		Permanent Improvements							
Renovation Recommendations						B/L Quantity	Unit	Low Unit Cost	High Unit Cost	PI Quantity	Total Low	Total High	Total Low	Total High	
Architectural															
	Replace Roof Drip Edge at all Areas other than New Roof			LF	\$ 21.00	\$ 22.00	2,000						\$ 42,000.00	\$ 44,000.00	
	Replace Existing Gutters and Downpipes			LF	\$ 16.00	\$ 17.50	2,000						\$ 32,000.00	\$ 35,000.00	
	Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing (10%)	2,400		SF	\$ 9.00	\$ 10.00					\$ 21,600.00	\$ 24,000.00			
	Replace Existing Storefront Entries			EA	\$ 5,500.00	\$ 6,500.00	17						\$ 93,500.00	\$ 110,500.00	
	Replace Drinking Fountains			ES	\$ 4,000.00	\$ 4,500.00	5						\$ 20,000.00	\$ 22,500.00	
	Reseal All window and Louver Exterior Joints	90		EA	\$ 550.00	\$ 700.00					\$ 49,500.00	\$ 63,000.00			
	Add additional Roof venting / Review Issues in Cafeteria			SF	\$ 6.00	\$ 7.00	6,500						\$ 39,000.00	\$ 45,500.00	
	Removal and Replacement of Exterior Pavement (Near Boiler Room)			SF	\$ 36.00	\$ 40.00	1,200						\$ 43,200.00	\$ 48,000.00	
	Tie-In Downpipes into Storm System	18		EA	\$ 1,200.00	\$ 1,600.00					\$ 21,600.00	\$ 28,800.00			
	Remove and Replace Existing Ceilings (75%)			SF	\$ 6.50	\$ 7.50	54,000						\$ 351,000.00	\$ 405,000.00	
	Remove and Replace Existing Ceiling Fans			EA	\$ 400.00	\$ 550.00	12						\$ 4,800.00	\$ 6,600.00	
	Replace Cracked Floor Tile (Approx 5%)			SF	\$ 5.00	\$ 6.00	3,500						\$ 17,500.00	\$ 21,000.00	
HVAC															
	Boiler Replacement	3		EA	\$ 50,000	\$ 80,000					\$ 150,000.00	\$ 240,000.00			
	Chiller Replacement	1		EA	\$ 200,000	\$ 250,000					\$ 200,000.00	\$ 250,000.00			
	Pump Replacement	6		EA	\$ 7,500	\$ 12,000					\$ 45,000.00	\$ 72,000.00			
	Zoning - Control Valve and Piping Replacement	29		EA	\$ 1,500	\$ 2,500					\$ 43,500.00	\$ 72,500.00			
	Distribution Piping Replacement	71,857		SF	\$ 4	\$ 8					\$ 287,428.00	\$ 574,856.00			
Electrical															
	Replace Lighting to LED Type Fixtures in the Remaining Portions of the Building	71,857		SF	\$ 4	\$ 6					\$ 287,428.00	\$ 431,142.00			
	Repair/Update the Egress Lighting System	71,857		SF	\$ 0.75	\$ 1					\$ 53,892.75	\$ 71,857.00			
	Replace Electrical Contactor for HVAC Shutdown at Panel RPL-L	1		EA	\$ 2,000	\$ 3,000					\$ 2,000.00	\$ 3,000.00			
	Install Electrical Meter in MDP	1		EA	\$ 8,500	\$ 12,500					\$ 8,500.00	\$ 12,500.00			
	Install TVSS Units Throughout the Distribution System			SF	\$ 0.75	\$ 1.25	71,857						\$ 53,892.75	\$ 89,821.25	
Fire Alarm															
	Fire Alarm System Replacement in the Older Portions of the Building	71,857		SF	\$ 1.5	\$ 2.5	71,857						\$ 107,785.50	\$ 179,642.50	
Plumbing															
	Domestic Hot Water Piping Replacement	71,857		SF	\$ 2	\$ 5	71,857						\$ 143,714.00	\$ 359,285.00	
	Water Heater Replacement	1		EA	\$ 8,000	\$ 12,000					\$ 8,000.00	\$ 12,000.00			
Fire Protection															
											Total Hard Cost	\$ 1,178,448.75	\$ 1,855,655.00	\$ 948,392.25	\$ 1,366,848.75
											Abatement				
											Contingency	\$ 117,844.88	\$ 185,565.50	\$ 94,839.23	\$ 136,684.88
											GC / Profit / Overhead	\$ 176,767.31	\$ 278,348.25	\$ 142,258.84	\$ 205,027.31
											Soft Costs (Fees / Permits / Const. Cont)	\$ 259,258.73	\$ 408,244.10	\$ 208,646.30	\$ 300,706.73
											Total Renovation Cost	\$ 1,732,319.66	\$ 2,727,812.85	\$ 1,394,136.61	\$ 2,009,267.66

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Anthony Wayne Schools / Master Plan

Building Systems Summary							Building Recommendations with Opinion of Costs			
Color Rating Key	Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over			Bond / Levy Work		Permanent Improvements	
	Architectural Condition:	Life Safety / Code / Accessibility:	Structural:	Plumbing / Fire Protection:	Electrical:	Building Summary:	Total Renovation Cost Low	Total Renovation Cost High	Total Renovation Cost Low	Total Renovation Cost High
Monclova Elementary	60%	88%	63%	48%	36%	59%	\$2,396,511.60	\$2,963,240.70	\$1,760,766.00	\$2,524,372.20
Waterville Elementary	62%	88%	69%	66%	40%	65%	\$1,732,319.66	\$2,727,812.85	\$1,394,136.61	\$2,009,267.66
Fallen Timbers Middle School	72%	63%	75%	45%	48%	60%	\$1,551,585.00	\$2,025,513.00	\$1,551,886.35	\$2,113,205.85
Junior High School	62%	84%	75%	41%	47%	62%	\$3,320,693.25	\$4,239,388.13	\$1,222,599.00	\$1,643,533.50
High School	66%	73%	75%	55%	50%	64%	\$5,771,608.96	\$7,741,864.96	\$6,007,726.83	\$7,435,580.46
Administration Building	64%	63%	69%	69%	0%	53%	\$597,849.00	\$764,841.00	\$2,117,241.00	\$2,515,243.50
Transportation Building	39%	44%	75%	64%	46%	54%	\$542,062.50	\$642,904.50	\$747,524.40	\$872,886.00
						Total	\$15,912,629.97	\$21,105,565.13	\$14,801,880.19	\$19,114,089.17

Costs

Building Systems Summary							Building Recommendations with Opinion of Costs			
Color Rating Key	Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over			Bond / Levy Work		Permanent Improvements	
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Junior High School	62%	84%	75%	41%	47%	62%	\$3,320,693.25	\$4,239,388.13	\$1,222,599.00	\$1,643,533.50
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Transportation Building	39%	44%	75%	64%	46%	54%	\$542,062.50	\$642,904.50	\$747,524.40	\$872,886.00
						Total	\$15,912,629.97	\$21,105,565.13	\$14,801,880.19	\$19,114,089.17

**Bond/Levy Work
(Near Term Needed Repairs
next 5 years)**

Costs

Building Systems Summary							Building Recommendations with Opinion of Costs			
Color Rating Key	Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over			Bond / Levy Work		Permanent Improvements	
	Architectural Condition:	Life Safety / Code / Accessibility:	Structural:	Plumbing / Fire Protection:	Electrical:	Building Summary:	Total Renovation Cost Low	Total Renovation Cost High	Total Renovation Cost Low	Total Renovation Cost High
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Transportation Building	39%	44%	75%	64%	46%	54%	\$542,062.50	\$642,904.50	\$747,524.40	\$872,886.00
						Total	\$15,912,629.97	\$21,105,565.13	\$14,801,880.19	\$19,114,089.17

**Permanent Improvement Work
(Longer Term Repairs next 10-15 years)**

Thank

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