

THE COLLABORATIVE

Anthony Wayne Local Schools

Building Systems Summary							Building Recommendations with Opinion of Costs						
Color Rating Key	Replace	Poor	Adequate	Good			Bond / Levy Work		Permanent Improvements				
	< 40%	40%-59%	60-79%	80% and Over	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
Monclova Elementary	60%	88%	63%	48%	36%	59%	\$2,546,861.73	\$3,120,940.83	\$1,712,991.00	\$2,469,247.20			
Waterville Elementary	62%	88%	69%	66%	40%	65%	\$2,350,864.79	\$3,425,737.98	\$878,166.61	\$1,413,917.66			
Fallen Timbers Middle School	72%	63%	75%	45%	48%	60%	\$1,797,485.13	\$2,293,463.13	\$1,408,561.35	\$1,947,830.85			
Junior High School	62%	84%	75%	41%	47%	62%	\$3,576,148.38	\$4,518,363.26	\$1,069,719.00	\$1,467,133.50			
High School	66%	73%	75%	55%	50%	64%	\$6,807,634.09	\$8,928,565.09	\$5,529,976.83	\$6,884,330.46			
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							\$18,218,905.62	\$23,694,815.78	\$13,464,180.19	\$17,570,589.17			

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%

Total Hard Costs
 Contingency
 GC / Profit / Overhead
 Soft Costs (Fees / Permits / Const. Cont)
 Total Renovation Cost

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

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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 bellowing. 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		

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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					

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Accessibility / Life Safety:	Rating	Comments	88%
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:	Rating	Comments	63%
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:	Rating	Comments	79%
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%

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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%

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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 form 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 System:	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%
DHW:	2	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%

Fire Protection	
Year Installed?	N/A
Wet Pipe?	
Dry Pipe?	
Fire Pump?	

If Yes, two power sources?

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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											
	Full Membrane Roof Replacement Including Expansion Joints, Curbs, Flashings, and Copings	40,170	SF	\$22.00	\$25.00	11,230.00	\$ 883,740.00	\$ 1,004,250.00	\$ 247,060.00	\$ 280,750.00	
	Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing (10%)	2,500	SF	\$9.00	\$10.00		\$ 22,500.00	\$ 25,000.00			
	Window replacement		EA	\$9,000.00	\$15,000.00	42.00			\$ 378,000.00	\$ 630,000.00	
	Replace Existing Storefront Entries (Interior and Exterior)		EA	\$5,500.00	\$6,500.00	16.00			\$ 88,000.00	\$ 104,000.00	
	Louver Replacement/joint raking and resealing		EA	\$1,500.00	\$2,000.00	18.00			\$ 27,000.00	\$ 36,000.00	
	Concrete Floor Repairs and Finish Flooring Reinstallation (10%)		SF	\$12.00	\$15.00	350.00			\$ 4,200.00	\$ 5,250.00	
	VCT Flooring Removal and Replacement (1%)		SF	\$5.00	\$6.00	200.00			\$ 1,000.00	\$ 1,200.00	
	Acoustical Ceiling Removal and Replacement (15%)	5,000.00	SF	\$6.50	\$7.50		\$ 32,500.00	\$ 37,500.00	\$ -	\$ -	
HVAC											
	Replacement of approximately 20 UV's	20	EA	\$14,000.00	\$16,000.00		\$ 280,000.00	\$ 320,000.00			
	Replacement of MAU and Exhaust fan in kitchen	1	EA	\$25,000.00	\$35,000.00		\$ 25,000.00	\$ 35,000.00			
Electrical / Technology											
	Recommend relacing all of the electrical distribution from the 1970s and 1980s. The equipment is in poor condition and some is not maintainable from the original equipment manufacturer.	10	EA	\$5,000.00	\$6,500.00		\$ 50,000.00	\$ 65,000.00			
	Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system.	1	LOT	\$20,000.00	\$30,000.00		\$ 20,000.00	\$ 30,000.00			
	Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level.		EA	\$2,500.00	\$3,500.00	40			\$ 100,000.00	\$ 140,000.00	
	Recommend adding power meters at the main distribution and sub-distribution panels.	2	EA	\$3,000.00	\$5,000.00		\$ 6,000.00	\$ 10,000.00			
	Replace duplex receptacles throughout the building with new tamper rated devices.		SF	\$1.50	\$3.00	69,760			\$ 104,640.00	\$ 209,280.00	
	Update the lighting throughout the building to LED type.	69,760	SF	\$4.00	\$6.00		\$ 279,040.00	\$ 418,560.00			
	Update the classroom lighting controls to include occupancy sensors and dimmers.	44	EA	\$1,000.00	\$1,500.00		\$ 44,000.00	\$ 66,000.00			
	Update stage lighting to LED.	1	LOT	\$15,000.00	\$35,000.00		\$ 15,000.00	\$ 35,000.00			
	Technology Equipment						\$ 69,779.00	\$ 69,779.00			
Fire Alarm											
	Update fire alarm system to a voice system. Replace the notification devices throughout the building		SF	\$2.50	\$3.00	69,760			\$ 174,400.00	\$ 209,280.00	
	Locate the new Fire Alarm Annunciator in the main office. Provide a remote annunciator in the entry vestibule.	2	EA	\$2,500.00	\$3,500.00		\$ 5,000.00	\$ 7,000.00			
Plumbing											
	Replace Water Heaters and mixing valves		EA	\$8,000.00	\$12,000.00	2			\$ 16,000.00	\$ 24,000.00	
	Install Grease Interceptor and Required Piping		EA	\$25,000.00	\$40,000.00	1			\$ 25,000.00	\$ 40,000.00	
Fire Protection											
							Total Hard Cost	\$ 1,732,559.00	\$ 2,123,089.00	\$ 1,165,300.00	\$ 1,679,760.00
							Abatement	\$ -	\$ -		
							Contingency	\$ 173,255.90	\$ 212,308.90	\$ 116,530.00	\$ 167,976.00
							GC / Profit / Overhead	\$ 259,883.85	\$ 318,463.35	\$ 174,795.00	\$ 251,964.00
							Soft Costs (Fees / Permits / Const. Cont)	\$ 381,162.98	\$ 467,079.58	\$ 256,366.00	\$ 369,547.20
							Total Renovation Cost	\$ 2,546,861.73	\$ 3,120,940.83	\$ 1,712,991.00	\$ 2,469,247.20

Exterior Photos



Masonry - repair / tuck point.



Peeling paint at entry.



Staining on exterior wall.



Masonry repairs.



Masonry repairs.



Masonry repairs.



Masonry repairs.



Masonry repairs.



Masonry repairs.

Exterior Photos



Rusting lintel at entry.



Masonry repairs.



Damaged entry doors.



Caulk joint at top of louver.



Open joint at window head.



Repair caulk at window sill.



Reseal window system.



Damaged entry doors.



Staining on exterior wall.

Exterior Photos



Crack at foundation.



Differential settlement.



Masonry repairs.



Rusting roof flashing and joint opening up.



Areas of ponding.



Masonry repairs.



Areas of ponding.



Areas of ponding.



Reseal masonry joint

Interior Photos



Typical classroom



Typical classroom casework



Typical classroom.



Stained ceiling tiles.



Stained ceiling tiles.



Typical rated corridor door.

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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 shingle roof and brick/CMU masonry veneer with metal panel at the Entry.



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%
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Total Hard Costs
Contingency
GC / Profit / Overhead
Soft Costs (Fees / Permits / Const. Cont)
Total Renovation Cost

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

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Roof:	Rating	Comments	58%
Roof Type:	3	Shingle type roof - recently replaced. Appears in good condition. Some additional study should be taken for the amount of venting that is currently installed. Some roof ridge vents were installed but for the amount of roof area the relief area does not seem to be adequate. Possible look to install additional roof vents to help with air flow in attic spaces.	75.0%
Roof Copings:	1	Original Drip edge was not replaced with Roof Replacement.	25.0%
Soffits:	2	Existing/original construction and soffits do not appear to be have been included with Roof replacements. Soffit vents should be cleaned and cleared of debris.	50.0%
Expansion Joints:	N/A		
Curbs & Flashings:	3	No known or visible issues with the curbs or flashings.	75.0%
Gutters & Downspouts:	1	Were not replaced with Roof Replacement project. Most downspouts do not tie into storm system (some have been tied into recently) causing washouts around foundations and mildew on exterior walls. Most existing splash blocks were missing or deteriorated beyond being useful.	25.0%
Roof Access:	4	No concerns noted.	100.0%

Exterior Walls:	Rating	Comments	60%
Wall Type:	3	Metal panel at Entry, brick, & split-face CMU masonry veneer. Brick and CMU Veneer seemed in good condition. Traditional weeps do not appear to be installed however there are openings at window heads and around flashing locations thru partial mortar openings to allow water to escape should it need to. Flashing appears to be installed but no drip edges installed. Some flashing was overextended beyond the brick ledge which is deteriorating thru the affects of sunlight. Due to age and downspouts, power washing the exterior would help the appearance.	75.0%
Foundation Type:	3	No visible or known issues with the existing foundations	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:	3	Very little to any joint cracking was found in the brick veneer and CMU veneer although no expansion/control joints are installed. See item below.	75.0%
Control & Expansion Joints:	1	None present although this has not caused expansion/contractor issues that were noticeable around the building. If brick and cru veneer expansion/contraction hasn't occurred by now, no reason to cut in new joints.	25.0%

Exterior Openings:	Rating	Comments	50%
Window Types:	2	While the overall window system is original and in acceptable condition the size of the windows operable units do not allow for the windows to be opened and when they do, re shutting them becomes an issue. Some seals on the window are starting to fail as well causing moisture infiltration within the glass panes creating fog like appearances. Interior of the windows are wood, in acceptable condition but require maintenance and repainting. All exterior sealant joints between the windows and the building are old, cracking and should be removed and resealed.	50.0%
Entrance Systems:	1	Other than the recently replaced entrances at the Administration area, other exterior doors and frames are beginning to fail due to salts completely erode at the base of the doors and frame allowing exterior conditions to come into the building. Thresholds are missing at most entrances and should be considered to be reinstalled to help with outside weather conditions entering the building	25.0%
Louvers:	3	Acceptable condition. If resealing of windows take place, all sides of louvers should be resealed as well.	75.0%
Area wells:	N/A		

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Waterville Elementary

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Date of Audit: 7/6/2022

Interior Finishes:	Rating by Floor					79%
	1	N/A	N/A	N/A		
Floors:	3				Mix of carpet in the classrooms/offices, Sheet Good in Art and Ceramic tile in public corridors and toilet rooms. All in very good shape and some recently replaced. Approx. 5% of less cracked floor tile should be replaced.	75.0%
Walls:	3				Most walls are gyp. Bd with a ceramic tile wainscot in the corridors and toilet rooms. All in good shape. Most exterior walls are CMU also in good condition	75.0%
Ceilings:	2				Primarily suspended acoustical tile. Most is showing its age and sagging probably due to moisture/humidity issues in the building. Most classroom ceiling fans are also very warped and should be replaced	50.0%
Clear Floor Height:	4				No concerns noted.	100.0%
Doors:	3				Original solid core wood doors are in good condition. Due to the age of the doors they have "yellowed" some	75.0%
Doors - Hardware:	4				Appears to be all in working order. Exterior door hardware should be replaced when the exterior doors and frames are replaced	100.0%
Stairways:	N/A					
Fixed Furnishings/ Casework:	3				Most casework is plastic laminate cabinets with vinyl edge banding with plastic laminate countertops and backsplashes. The existing cabinets appear to be in good condition however the plastic laminate countertops are showing age and seams, counter edges, etc. are separating and should be replaced.	75.0%
Elevator:	N/A					

THE COLLABORATIVE

Anthony Wayne Local Schools

Waterville Elementary

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

Date of Audit:

7/6/2022

Accessibility / Life Safety:	Rating	Comments	
Means of Egress- Door Hardware:	4	All Doors had ADA hardware and all doors had lever type hardware.	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 the correct elevation	100.0%
Accessibility- Ramps:	N/A		
Accessibility- Elevators:	N/A		
Restrooms- Clearances:	3	No concerns noted.	75.0%
Restrooms- Handrails/ Fixtures:	3	Some existing toilet rooms did not have vertical grab bars installed as currently required. Other fixtures etc. appeared to meet ADA requirement	75.0%
Drinking Fountains:	3	Drinking foundations had High/Low access, unsure of age of units.	75.0%
Accessible Building Entrance/ Exit:	4	No concerns noted.	100.0%

Structural:	Rating	Comments	
Foundation and Footings:	3	Concrete foundations - no concerns noted.	75.0%
Structural Frame Type:	3	Steel frame with load bearing masonry - no concerns noted.	75.0%
Basement(s):	N/A		
Floor Construction:	3	Slab on grade, no noticeable settling or cracking that is transferring thru floor finishes	75.0%
Roof Assembly:	2	Most pitched roofs were wood framed roof joists with batt insulation between joists. Custodial staff complained about batt insulation falling from the joists and potential building envelope breaches making the above ceiling areas very cold in the winter, so much so that the mechanical system cannot keep up. Some intermediate fixes have been installed in some locations to keep the batt insulation in place. This may be a large issue with lack of vapor barrier, no air flow plane above insulation and insufficient relief area for the roof.	50.0%
Catwalk:	N/A		

Electrical Lighting:	Rating	Comments	
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:	2	The egress lighting uses battery based systems. Either integral to the normal lighting or auxiliary two headed units.	50.0%
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%

THE COLLABORATIVE

Anthony Wayne Local Schools

Waterville Elementary

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Date of Audit: 7/6/2022

Electrical Power:	Rating	Comments	58%
Age of Equipment/Manufacturer:	4	The distribution equipment is Siemens Type SB, Type 1, and Type S3 from 1996. (majority of the building). The 2019 Addition uses Square D Nq and NF series equipment.	100.0%
Room has code clearances:	4	All of the panels include adequate clearances.	100.0%
Size/voltage/phase of main service:	3	The MDP is 1600A 277/480V-3PH-4W with a Toledo Edison transformer. The MDP is a six circuit subdivision without a main switch. This is not desirable from a maintenance and safety perspective and should be considered for updating.	75.0%
Contactors for HVAC Shutdown	1	The contactor for the HVAC shutdown at panel RPL-L failed and was bypassed. This contactor needs to be repaired/replaced and verified for functionality.	25.0%
Does main service include a meter:	1	No meter is included at the MDP.	25.0%
Is TVSS present:	1	TVSS units are not included throughout the distribution system.	25.0%
Generator (yes/no), Manufacturer:	NA	No generator on site.	
Gas or Diesel:	NA	NA	
Number of transfer switches:	NA	NA	

Fire Alarm System:	Rating	Comments	66%
Does building have a fire alarm system:	3	The Building is fully covered by a Fire Alarm detection and notification system.	75.0%
Addressable/non-addressable:	3	Addressable	75.0%
Manufacturer and series:	4	Simplex 4020 Panel, Simplex 4003EC Communicator	100.0%
Remote Annunciator location:	4	No remote annunciator. Panel and Annunciator located in main office.	100.0%
Is coverage adequate:	1	The building is fully covered by the Fire Alarm system for detection including pull stations and smoke detectors. The Notification Devices are horn strobes in the majority of the building which no longer meets code requirements.	25.0%
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:	1	The strobe coverage is adequate. The audible device coverage is adequate, however horns are used in the majority of the building.	25.0%
Types of devices, Audible, strobe, or AV:	1	Horn strobe in the majority. Speaker Strobe in the 2019 addition and renovations.	25.0%

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Anthony Wayne Local Schools

Waterville Elementary

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Date of Audit: 7/6/2022

HVAC Systems:	Rating	Comments	58%
Boiler(s):	1	Original from 1995, Need replaced (including accessories - expansion tank, air separator, etc.) Also system doesn't keep up on coldest of days.	25.0%
Chiller(s):	2	One is from 1995 other was added a few years later. In good shape and operate well with no known issues, however they are both at the end of the typical life expectancy for an air cooled chiller and both utilize R22 which is currently no longer produced. Should be replaced in the next few	50.0%
Ductwork Distribution:	3	Ductwork is in good condition for age. Diffuser over stage needs supported properly.	75.0%
Air Handler(s):	3	Original form 1995. In fair condition for age, AHU-3 has rust in cooling coil drain pan. Unit ventilators in newest addition have had issues with dealing with humidity.	75.0%
Pump(s):	2	Fair condition for age. Will probably need replaced or rebuilt in a few years. HW pumps will need replaced with boilers	50.0%
VFD(s):	3	No known or reported issues, but VFDs are 27 years old.	75.0%
HVAC Zoning:	2	Zoning is appropriate, but control valves and piping need replaced.	50.0%
Heating Water Distribution:	1	Piping needs replaced have been leaking issues over the years and gaskets in grooved system are past life expectancy	25.0%
Shared systems with other bldgs.?	4	N/A	100.0%

HVAC Controls	Rating	Comments	75%
DDC or pneumatic controls?	3	System is Johnson Controls DDC system that is integrated to District head end. Metasys system is aging and will become obsolete at some point.	75.0%
Other Buildings Served:	3	Integrated with District Head End	75.0%

Plumbing Systems:	Rating	Comments	65%
Plumbing Fixtures:	3	Some have been replaced. All in good working condition	75.0%
Water Service:	3	No known or reported issues with meter and backflow preventer. Lead free options are available now.	75.0%
Water Distribution:	3	No known or reported Issues, but system is 27 years old. EWC's replaced in last couple of years	75.0%
Sanitary and Vent System:	3	No known or reported Issues, but system is 27 years old. Grease interceptor is old and should be checked.	75.0%
DHW:	1	Original to building, needs replaced. If boilers replaced can put in an indirect heater/storage tank off of HW boilers. Mixing valve doesn't appear to meet ASSE1070 and needs replaced.	25.0%

Fire Protection	
Year Installed?	1995
Wet Pipe?	Yes, limited system in storage rooms
Dry Pipe?	No
Fire Pump?	No

If Yes, two power sources?

THE COLLABORATIVE

Anthony Wayne Local Schools

Waterville Elementary

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

Date of Audit: 7/6/2022

Building Recommendations with Opinion of Costs

							Bond / Levy Work		Permanent Improvements	
Renovation Recommendations		B/L	Low Unit	High Unit	PI	Total Low	Total High	Total Low	Total High	
		Quantity	Cost	Cost	Quantity					
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%)	54,000	SF \$ 6.50	\$ 7.50		\$ 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/Technology										
	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	
	Technology Equipment					\$ 69,779.00	\$ 69,779.00			
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	\$ 1,599,227.75	\$ 2,330,434.00	\$ 597,392.25	\$ 961,848.75
						Abatement	\$ -	\$ -		
10%						Contingency	\$ 159,922.78	\$ 233,043.40	\$ 59,739.23	\$ 96,184.88
15%						GC / Profit / Overhead	\$ 239,884.16	\$ 349,565.10	\$ 89,608.84	\$ 144,277.31
22%						Soft Costs (Fees / Permits / Const. Cont)	\$ 351,830.11	\$ 512,695.48	\$ 131,426.30	\$ 211,606.73
						Total Renovation Cost	\$ 2,350,864.79	\$ 3,425,737.98	\$ 878,166.61	\$ 1,413,917.66

Exterior Photos



Peeling paint on mechanical units.
Rusting at columns and bases.



Rusting at lintel.



Rusting at lintel.



Rusting at lintel.



Failing sealant joint at window sill.



Missing downspout splash block.



Missing downspout splash block. Staining at wall.



Rusting at downspout.



Differential settlement.

Exterior Photos



Missing downspout splash block.



Staining at window sill.

Interior Photos



Extremely large operable windows making opening and shutting very difficult



Extremely large operable windows making opening and shutting very difficult



Missing walk-off carpeting at doors.



Repair door threshold.



Damage to door frame.



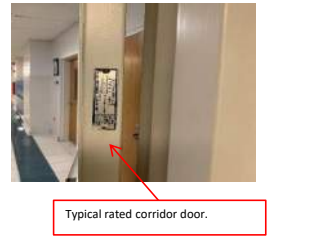
Repair door threshold.



Cracks in flooring.



Damage to flooring base. Rusting HVAC unit.



Typical rated corridor door.

Interior Photos



Missing vertical grab bar.



Missing vertical grab bar.



Missing vertical grab bar.



Missing vertical grab bar.



Missing vertical grab bar.



Damage to door frame.



Damage at door frame.

Interior Photos



Repair / repaint walls.



Damage to plastic laminate countertop.



Typical corridor



Sagging ceiling tiles.



Typical classroom



Typical classroom casework.



Sagging ceiling tiles

Replace Ceiling Fans

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

Date of Audit: 7/12/2022

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%
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Total Hard Costs
 Contingency
 GC / Profit / Overhead
 Soft Costs (Fees / Permits / Const. Cont)
 Total Renovation Cost

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

THE COLLABORATIVE

Anthony Wayne Local Schools

Fallen Timbers Middle School

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

Date of Audit:

7/12/2022

Roof:	Rating	Comments	85%
Roof Type:	3	All roof wings, good condition, some ponding water, no overflow or secondary roof drains installed, no scuppers and any parapets all flashings copings appear in good condition.	75.0%
Roof Copings:	3	No concerns noted.	75.0%
Soffits:	3	In overall good condition.	75.0%
Expansion Joints:	N/A		
Curbs & Flashings:	4	No concerns noted.	100.0%
Gutters & Downspouts:	N/A		
Roof Access:	4	No concerns noted.	100.0%

Exterior Walls:	Rating	Comments	60%
Wall Type:	3	Metal panel at Entry, brick, & precast stone masonry veneer. Brick and stone veneer all in overall good condition, appears someone has removed mortar joints and replaced the mortar. Walls are missing window sill flashing, louver head and base flashing.	75.0%
Foundation Type:	3	Concrete - in overall good condition.	75.0%
Lintels:	3	Overall good condition - a handful are showing signs of rust. Remove rust and repaint. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint.	75.0%
Masonry Joints:	2	Overall good condition even though there aren't very many control/expansion joints installed in the brick. Areas of repair and tuck pointing needed. 500-700sqft of tuckpointing is needed.	50.0%
Control & Expansion Joints:	1	Very few existing joints. Additional joints should be cut-in. Where joints are installed, they should be raked clean and resealed with backer rod and sealant.	25.0%

Exterior Openings:	Rating	Comments	67%
Window Types:	3	Rake/clean joints out and reseal with back rod and sealant - due to aging.	75.0%
Entrance Systems:	3	All were relatively new aluminum and functioning, Door 13 is hollow metal and in decent condition. Likely will need replaced in the future.	75.0%
Louvers:	2	Many appear to be rusting and in need of replacement. At a minimum, rake/clean joints around louvers and reseal with backer rod and sealant. Provide rope water control/weepers.	50.0%
Area wells:	N/A		

Interior Finishes:	Rating by Floor					75%
	1	2	N/A	N/A		
Floors:	3	3			2nd floor - mix of terrazzo, carpet, and ceramic tile all in very good condition	75.0%
Walls:	3	3			2nd floor - most public corridor walls have ceramic tile finish, interior classroom walls are a mix of CMU and folding partition. CMU in good condition. Folding partitions are showing age.	75.0%
Ceilings:	2	2			1st floor - 6th grade wing tiling should be replaced. 2nd floor - ACP ceilings old, grid is yellowing, tile is sagging in some areas should be replaced. 1st floor - ceiling grid rusting is worse.	50.0%
Clear Floor Height:	4	4			2nd Floor - Most ceilings are 9ft in classrooms and 8foot in corridors.	100.0%
Doors:	3	3			2nd Floor - Appears to be original solid core wood doors, okay condition could use refinishing	75.0%
Doors - Hardware:	4	4			2nd Floor - all appears to be in working order and was probably replaced earlier, D	100.0%
Stairways:	2	2			2nd Floor - 42" wide, guardrail is 35" should be 42", handrail is 33" - 35.5", openings in guard rails all exceed code minimums, 10.25" wide should be less than 4"	50.0%
Fixed Furnishings/ Casework:	3	3			2nd - Plastic laminate with solid surface counters all in good condition.	75.0%
Elevator:	3	3			55"x80" controls are all 44" to top	75.0%

THE COLLABORATIVE

Anthony Wayne Local Schools

Fallen Timbers Middle School

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

Date of Audit:

7/12/2022

Accessibility / Life Safety:	Rating	Comments	63%
Means of Egress- Door Hardware:	2	Should be 18" clear on the latch side for access. space not present.	50.0%
Means of Egress- Stairs:	2	Building stair handrails/guard rails are not code compliant. 2nd Floor - 42" wide, guardrail is 35" should be 42", handrail is 33" - 35.5", openings in guard rails all exceed code minimums, 10.25" wide should be less than 4"	50.0%
Means of Egress- Handrails:	2	Building stair handrails/guard rails are not code compliant. Handrail is 33" - 35.5", openings in guard rails all exceed code minimums, 10.25" wide should be less than 4".	50.0%
Means of Egress- Elevators:	3	55"x80" controls are all 44" to top.	75.0%
Signage:	1	2nd Floor brail is at 56", Missing some room signage - all areas not ADA compliant.	25.0%
Accessibility- Ramps:	N/A		
Accessibility- Elevators:	3	55"x80" controls are all 44" to top.	75.0%
Restrooms- Clearances:	3	Clearances are between 44" and 47"	75.0%
Restrooms- Handrails/ Fixtures:	2	Missing the vertical grab bars.	50.0%
Drinking Fountains:	3	Installed at 31" to spout.	75.0%
Accessible Building Entrance/ Exit:	4	No concerns noted.	100.0%

Structural:	Rating	Comments	75%
Foundation and Footings:	3	Concrete foundations - no concerns noted.	75.0%
Structural Frame Type:	3	Steel frame with load bearing masonry - no concerns noted.	75.0%
Basement(s):	N/A		
Floor Construction:	3	Slab on grade - no concerns noted.	75.0%
Roof Assembly:	3	Assumed bar joists bearing on steel and masonry. No concerns noted.	75.0%
Catwalk:	N/A		

Electrical Lighting:	Rating	Comments	86%
Areas adequately lit:	4	The spaces are all adequately lit.	100.0%
Any incandescent lighting:	4	No incandescent lamps are used in majors areas of the facility.	100.0%
T12, T8, T5 lamps:	1	The building includes fluorescent luminaires throughout everywhere except in the 2019 renovation spaces.	25.0%
Exterior Lighting	4	The exterior lighting building mounted and poles have been upgrade to LED units recently and are in good condition.	100.0%
Egress lighting adequate coverage:	3	The egress lighting uses surface mounted battery units with two incandescent or led lamps. The egress path appears to be covered adequately.	75.0%
Exit sign adequate coverage:	4	Egress path appears to be adequately marked with mostly plastic LED signs.	100.0%
Exterior entries include egress lighting:	4	Exterior egress lighting is present.	100.0%

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Electrical Power:	Rating	Comments	83%
Age of Equipment/Manufacturer:	4	The existing Electrical distribution equipment has been updated to either Eaton or Square D equipment recently. The distribution equipment is of	100.0%
Room has code clearances:	4	Space around the equipment is adequate.	100.0%
Size/voltage/phase of main service:	4	800A 277/480V-3PH-4W	100.0%
Does main service include a meter:	4	There is a meter on the main distribution panel.	100.0%
Is TVSS present:	2	Surge protection devices are only at very limited locations (main and a few other branch panels) in the electrical distribution equipment. Generally	50.0%
Receptacles	2	General receptacle placement and coverage is acceptable. The devices do not meet current code requirements, they do not include tamper	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	71%
Does building have a fire alarm system:	3	Yes. General the system is a current series	75.0%
Addressable/non-addressable:	4	The system is addressable	100.0%
Manufacturer and series:	2	Simplex 4010.	50.0%
Remote Annunciator location:	2	Annunciator is located in office.	50.0%
Is coverage adequate:	4	Coverage is acceptable.	100.0%
Does system meet ADA:	4	The strobe coverage is code compliant for ADA requirements.	100.0%
Types of devices, Audible, strobe, or AV:	1	The system is a Horn/Strobe system. A planned upgrade to a voice speaker strobe system is required to meet current code requirements.	25.0%

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HVAC Systems:	Rating	Comments	50%
Boiler(s):	4	The boilers were replaced in 2019	100.0%
Chiller(s):	1	Original to building, in good condition for age, refrigerant is R22 which is phased out. Needs replaced	25.0%
Ductwork Distribution:	3	Minimal ductwork, mostly Classroom Unit ventilators	75.0%
Air Handler(s):	2	Mix of newer AHUs in gym with older units scattered throughout building replacement of some of the older ones is recommended. Many of the	50.0%
Pump(s):	1	HW pumps rebuilt recently, but need replaced.	25.0%
VFD(s):	N/A		
HVAC Zoning:	3	Zoning is appropriate	75.0%
Heating Water Distribution:	2	Piping is in fair condition throughout building, but there is some piping under the slab feeding the South Wing that is rotting away and needs	50.0%
Shared systems with other bldgs.?	Rate 1-4		0.0%

HVAC Controls	Rating	Comments	25%
DDC or pneumatic controls?	1	Mix of DDC and Pneumatic controls	25.0%
Other Buildings Served:	N/A		

Plumbing Systems:	Rating	Comments	60%
Plumbing Fixtures:	3	Appear in good condition for age.	75.0%
Water Service:	3	Backflow preventer is RPZ type. 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, still a couple to replace	75.0%
Sanitary and Vent System:	2	No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required.	50.0%
DHW:	1	Gas fired water heater is 12 years old. Typical life expectancy is 8 to 12 years. Plan for replacement in the next couple of years. At the same	25.0%

Fire Protection	
Year Installed?	None
Wet Pipe?	
Dry Pipe?	
Fire Pump?	

If Yes, two power sources?

THE COLLABORATIVE

Anthony Wayne Local Schools

Fallen Timbers Middle School

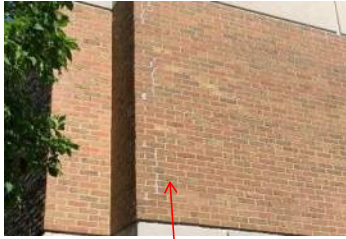
Auditor(s): Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil

Date of Audit: 7/12/2022

Building Recommendations with Opinion of Costs

							Bond / Levy Work		Permanent Improvements	
Renovation Recommendations							Total Low	Total High	Total Low	Total High
	B/L Quantity	Unit	Low Unit Cost	High Unit Cost	PI Quantity					
Architectural										
Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing	3500	SF	\$9.00	\$10.00		\$	31,500.00	\$	35,000.00	
Window Sill & Louver Flashing Installation & Louver Replacement	33	EA	\$ 15,000	\$ 19,000		\$	495,000.00	\$	627,000.00	
Exterior Metal Framing - Loose Paint Removal and Repainting	2	EA	\$ 4,000	\$ 5,000		\$	8,000.00	\$	10,000.00	
Acoustical Ceiling Removal and Replacement (25%)	15,000	SF	\$6.50	\$7.50		\$	97,500.00	\$	112,500.00	\$ - \$ -
Egress Stair Hand Rail / Guard Rail Removal and Replacement	300	LF	\$200.00	\$225.00		\$	60,000.00	\$	67,500.00	
Interior Sign Removal and Replacement		SF	\$ 0.25	\$ 0.35	60,100					\$ 15,025.00 \$ 21,035.00
ADA Stall/Restroom Grab Bar Installation	8	EA	\$250.00	\$300.00		\$	2,000.00	\$	2,400.00	
HVAC										
Replace chiller, piping in mech room and outside, and pumps and accessories	1	EA	\$ 200,000	\$ 250,000		\$	200,000.00	\$	250,000.00	
Replace an assumed quantity of 26 Uvs (CHW & HW)		EA	\$ 15,000	\$ 20,000	26					\$ 390,000.00 \$ 520,000.00
Replace 8 UV's & CU's		EA	\$ 20,000	\$ 25,000	8					\$ 160,000.00 \$ 200,000.00
Replace piping to South Wing	500	LF	\$ 70	\$ 100		\$	35,000.00	\$	50,000.00	
Electrical / Technology										
Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system.	1	LOT	\$ 20,000	\$ 30,000		\$	20,000.00	\$	30,000.00	
Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level.		EA	\$ 2,500	\$ 3,500	30					\$ 75,000.00 \$ 105,000.00
Replace duplex receptacles throughout the building with new tamper rated devices.		SF	\$ 2	\$ 3	70,670					\$ 106,005.00 \$ 212,010.00
Update the lighting throughout the building to LED type - remaining areas only.	40,000	SF	\$ 4	\$ 6		\$	160,000.00	\$	240,000.00	
Update the classroom lighting controls to include occupancy sensors and dimmers.	44	EA	\$ 1,000	\$ 1,500		\$	44,000.00	\$	66,000.00	
Technology Equipment						\$	69,779.00	\$	69,779.00	
Fire Alarm										
Update fire alarm system to a voice system. Replace the notification devices throughout the building		SF	\$ 2.50	\$ 3.00	70,670					\$ 176,675.00 \$ 212,010.00
Plumbing										
Replace domestic water heater		EA	\$ 8,000	\$ 12,000	1					\$ 8,000.00 \$ 12,000.00
Replace EWC's		EA	\$ 2,500	\$ 3,000	1					\$ 2,500.00 \$ 3,000.00
Install Grease Interceptor and Required Piping		EA	\$ 25,000	\$ 40,000	1					\$ 25,000.00 \$ 40,000.00
Fire Protection										
						Total Hard Cost	\$ 1,222,779.00	\$ 1,560,179.00	\$ 958,205.00	\$ 1,325,055.00
						Abatement	\$ -	\$ -	\$ -	\$ -
10%						Contingency	\$ 122,277.90	\$ 156,017.90	\$ 95,820.50	\$ 132,505.50
15%						GC / Profit / Overhead	\$ 183,416.85	\$ 234,026.85	\$ 143,730.75	\$ 198,758.25
22%						Soft Costs (Fees / Permits / Const. Cont)	\$ 269,011.38	\$ 343,239.38	\$ 210,805.10	\$ 291,512.10
						Total Renovation Cost	\$ 1,797,485.13	\$ 2,293,463.13	\$ 1,408,561.35	\$ 1,947,830.85

Exterior Photos



Masonry - repair / tuck point.



Staining on masonry.



Repair / replace louver and re-seal.



Open joint - re-seal.



Rough brick at middle section of wall. Cracking and popping.



Masonry repairs.



Chipping/peeling paint at entry canopy.



Damaged masonry and mortar joints.



Masonry repairs.

Exterior Photos



Reseal window.



Staining on masonry.



Masonry repairs.



Staining on masonry.



Need repairs below windows.



Joint opening up.



Rusted wall materials.



Rusted louver.



Masonry repairs.

Exterior Photos



Joint opening up.



Joint opening up.



Rusting lintel



Reseal louver.



Reseal window.



Need repairs at window head.



Masonry - repair / tuck point.



Failing roof cement/joints.



Areas of ponding.

Exterior Photos



Ponding on roof.



Ponding on roof.



Ponding on roof.



Rusting at roof vent.



Ponding on roof.



Damaged roof vent. Need to repair caulk joint.



Failing roof patch joints/cement.



Repair roof penetration.



Failing roof patch joints/cement.

Interior Photos



Sagging ceiling tiles.



Damage at window head.



Damage at window head.



Wall damage



Damaged ceiling tiles.



Rusting ceiling grid.



Stair railing is not Building Code compliant.



Typical corridor.



Missing vertical grab bar.

Interior Photos



Typical staff room.



Damaged ceiling tiles.



Missing grab bars.



Need to repair tile at urinals.

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

Date of Audit: 7/12/2022

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%
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Total Hard Costs
 Contingency
 GC / Profit / Overhead
 Soft Costs (Fees / Permits / Const. Cont)
 Total Renovation Cost

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

THE COLLABORATIVE

Anthony Wayne Local Schools

Junior High School

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

Date of Audit:

7/12/2022

Roof:	Rating	Comments	54%
Roof Type:	2	Membrane and white TPO systems are present. Small area of recent construction - these areas are in good condition. Areas of ponding are present. The majority of the roofing is near the end of its service life. Joints/seams are being repaired annually, Examples of existing joint/seam repairs and examples of joints/seams failing are present. Sections of membrane have been coated with a white silicon product to add approximately 5 years of service life.	50.0%
Roof Copings:	2	Some loose fasteners - copings to be replaced when the roofing is replaced.	50.0%
Soffits:	3	Metal panel and wood soffit	75.0%
Expansion Joints:	2	Present, to be replaced as the majority roof system is near the end of its service life.	50.0%
Curbs & Flashings:	2	Present, to be replaced as the majority roof system is near the end of its service life.	50.0%
Gutters & Downspouts:	2	Rusted, bent in poor condition	50.0%
Roof Access:	2	Ladders - remove rust and repaint.	50.0%

Exterior Walls:	Rating	Comments	55%
Wall Type:	2	Metal panel at Entry, brick, & precast stone masonry veneer. Brick, middle section rough with cracking and popping, 3 different brick types are present.	50.0%
Foundation Type:	3	Concrete - in overall good condition.	75.0%
Lintels:	3	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.	75.0%
Masonry Joints:	2	Areas of repair and tuck pointing needed.	50.0%
Control & Expansion Joints:	1	Could use more expansion joints. Existing joints to be raked clean and reseal with backer rod and sealant.	25.0%

Exterior Openings:	Rating	Comments	67%
Window Types:	3	Aluminum frame with insulated glazing. Over all windows are in good shape. Window jointing at masonry should be raked clean and resealed with backer rod and sealant.	75.0%
Entrance Systems:	3	Overall entry doors are in good shape. No concerns noted.	75.0%
Louvers:	2	Rusted, aged, and in poor condition and should be replaced. At a minimum, joints should be raked clean and resealed with backer rod and sealant installed.	50.0%
Area wells:	N/A		

Interior Finishes:	Rating by Floor					72%
	1	2	N/A	N/A		
Floors:	3	3			1st floor - Mix of VCT and Terrazzo and some carpet, areas of VCT are largest concern and in poor condition. The VCT is a 2, everything else is in overall good shape.	75.0%
Walls:	2	2			1st floor - mostly CMU some glazed tile - all in overall good shape.	50.0%
Ceilings:	2	2			1st floor - sagging ceiling tile 2x2, most of classrooms are 2x4 and old. 2nd floor similar to first floor.	50.0%
Clear Floor Height:	4	4			No concerns noted.	100.0%
Doors:	3	3			Wood and hollow metal door types present. Vented and insulated hollow metal are in poor condition and in need of replacement - rated a 1. Older wood doors are overall good condition and rated a 3. Wood and hollow metal doors in the new addition are rated a 4.	75.0%
Doors - Hardware:	3	3			Lever type present with different finishes, ages and styles. Overall good working order.	75.0%
Stairways:	3	3			Terrazzo and vinyl finishes present. Overall stairs in good condition.	75.0%
Fixed Furnishings/ Casework:	2	2			Serviceable but dated.	50.0%
Elevator:	4	4			Appears to be newer. No concerns noted.	100.0%

THE COLLABORATIVE

Anthony Wayne Local Schools

Junior High School

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

Date of Audit:

7/12/2022

Accessibility / Life Safety:	Rating	Comments	84%
Means of Egress- Door Hardware:	3	No concerns noted.	75.0%
Means of Egress- Stairs:	3	Center stairwell not Building Code compliant.	75.0%
Means of Egress- Handrails:	3	36" handrails present. Center stair handrail / guard rail is not Building Code compliant.	75.0%
Means of Egress- Elevators:	4	No concerns noted.	100.0%
Signage:	3	52"-54" to brail signage overall good condition.	75.0%
Accessibility- Ramps:	2	No ADA access to woodshop (industrial classroom) except from exterior. 11" tall, 30.5" tall handrail 20' 2" long, need two handrails - one on each side. Provide an additional handrail attached to wall. Handrail is rusting - remove rust and repaint.	50.0%
Accessibility- Elevators:	4	44" to top of control in and out 51"x80" .	100.0%
Restrooms- Clearances:	3	36" clearance, one was really tight others were okay	75.0%
Restrooms- Handrails/ Fixtures:	4	35.5" sink 33" on others. Grab bars are missing in some ADA stalls.	100.0%
Drinking Fountains:	4	Ones by restrooms were new.	100.0%
Accessible Building Entrance/ Exit:	4	No concerns noted.	100.0%

Structural:	Rating	Comments	75%
Foundation and Footings:	3	Concrete foundations - no concerns noted.	75.0%
Structural Frame Type:	3	Steel frame with load bearing masonry - no concerns noted.	75.0%
Basement(s):	N/A		
Floor Construction:	3	Slab on grade - no concerns noted.	75.0%
Roof Assembly:	3	Assumed bar joists bearing on steel and masonry. No concerns noted.	75.0%
Catwalk:	N/A		

Electrical Lighting:	Rating	Comments	86%
Areas adequately lit:	4	The spaces are all adequately lit.	100.0%
Any incandescent lighting:	4	No incandescent lamps are used in majors areas of the facility.	100.0%
T12, T8, T5 lamps:	1	The building includes fluorescent luminaires throughout everywhere except in the 2019 renovation spaces.	25.0%
Exterior Lighting	4	The exterior lighting building mounted and poles have been upgrade to LED units recently and are in good condition.	100.0%
Egress lighting adequate coverage:	3	The egress lighting uses surface mounted battery units with two incandescent or led lamps. The egress path appears to be covered adequately.	75.0%
Exit sign adequate coverage:	4	Egress path appears to be adequately marked with mostly plastic LED signs.	100.0%
Exterior entries include egress lighting:	4	Exterior egress lighting is present.	100.0%

THE COLLABORATIVE

Anthony Wayne Local Schools

Junior High School

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

Date of Audit: 7/12/2022

Electrical Power:	Rating	Comments	79%
Age of Equipment/Manufacturer:	4	The equipment is a mix of Square D and Eaton equipment. The majority of the equipment is from the 1990s building rebuild. Some of the	100.0%
Room has code clearances:	4	Generally the equipment is in spaces with adequate room. Some equipment is placed in the public corridors (which is common when the building	100.0%
Size/voltage/phase of main service:	4	120/208V-3PH-4W 2500A Main.	100.0%
Does main service include a meter:	4	Yes a meter is on the MDP.	100.0%
Is TVSS present:	1	There are surge devices on some equipment. Most of them are installed in a manner which would limit the effectiveness of the equipment	25.0%
Receptacles	2	General receptacle placement and coverage is acceptable. The devices do not meet current code requirements, they do not include tamper	50.0%
Generator (yes/no), Manufacturer:	NA		
Gas or Diesel:	NA		
Number of transfer switches:	NA		

Fire Alarm System:	Rating	Comments	71%
Does building have a fire alarm system:	3	Yes. General the system is a current series	75.0%
Addressable/non-addressable:	4	The system is addressable	100.0%
Manufacturer and series:	2	Simplex 4010.	50.0%
Remote Annunciator location:	2	Annunciator is located in office.	50.0%
Is coverage adequate:	4	Coverage is acceptable.	100.0%
Does system meet ADA:	4	The strobe coverage is code compliant for ADA requirements.	100.0%
Types of devices, Audible, strobe, or AV:	1	The system is a Horn/Strobe system. A planned upgrade to a voice speaker strobe system is required to meet current code requirements.	25.0%

THE COLLABORATIVE

Anthony Wayne Local Schools

Junior High School

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Date of Audit: 7/12/2022

HVAC Systems:	Rating	Comments	
Boiler(s):	2	Three (3) CB from 2007. Two (2) need controls upgrade. All 3 need to be tied into BAS	54%
	1		50.0%
Chiller(s):		Chiller with Ice Storage from 2002. Only one stage of cooling on Chiller is functioning. Chiller utilizes R22 and should be replaced.	25.0%
Ductwork Distribution:	3	Ductwork is in good condition for age.	75.0%
Air Handler(s):			
UV's	3	Many of the UV's were replaced in 2011. Still a few that are older and need replaced. 2011 UV's should be good for another 5 to 10 years	75.0%
RTUs	2	RTUs on classroom wing are form 1997 and need replaced or a new HVAC solution for those rooms should be considered.	50.0%
Pump(s):	2	HW were replaced when boilers were replaced. CHW are from 2002, should be replaced with Chiller.	50.0%

Plumbing Systems:	Rating	Comments	
Plumbing Fixtures:	3	Appear in good condition for age.	75.0%
Water Service:	3	No known or reported issues with meter or pressure.	75.0%
Water Distribution:	3	No known or reported issues with water piping through building. Most EWCs have been replaced in the last couple of years, there are still couple	75.0%
Sanitary and Vent System:	1	No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required.	25.0%
DHW:	4	water heaters and mixing valve replaced in the last few years.	100.0%

Fire Protection	
Year Installed?	None
Wet Pipe?	
Dry Pipe?	
Fire Pump?	If Yes, two power sources? <input type="text"/>

THE COLLABORATIVE

Anthony Wayne Local Schools

Junior High School

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

Date of Audit: 7/12/2022

Building Recommendations with Opinion of Costs

Renovation Recommendations		Bond / Levy Work						Permanent Improvements							
		B/L Quantity	Unit	Low Unit Cost	High Unit Cost	PI Quantity	Total Low	Total High	Total Low	Total High					
Architectural															
	Full Membrane Roof Replacement Including Expansion Joints, Curbs, Flashings, Copings, & Gutters & Downspouts	58,300	SF	\$22.00	\$25.00	\$	1,282,600.00	\$	1,457,500.00						
	Roof Access Ladder Loose Paint Removal and Repainting	8	EA	\$1,750.00	\$2,200.00	\$	14,000.00	\$	17,600.00						
	Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Cutting In Additional Control Joints, Stain Removal, and Joint Tuck Pointing	9,600	SF	\$9.00	\$10.00	\$	86,400.00	\$	96,000.00						
	Louver Replacement/ Joint Raking and Resealing	44	EA	\$1,500.00	\$2,000.00	\$	66,000.00	\$	88,000.00						
	VCT Finish Flooring Removal and Replacement (75%)		SF	\$5.00	\$6.00	28,000				\$ 140,000.00 \$ 168,000.00					
	Acoustical Ceiling Removal and Replacement (25%)	16,000	SF	\$6.50	\$7.50	\$	104,000.00	\$	120,000.00	\$ - \$ -					
	Door Removal and Replacement		EA	\$ 4,200	\$ 4,500	25				\$ 105,000.00 \$ 112,500.00					
	Interior ADA Ramp for Woodshop	125	SF	\$ 47	\$ 50	\$	5,875.00	\$	6,250.00						
	Exterior ADA Ramp Repairs Including Additional Handrails and Painting	50	LF	\$ 51	\$ 56	\$	2,550.00	\$	2,800.00						
HVAC															
	Replace Chiller and Chilled Water Pumps, evaluate ice tanks and piping	1	EA	\$ 140,000	\$ 190,000	\$	140,000.00	\$	190,000.00						
	Replace pneumatic controls with Trane DDC controls	43,463	SF	\$ 4	\$ 7	\$	173,850.00	\$	304,237.50						
	Upgrade Boiler Controls	2	EA	\$ 20,000	\$ 30,000	\$	40,000.00	\$	60,000.00						
	Replace 2 RTU's (or another solution) on classroom wing	2	EA	\$ 10,000	\$ 15,000	\$	20,000.00	\$	30,000.00						
Electrical / Technology															
	Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system.	1	LOT	\$ 20,000	\$ 20,000	\$	20,000.00	\$	20,000.00						
	Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level.		EA	\$ 2,500	\$ 3,500	40				\$ 100,000.00 \$ 140,000.00					
	Replace duplex receptacles throughout the building with new tamper rated devices.		SF	\$ 2	\$ 3	86,925				\$ 130,387.50 \$ 260,775.00					
	Update the lighting throughout the building to LED type.	86,925	SF	\$ 4	\$ 6	\$	347,700.00	\$	521,550.00						
	Update the classroom lighting controls to include occupancy sensors and dimmers.	60	EA	\$ 1,000	\$ 1,500	\$	60,000.00	\$	90,000.00						
	Technology Equipment					\$	69,779.00	\$	69,779.00						
Fire Alarm															
	Update fire alarm system to a voice system. Replace the notification devices throughout the building		SF	\$ 2.50	\$ 3.00	86,925				\$ 217,312.50 \$ 260,775.00					
Plumbing															
	Install Grease Interceptor and required piping		EA	\$ 30,000	\$ 50,000	1				\$ 30,000.00 \$ 50,000.00					
	Replace EWC's		EA	\$ 2,500	\$ 3,000	2				\$ 5,000.00 \$ 6,000.00					
Fire Protection															
							Total Hard Cost	\$	2,432,754.00	\$	3,073,716.50	\$	727,700.00	\$	998,050.00
							Abatement	\$	-	\$	-				
10%							Contingency	\$	243,275.40	\$	307,371.65	\$	72,770.00	\$	99,805.00
15%							GC / Profit / Overhead	\$	364,913.10	\$	461,057.48	\$	109,155.00	\$	149,707.50
22%							Soft Costs (Fees / Permits / Const. Cont)	\$	535,205.88	\$	676,217.63	\$	160,094.00	\$	219,571.00
							Total Renovation Cost		\$3,576,148.38		\$4,518,363.26		\$1,069,719.00		\$1,467,133.50

Exterior Photos



Damaged masonry and mortar joints.



Masonry repairs and staining.



Masonry repairs.



Masonry repairs.



Masonry repairs and reseal louver.



Masonry repairs.



Rusting lintel.



Masonry stains.



Different types of bricks.

Exterior Photos



Damaged masonry and mortar joints.



Damaged masonry and mortar joints.



Different types of bricks.



Different types of bricks.



Different types of bricks.



Need repairs at metal panel and masonry.



Masonry stains.



Masonry stains.



Different types of bricks.

Exterior Photos



Rusting lintel.



Different types of bricks.



Different types of bricks.



Different types of bricks.



Different types of bricks.



Repaint hand/guard rails.



Masonry stains.



Repaint hand/guard rails.

Exterior Photos



Masonry repairs



Rusting lintel.



Rusting lintel.



Masonry repairs



Repaint roof access ladder



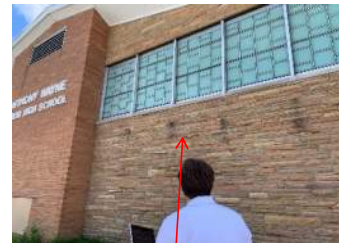
Exposed foundation.



Reseal masonry joint.



Different types of bricks.



Masonry stains.

Exterior Photos



Different types of bricks.



Masonry stains.



Roofing joint/seam repair.



Loose metal coping fastener.



Term bar sealant needs replaced.



Ponding water present.



Signs of ponding water and roof overflow may set too high.

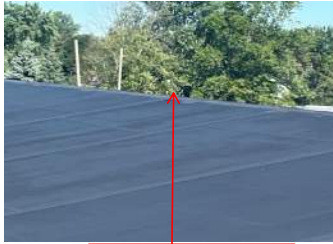


Roofing joint/seam repair.



Rusting roof equipment.

Exterior Photos



Loose roofing joint/seam.



Roofing joint/seam repair.



Roofing joint/seam cracking needing repair.



Loose roofing joint/seam.



Roofing joint/seam cracking needing repair.



Rusting roof equipment.



Roofing joint/seam cracking needing repair.



Rusting roof equipment.



Roofing joint/seam cracking needing repair.

Exterior Photos



Ponding water present.



Roofing joint/seam cracking needing repair.



Roofing joint/seam cracking needing repair.

Roof Plan



Interior Photos



Wall damage.



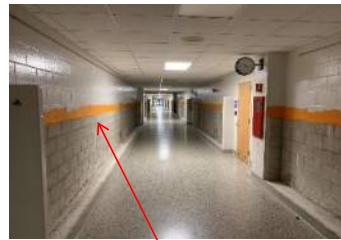
Complete construction.



Complete construction.



Complete construction work in corridor.



Complete construction work in corridor.



Stair railing is not Building Code compliant.



Stair railing is not Building Code compliant.



Complete construction work in corridor.



Rusting at bottom of door.

Interior Photos



Repair damage to walls / modify sink installation.



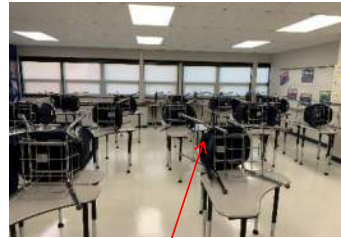
Urinal installation is not ADA compliant.



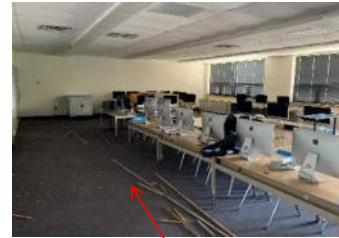
Missing grab bars.



Missing grab bars.



Typical classroom.



Complete construction work in classroom.



Typical science classroom.



Typical science classroom.



Sagging ceiling tiles.

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%
Total Hard Costs	
Contingency	
GC / Profit / Overhead	
Soft Costs (Fees / Permits / Const. Cont)	
Total Renovation Cost	

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

THE COLLABORATIVE

Anthony Wayne Local Schools

High School

Auditor(s): Dave Serra / Joe Adams / Doug Hohman / Darren Keil

Date of Audit:

8/2/2022

Roof:	Rating	Comments	57%
Roof Type:	1	Varied sections of roofing type and age are present. Areas of ponding are present. Sections of membrane toward their end of life cycle have been coated with a white silicon product to add approximately 5 years of service life. There are sections of white TPO membrane roofing installed in 2001. The section above room 162 appears to be ready for replacement. The high section of roof on the 2 story section has been damaged by wind and has several long/linear repair areas.	25.0%
Roof Copings:	3	Metal coping - the section above room 162b is damaged and should be replaced.	75.0%
Soffits:	2	Several areas of soffits are in need of repair, joints are opening, materials are sagging, paint is peeling and lintels are starting to rust. Repair soffit at Door 10.	50.0%
Expansion Joints:	2	The older sections of roofing should have their expansions joints replaced. Newer sections of roof are in good shape.	50.0%
Curbs & Flashings:	2	The older sections of roofing should have their curbs replaced and flashing joints raked and resealed. Newer sections of roof are in good shape.	50.0%
Gutters & Downspouts:	3	The older sections of roofing should have their gutters and downspouts replaced. Newer sections of roof are in good shape. Sections at the Main Gym are in need of replacement. Door 8 - replace / increase the size of the gutter and downspouts - there appears to be damage from excessive canopy roof water run-off. The downspout guards at grade need the rest removed and repainted.	75.0%
Roof Access:	3	The roof access ladders, stairs, hand/guard rails need painted. The ladder to the roof of the Main Gym has an anchor loose and is in need of repair.	75.0%

Exterior Walls:	Rating	Comments	65%
Wall Type:	3	Metal panel at Entry and brick masonry. The overall masonry is in good shape. Several areas need stains removed, mixed brick materials from previous work replaced and general repair. Repair crack in brick near Door 6. Door 8 - clean / remove stains from masonry and sills. Lower portions of the masonry appear to be damaged by salt exposure. Masonry at structure needs joints raked cleaned and resealed with backer rod and sealant. Door 21 - clean / remove stains from masonry and sills. Door 21 - tuck point / repair masonry. At the Fire Department Connection - the steel guard needs rust removed, repainted, and anchored to the masonry wall. Door 19 - tuck point/repair masonry. Door 22 and 23 - clean/remove brick staining and tuck point/repair masonry.	75.0%
Foundation Type:	3	Concrete - overall visible foundations look good. The applied cement/parge coating is failing and should be thoroughly removed and recoated.	75.0%
Lintels:	3	Steel lintels - many are starting to rust and need to have the rust removed and painted. Remove rust and repaint lintel at room 142b. Tuck point / repair masonry at this location as well. Lintel at Door 5 - remove rust and repaint. Lintel at Door 10 - remove rust and repaint. Lintel Door 21 - remove rust and repaint. Lintels should be prepped by removing all rust and peeling paint and primed and repainted with high performance paint.	75.0%
Masonry Joints:	2	Several areas of masonry are in need of repair/tuck pointing. The Weight Room walls need tuck pointing. Approximately 15% on the building exterior masonry should be addressed with tuck pointing or other repairs noted above.	50.0%
Control & Expansion Joints:	2	Exterior masonry joints to be raked clean and resealed with backer rod and sealant.	50.0%

Exterior Openings:	Rating	Comments	69%
Window Types:	4	Aluminum frame with insulated glazing. Overall windows are in good shape. Window jointing at masonry should be raked clean and resealed with backer rod and sealant. Many of the windows appear to be missing flashing and weeps. Replace window screens around building. Door 31 - broken seal in the insulated window panel - replace glazing panel.	100.0%
Entrance Systems:	3	Overall entry doors are in good shape. Several have some corrosion / finish damage likely due salt exposure. Exterior hollow metal doors and frames need rust removed and repainted. Door 22 and 23 - removed from door and door frame rust and repaint. Door 19 - remove rust from door and frame and repaint.	75.0%
Louvers:	2	Most of the exterior louvers are corroded/rusting. Louvers should be replaced with their joints sealed with backer rod and sealant. Soffit grills/louvers are rusting/corroded and should be painted or replaced.	50.0%
Area wells:	2	Door 19 - door and frame are rusting at the areas near the bottom.	50.0%

THE COLLABORATIVE

Anthony Wayne Local Schools

High School

Auditor(s): Dave Serra / Joe Adams / Doug Hohman / Darren Keil

Date of Audit:

8/2/2022

Interior Finishes:	Rating by Floor					72%
	1	2	N/A	N/A		
Floors:	3	3			Finish Flooring: Terrazzo - good shape Rubber Flooring - near new condition Carpet - some staining present, nearing end of life cycle Epoxy - good shape VCT - nearing the end of its life cycle LVT - near new condition Ceramic Tile - cracking is present on the 2nd floor with approximately 10% in need of repair Wood (gym flooring) - good shape	75.0%
Walls:	3	3			Majority of the interior walls are painted CMU. Gyp. board walls are present in the Office Areas. Overall - walls and their finishes are in good shape. Carpet has been applied to the 2nd floor corridor walls. Carpet should be removed and replaced with a painted gyp. board overlay. CMU wall in Choir 134 has a horizontal crack that needs repaired/tuck pointed and painted. 2nd floor Boys Restroom ceramic tile base needs replaced.	75.0%
Ceilings:	2	2			Ceiling Types present including gyp. board, 2x4 lay-in 2x2 lay-in and expose to structure. The 2x4 ceiling tiles near the Main Gym are sagging and need replaced. There are several areas in the corridors and restrooms where a mix of ceiling tiles are present and should be replaced with a common/uniform type.	50.0%
Clear Floor Height:	3	3			No concerns noted.	75.0%
Doors:	3	3			Varied door finishes, but appropriate for the building. Corridor doors on some of the restrooms have been removed. The corridor walls are fire rated and removal of the doors may cause a Building Code violation. Removal of the door also creates poor sight lines from the corridor into the restrooms.	75.0%
Doors - Hardware:	3	3			Varied color/finish but appropriate for the building and ADA compliant.	75.0%
Stairways:	3	3			The finishes in the stairs are in good shape - with some have new rubber finish materials.	75.0%
Fixed Furnishings/ Casework:	3	3			The overall building casework is in good shape. The lockers on the first floor latches are not ADA compliant and their finish needs updated/painted. The lockers on the 2nd need painted.	75.0%
Elevator:	3	3			Elevator is in good condition.	75.0%

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Anthony Wayne Local Schools

High School

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Date of Audit:

8/2/2022

Accessibility / Life Safety:	Rating	Comments	73%
Means of Egress- Door Hardware:	3	There are different types and colors of door hardware installed, but they are ADA compliant.	75.0%
Means of Egress- Stairs:	3	No concerns noted	75.0%
Means of Egress- Handrails:	2	Exterior ramp at Door 27 - guardrail/hand rail is not Building Code compliant - missing the hand rail. Door 26 - the guard/hand rails need the rust removed and repainted.	50.0%
Means of Egress- Elevators:	3	No concerns noted	75.0%
Signage:	4	Overall interior signage is appropriate and appear compliant.	100.0%
Accessibility- Ramps:	3	Interior and exterior ramps are appropriate and appear compliant.	75.0%
Accessibility- Elevators:	3	No concerns noted	75.0%
Restrooms- Clearances:	2	Several of 1st & 2nd floor restrooms do not have enough wall clearance as you enter the restrooms.	50.0%
Restrooms- Handrails/ Fixtures:	2	Building Code required vertical grab bars are missing in several of the ADA toilet locations. 1st floor Boys Restrooms urinals are installed too close together and not Building Code/ADA compliant. The partitions in the Boys Restroom near the Main Gym are rusting and should be replaced.	50.0%
Drinking Fountains:	4	Overall in good condition/compliant - high/low and bottle filler types are present.	100.0%
Accessible Building Entrance/ Exit:	3	No concerns noted	75.0%

Structural:	Rating	Comments	75%
Foundation and Footings:	3	Concrete foundations. Exposed concrete foundations near Door 26 need the loosed/cracked cementitious coating removed and re-coated.	75.0%
Structural Frame Type:	3	Steel frame with load bearing masonry. Door 27 - the paint is peeling off of the canopy structure, remove loose paint and repaint. Door 15 - the paint is peeling off of the canopy structure, remove loose paint and repaint.	75.0%
Basement(s):	N/A		
Floor Construction:	3	Concrete slab on grade and concrete on metal deck for the elevated floor.	75.0%
Roof Assembly:	3	Metal bar joist bearing on CMU or steel beams. The 2nd floor was constructed after the original 1st floor construction and an interstitial space was created between 1st floor ceiling and the 2nd floor. The space is entered by access panels in the 2nd floor.	75.0%
Catwalk:	3	No concerns noted	75.0%

Electrical Lighting:	Rating	Comments	84%
Areas adequately lit:	4	The spaces are all adequately lit.	100.0%
Any incandescent lighting:	4	No incandescent lamps are used in majors areas of the facility. See Theatrical Lighting.	100.0%
T12, T8, T5 lamps:	2	The building has been updated in some places to LED (First Floor Classrooms, 2019 Renovation areas, some corridors). The rest of the space is illuminated using fluorescent luminaires.	50.0%
Exterior Lighting	4	The exterior lighting building mounted and poles have been upgrade to LED units recently and are in good condition.	100.0%
Theatrical Lighting	1	The theatrical lighting system and luminaires are outdated. Incandescent and quartz luminaires are being used. The control system is a Strand CD80 (out of production).	25.0%
Egress lighting adequate coverage:	4	The egress lighting uses surface mounted battery units with two incandescent or led lamps. The egress path appears to be covered adequately. Some of the units appear to be older. Continual monitoring and maintenance of the battery units will be required.	100.0%
Exit sign adequate coverage:	4	Egress path appears to be adequately marked with mostly plastic LED signs.	100.0%
Exterior entries include egress lighting:	4	Exterior egress lighting is present.	100.0%

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Date of Audit: 8/2/2022

Electrical Power:	Rating	Comments	67%
Age of Equipment/Manufacturer:	4	The equipment is a mix of Square D and Eaton equipment. The majority of the equipment is from the 1990s. Some of the equipment is more recent from equipment upgrades (Eaton gear).	100.0%
Room has code clearances:	4	Generally the equipment is in spaces with adequate room. Some equipment is placed in the public corridors (which is common when the building was constructed, but not standard practice today).	100.0%
Size/voltage/phase of main service:	4	277/480V-3PH-4W 2500A Main with 2000A distribution panels.	100.0%
Does main service include a meter:	1	Meter is include, but does not appear to function.	25.0%
Is TVSS present:	1	There are surge devices on some equipment. Some of those are installed in a manner which would limit the effectiveness of the equipment (distance of the device to the panel is too great, the conductor length is too long). Generally the surge devices should be replaced, updated, or installed new in locations where they do not exist.	25.0%
Receptacles	2	General receptacle placement and coverage is acceptable. The devices do not meet current code requirements, they do not include tamper resistant features.	50.0%
Generator (yes/no), Manufacturer:	NA		
Gas or Diesel:	NA		
Number of transfer switches:	NA		

Fire Alarm System:	Rating	Comments	100%
Does building have a fire alarm system:	4	Yes. General the system is a current series	100.0%
Addressable/non-addressable:	4	The system is addressable	100.0%
Manufacturer and series:	4	Simplex 4100ES Updated in 2019.	100.0%
Remote Annunciator location:	4	Annunciator is located in office.	100.0%
Is coverage adequate:	4	Coverage is acceptable.	100.0%
Does system meet ADA:	4	The strobe coverage is code compliant for ADA requirements.	100.0%
Types of devices, Audible, strobe, or AV:	4	The system includes speaker strobes and is a voice annunciation.	100.0%

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Date of Audit:

8/2/2022

HVAC Systems:	Rating	Comments	56%
	3		75.0%
Boiler(s):		Two (2) Steam Boilers, Ohio Special. One replaced in 2005, should have at least 5 to 10 years of life left. Other was converted to Ohio Special.	
Chiller(s):	1	Chiller is past its life expectancy and uses R22 and needs replaced.	25.0%
Ductwork Distribution:	3	Okay for age, no major issues noted.	75.0%
Air Handler(s):			
	3		75.0%
RTUs		Many newer RTUs during additions and renovations of 2019. RTU above Science Room is oversized and causing temperature and humidity fluctuations. Unit should be removed and reused on the Gymnasium. Install new correctly sized RTU and ductwork. Some older RTUs with R22 refrigerant. These should be replaced.	
Uvs	2	UV's in general are steam UV's and are past their life expectancy. Estimate about 40 that need replaced.	50.0%
AHUs			
Pump(s):	1	Chilled water pumps need replaced	25.0%
VFD(s):	N/A		
HVAC Zoning:	3	Zoning is Appropriate	75.0%
Steam/Heating Water Distribution:	2	HW is required for reheat in Admin Office area in the summer and Steam boilers do not run in summer. Replace Steam to HW HX with small HW boiler plant. Steam condensate return system needs replacement.	50.0%
Shared systems with other bldgs.?	N/A		

HVAC Controls	Rating	Comments	50%
	2		50.0%
DDC or pneumatic controls?		Mix of pneumatic and JCI DDC on BAS. Approximately 60% on JCI system. Should expand to get the entire building on the DDC system.	
Other Buildings Served:	N/A		

Plumbing Systems:	Rating	Comments	58%
	3		75.0%
Plumbing Fixtures:	3	Appear in good condition for age.	75.0%
Water Service:	3	No known or reported issues with meter or pressure.	75.0%
	3		75.0%
Water Distribution:		No known or reported issues with water piping through building. Most EWCs have been replaced in the last couple of years, there are still a couple to replace.	
Gas Piping:	2	Section of gas piping going to backstage area is not supported properly, needs supports added.	50.0%
Sanitary and Vent System:	1	No grease interceptor in kitchen. Verify menu being prepared in kitchen and verify if one is required.	25.0%
DHW:	2	Water heaters in various locations. Water Heaters and HW circ pumps at the end of life expectancy (2 out of 3). The Water Heater by the Auditorium is turned off because it doesn't vent properly. Correct the venting issues so WH can be used.	50.0%

Fire Protection	
Year Installed?	Not known - Partial sprinkling in Auditorium, Stage and backstage.
Wet Pipe?	Yes
Dry Pipe?	No
Fire Pump?	No

If Yes, two power sources?

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Anthony Wayne Local Schools

High School

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Date of Audit: 8/2/2022

Building Recommendations with Opinion of Costs						Bond / Levy Work		Permanent Improvements						
Renovation Recommendations						B/L	Low Unit	High Unit	PI	Total Low	Total High	Total Low	Total High	
						Quantity	Cost	Cost	Quantity					
Architectural														
	Full Membrane Roof Replacement Including Expansion Joints, Curbs, Flashings, Copings, & Gutters & Downspouts	60,000	SF	\$22.00	\$25.00	125,000	\$1,320,000.00	\$1,500,000.00			\$2,750,000.00	\$3,125,000.00		
	Soffit Repairs	1,200	SF	\$28.50	\$30.00		\$34,200.00	\$36,000.00						
	Exterior Metal Framing Repairs Including Loose Paint Removal and Repainting on Metal Framing & Handrails and Installation of Additional Handrails	5	EA	\$6,500.00	\$7,000.00	5					\$32,500.00	\$35,000.00		
	Roof Access Ladder Repairs, Re-Anchoring, Loose Paint Removal and Repainting	9	EA	\$1,750.00	\$2,200.00		\$15,750.00	\$19,800.00						
	Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing	7,200	SF	\$9.00	\$10.00		\$64,800.00	\$72,000.00						
	Louver Replacement/ Joint Raking and Resealing	24	EA	\$1,500.00	\$2,000.00		\$36,000.00	\$48,000.00						
	Exposed Concrete Coating Removal and Recoating	300	SF	\$12.00	\$14.00		\$3,600.00	\$4,200.00						
	Exterior Door Repairs - Exterior Hollow Metal Door and Frame Rust Removal and Repainting	4	EA	\$500.00	\$750.00	4					\$2,000.00	\$3,000.00		
	Interior Door (Main Office) Magnetic Hold-Open Installation	15	EA	\$2,000.00	\$2,500.00		\$30,000.00	\$37,500.00						
	Carpet Removal and Replacement (50%)		SF	\$6.50	\$7.70	2,000					\$13,000.00	\$15,400.00		
	VCT Removal and Replacement (50%)		SF	\$5.00	\$6.00	56,000					\$280,000.00	\$336,000.00		
	Terrazzo/Ceramic Tile Repairs (20%)		SF	\$12.00	\$15.00	5,800					\$69,600.00	\$87,000.00		
	Corridor Wall Carpeting Removal and Gyp. Board Installation		SF	\$10.00	\$12.00	720					\$7,200.00	\$8,640.00		
	Interior CMU Wall Repairs in Choir 134 & Repainting	350	SF	\$12.50	\$14.50		\$4,375.00	\$5,075.00						
	Acoustical Ceiling Removal and Replacement (25%)	50,000	SF	\$6.50	\$7.50		\$325,000.00	\$375,000.00			\$0.00	\$0.00		
	ADA Stall/Restroom Grab Bar Installation	12	EA	\$250.00	\$300.00		\$3,000.00	\$3,600.00						
	Lockers						\$310,000	\$362,500						
HVAC														
	Remove RTU from Science Room and Move to Cafeteria/Servery and install properly sized unit for Science Room	1	EA	\$20,000	\$30,000		\$20,000.00	\$30,000.00						
	Replace Older RTUs and RTUs using R22	6	EA	\$20,000	\$35,000		\$120,000.00	\$210,000.00						
	Units in Choir area are noisy. Rework unit insulation and/or ductwork to minimize noise	1	EA	\$6,000	\$25,000		\$6,000.00	\$25,000.00						
	Electrical Room with XF needs ventilation or Cooling, very hot in the space.	1	EA	\$5,000	\$20,000		\$5,000.00	\$20,000.00						
	Replace 40 Steam UVs	40	EA	\$15,000	\$18,000		\$600,000.00	\$720,000.00						
	Replace Steam to HW HX serving main office heating water with small boiler plant. Steam boilers don't run in summer, and reheat is required in office.	1	EA	\$200,000	\$275,000		\$200,000.00	\$275,000.00						
	Expand JCI DDC system to remainder of building and eliminate pneumatic controls	95,090	SF	\$4	\$7		\$380,361.60	\$665,632.80						
Electrical / Technology														
	Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system.	1	LOT	\$35,000	\$45,000		\$35,000.00	\$45,000.00						
	Recommend providing surge protection throughout the electrical distribution system at main distribution, sub-distribution, and branch panel level.		EA	\$2,500	\$3,500	80					\$200,000.00	\$280,000.00		
	Replace duplex receptacles throughout the building with new tamper rated devices.		SF	\$2	\$3	237,726					\$356,589.00	\$713,178.00		
	Update the lighting throughout the building to LED type.	178,295	SF	\$4	\$6		\$713,178.00	\$1,069,767.00						
	Update the classroom lighting controls to include occupancy sensors and dimmers.	80	EA	\$1,000	\$1,500		\$80,000.00	\$120,000.00						
	Update the theatrical Lighting System and Luminaires	1	LOT	\$250,000	\$350,000		\$250,000.00	\$350,000.00						
	Technology Equipment						\$69,779	\$69,779						
Fire Alarm														
Plumbing														
	Install Grease Interceptor and required piping		EA	\$30,000	\$50,000	1					\$30,000.00	\$50,000.00		
	Correct venting issue at WH by Auditorium	1	EA	\$5,000	\$10,000		\$5,000.00	\$10,000.00						
	Replace One GFWH and one EWH		EA	\$8,000	\$12,000	2					\$16,000.00	\$24,000.00		
	Replace EWC's		EA	\$2,500	\$3,000	2					\$5,000.00	\$6,000.00		
Fire Protection														
										Total Hard Cost	\$4,631,043.60	\$6,073,853.80	\$3,761,889.00	\$4,683,218.00
										Abatement	\$0.00	\$0.00		
10%										Contingency	\$463,104.36	\$607,385.38	\$376,188.90	\$468,321.80
15%										GC / Profit / Overhead	\$694,656.54	\$911,078.07	\$564,283.35	\$702,482.70
22%										Soft Costs (Fees / Permits / Const. Cont)	\$1,018,829.59	\$1,336,247.84	\$827,615.58	\$1,030,307.96
										Total Renovation Cost	\$6,807,634.09	\$8,928,565.09	\$5,529,976.83	\$6,884,330.46

Exterior Photos



Rusting at vent.



Roofing nearing end of life cycle - white coating applied to extend roof life



Ponding on roof.



Masonry repairs.



Rusting at rooftop equipment.



Ponding on roof.



Large roof repair



Rusting at penetration/cap.



Older section roof - nearing end of life.

Exterior Photos



Staining on construction



Failing roofing joint.



Masonry repairs.



Damaged coping



Damaged gutter



Masonry repairs and staining.



Reseal masonry joint.

Exterior Photos



Replace roof drain



Rusting gutter anchors



Damaged roofing material - several repairs due to wind.



Damage at gutter.



Failing sealant joint at flashing



Loose anchor on ladder and needs painted.



Damaged soffit.



Repair joint sealant at window.



Rusted vent.

Exterior



Damage at masonry.



Seal broken on insulated glazing.



Missing anchors and rusting at guard.



Masonry repairs.



Masonry repairs.



Damage at soffit.



Masonry repairs.



Peeling paint at soffit.



Reseal joint.

Exterior Photos



Masonry - repair / tuck point.



Staining at window sill.



Staining on window sill - masonry repair tuck point.



Masonry repairs and staining.



Staining at window sill and damaged window screen.



Rust at lintel.



Masonry repairs.



Masonry repairs.



Masonry repairs.

Exterior Photos



Damage at foundation - replace concrete coating.



Damage at foundation - replace concrete coating.



Masonry repairs. Rusted entry door.



Rusting at handrail / anchor plates.



Rusting at handrail.



Damage at foundation - replace concrete coating.



Masonry repairs and staining.



Masonry repairs.



Staining at louver.

Exterior Photos



Masonry repairs and staining.



Masonry repairs.



Damage at entry door. Chipped/peeling paint at entry canopy frame.



Rusting lintel.



Provide additional roof drainage from canopy.



Masonry repairs and staining.

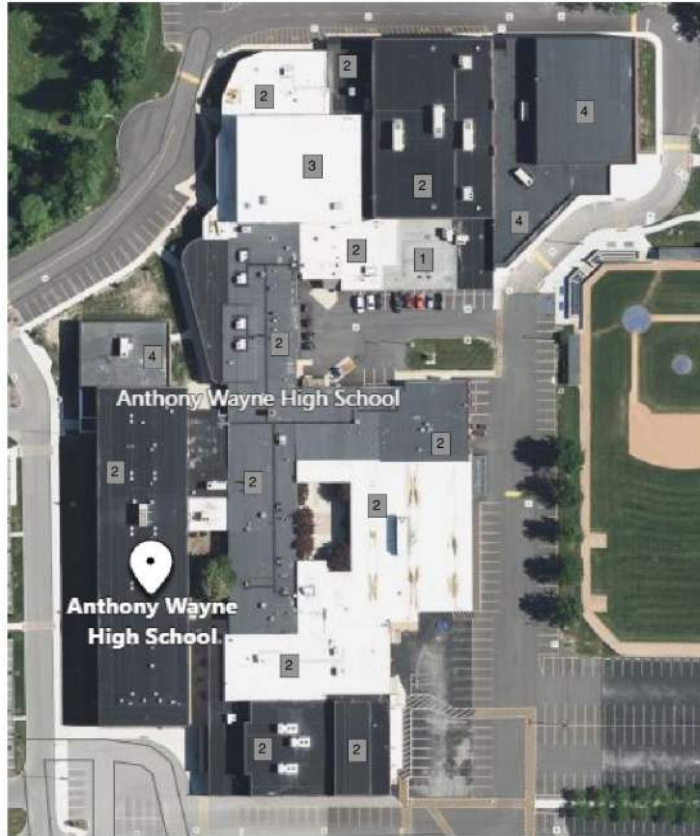


Masonry repairs.



Damaged roof coping.

Roof Plan



Interior Photos



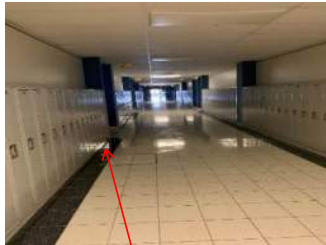
Typical classroom.



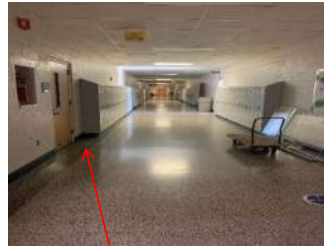
Sagging ceiling tiles.



Cracks in flooring and carpet on corridor walls.



Typical corridor.



Typical corridor.



Damage to walls.



Urinal installation is not Building Code compliant.



Damaged ceramic tile wall base.



Missing vertical grab bar.

Interior Photos



Repair holes in wall.



Missing vertical grab bars.



Corridor door has been removed, sight line and Building Code concerns.



Missing grab bars.

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:	69%
Electrical:	0%

Building Summary:	53%
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Total Hard Costs
 Contingency
 GC / Profit / Overhead
 Soft Costs (Fees / Permits / Const. Cont)
 Total Renovation Cost

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

THE COLLABORATIVE

Anthony Wayne Local Schools

Administration Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit:

8/17/2022

Roof:	Rating	Comments	50%
Roof Type:	1	Shingle roofing is near the end of its life cycle - areas of missing shingles and other damage is present.	25.0%
Roof Copings:	1	Overall poor condition at the roof chimney areas.	25.0%
Soffits:	3	Overall good condition - a few loose areas needing repaired.	75.0%
Expansion Joints:	N/A		
Curbs & Flashings:	2	The roof is near the end of its service life and the curb/flashings should be replaced when the roof area is replaced.	50.0%
Gutters & Downspouts:	3	Prefinished metal - in overall good condition - a short section needs repaired/raised.	75.0%
Roof Access:	N/A		

Exterior Walls:	Rating	Comments	75%
Wall Type:	3	Cementitious siding in over all good condition - some areas where joints are opened. The chimney areas are in need of repair with loose sections and damage present. Masonry at base of wall in overall good condition, some areas needing repairs and stains removed are present.	75.0%
Foundation Type:	3	Concrete - overall good condition.	75.0%
Lintels:	3	Steel lintels. Most are in good condition - some rust starting to form on lintels on a few 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.	75.0%
Masonry Joints:	3	Present and in good condition. Some areas of repair are needed - including tuck pointing and stain removal.	75.0%
Control & Expansion Joints:	3	Present and in good condition.	75.0%

Exterior Openings:	Rating	Comments	67%
Window Types:	3	Insulated aluminum frame system - in overall good condition.	75.0%
Entrance Systems:	3	Good condition with some signs of corrosion due to salt.	75.0%
Louvers:	2	Louvers at chimneys should have joints raked-out and resealed with backer rod and sealant.	50.0%
Area wells:	N/A		

Interior Finishes:	Rating by Floor					66%
	N/A	1	N/A	N/A		
Floors:		2			VCT Resilient floor tile and carpet is looking dated and should be replaced. Some areas of minor repairs needed.	50.0%
Walls:		2			Paint on gyp. board walls - gyp. board walls are in overall good condition. Some areas of cracking is visible needing repaired. The paint is looking dated and the interior of the building should be repainted.	50.0%
Ceilings:		3			Lay-in ceiling and gyp. board ceilings are present. The lay-in ceilings are in overall good condition with some minor areas needing replaced/repared. The gyp. board ceiling in the Board Room has several areas where cracking is present. Movement control joints should be cut-in the existing gyp. board and repairs completed.	75.0%
Clear Floor Height:		4			No concerns noted.	100.0%
Doors:		3			Wood interior doors are in good overall condition.	75.0%
Doors - Hardware:		3			No concerns noted.	75.0%
Stairways:		1			Vinyl flooring is loose and in need of repair. Flooring is looking dated and should be replaced.	25.0%
Fixed Furnishings/ Casework:		3			No concerns noted.	75.0%
Elevator:		N/A				

THE COLLABORATIVE

Anthony Wayne Local Schools

Administration Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit:

8/17/2022

Accessibility / Life Safety:	Rating	Comments	63%
Means of Egress- Door Hardware:	3	Lever type - no concerns noted.	75.0%
Means of Egress- Stairs:	3	No concerns noted.	75.0%
Means of Egress- Handrails:	3	No concerns noted.	75.0%
Means of Egress- Elevators:	N/A		
Signage:	3	No concerns noted.	75.0%
Accessibility- Ramps:	N/A		
Accessibility- Elevators:	N/A		
Restrooms- Clearances:	1	2 restrooms are not accessible and should be renovated to become fully accessible.	25.0%
Restrooms- Handrails/ Fixtures:	1	Accessible stalls are missing the vertical grab bars	25.0%
Drinking Fountains:	3	No concerns noted.	75.0%
Accessible Building Entrance/ Exit:	3	No concerns noted.	75.0%

Structural:	Rating	Comments	69%
Foundation and Footings:	3	Concrete foundations are in overall good condition - no concerns noted.	75.0%
Structural Frame Type:	3	Wood and metal stud framing is in overall good condition - no concerns noted.	75.0%
Basement(s):	N/A		
Floor Construction:	3	Concrete slab on grade is on over all good condition - no concerns noted.	75.0%
Roof Assembly:	2	Wood roof trusses present. Signs of roof leaks are present - staining on the unfinished 2nd floor wood sheathing.	50.0%
Catwalk:	N/A		

THE COLLABORATIVE

Anthony Wayne Local Schools

Administration Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit:

8/17/2022

HVAC Systems:	Rating	Comments	58%
Boiler(s):	N/A		
Chiller(s):	N/A		
Ductwork Distribution:	3	Condition is good for age.	75.0%
Air Handler(s):	1	Furnaces and condensing units are original and are past life expectancy, should be replaced. Also need to look at keeping the furnace closets heated to avoid freezing issues in the winter.	25.0%
Pump(s):	N/A		
VFD(s):	N/A		
HVAC Zoning:	3	Zoning is appropriate for the type of system.	75.0%
Heating Water Distribution:	N/A		
Shared systems with other bldgs.?	N/A		

HVAC Controls	Rating	Comments	75%
DDC or pneumatic controls?	3	Stand alone controls with Furnaces, alarms installed to monitor temps in furnace closets to prevent freezing.	75.0%
Other Buildings Served:	N/A		

Plumbing Systems:	Rating	Comments	75%
Plumbing Fixtures:	3	Good condition for age, no issues reported	75.0%
Water Service:	2	Meter and service are appropriate, however no backflow preventer was visible.	50.0%
Water Distribution:	3	Good condition for age, no issues reported	75.0%
Sanitary and Vent System:	3	Good condition for age, no issues reported	75.0%
DHW:	4	Replaced in the last 5 years.	100.0%

Fire Protection	
Year Installed?	None
Wet Pipe?	
Dry Pipe?	
Fire Pump?	

If Yes, two power sources?

THE COLLABORATIVE

Anthony Wayne Local Schools

Administration Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit:

8/17/2022

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											
	Site Work - Drive Planting Bed Removal and Concrete Paving with Concrete Curb Installation	2,500	SF	\$10.80	\$12.00		\$ 27,000.00	\$ 30,000.00			
	Full Shingle Roof Replacement Including Flashings	18,000	SF	\$5.50	\$7.00		\$ 99,000.00	\$ 126,000.00			
	Chimney Repairs Including Removing the Siding, Framing Repairs, New Vapor/Moisture Barrier, New Flashings, Seal Construction/Penetrations, New Louvers, & New Siding Installation.	3	EA	\$15,500.00	\$17,500.00		\$ 46,500.00	\$ 52,500.00			
	Exterior Repairs - Caulking, Remove Stains, Misc Repairs		SF	\$9.00	\$10.00	500			\$ 4,500.00	\$ 5,000.00	
	Finish Flooring Replacement (Carpet)		SF	\$8.50	\$9.50	11,900			\$ 101,150.00	\$ 113,050.00	
	Stair Finish Flooring Replacement		EA	\$6,500.00	\$8,500.00	2			\$ 13,000.00	\$ 17,000.00	
	Interior Painting		SF	\$4.00	\$5.00	12,300			\$ 49,200.00	\$ 61,500.00	
	Boardroom Ceiling Repairs		SF	\$12.00	\$15.00	1,750			\$ 21,000.00	\$ 26,250.00	
	ADA Stall/Restroom Grab Bar Installation		EA	\$250.00	\$300.00	7			\$ 1,750.00	\$ 2,100.00	
	2nd Floor Finish Construction		SF	\$200.00	\$230.00	5,500			\$ 1,100,000.00	\$ 1,265,000.00	
	Elevator Installation (Reuse Existing Shaft)	1	EA	\$120,000.00	\$138,000.00		\$ 120,000.00	\$ 138,000.00			
HVAC											
	Replace Furnaces and condensing units		EA	\$ 10,000	\$ 15,000	10			\$ 100,000.00	\$ 150,000.00	
Electrical / Technology											
	Perform an arc flash hazard study to determine the hazards at each point in the electrical distribution system.	1	LOT	\$ 15,000	\$ 20,000		\$ 15,000.00	\$ 20,000.00			
	Recommend adding surge protection to RP-2A and the Lighting Control Panel		EA	\$ 2,500	\$ 3,500	2			\$ 5,000.00	\$ 7,000.00	
	Replace duplex receptacles Board Meeting Room with new tamper rated devices.		EA	\$ 150	\$ 200	16			\$ 2,400.00	\$ 3,200.00	
	Update the lighting throughout the building to LED type.	12,300	SF	\$ 4	\$ 6		\$ 49,200.00	\$ 73,800.00			
	Update the lighting in the Board Meeting Room to LED type.	1	LOT	\$ 50,000	\$ 80,000		\$ 50,000.00	\$ 80,000.00			
	The fire alarm control panel; Notifier AFP-100 is discontinued. Recommend updating the Fire Alarm System with a product that is in current production.		SF	\$ 1	\$ 2	12,300			\$ 12,300.00	\$ 18,450.00	
	The lighting Control system for the Board Meeting Room is not functioning properly. Update the control panel and the room controls.		Lot	\$ 25,000	\$ 35,000	1			\$ 25,000.00	\$ 35,000.00	
Plumbing											
	Install appropriate backflow preventer		EA	\$ 5,000	\$ 7,500	1			\$ 5,000.00	\$ 7,500.00	
Fire Protection											
							Total Hard Cost	\$ 406,700.00	\$ 520,300.00	\$ 1,440,300.00	\$ 1,711,050.00
							Abatement	\$ -	\$ -		
							Contingency	\$ 40,670.00	\$ 52,030.00	\$ 144,030.00	\$ 171,105.00
							GC / Profit / Overhead	\$ 61,005.00	\$ 78,045.00	\$ 216,045.00	\$ 256,657.50
							Soft Costs (Fees / Permits / Const. Cont)	\$ 89,474.00	\$ 114,466.00	\$ 316,866.00	\$ 376,431.00
							Total Renovation Cost	\$ 597,849.00	\$ 764,841.00	\$ 2,117,241.00	\$ 2,515,243.50

Exterior Photos



Existing metal trim repair



Loose siding



Loose siding



Roof flashing in poor condition



Loose siding



Roof flashing in poor condition



Masonry staining and efflorescence



Masonry staining and efflorescence

Exterior Photos



Masonry staining and efflorescence



Masonry repairs / seal wall penetration



Repair / seal wall



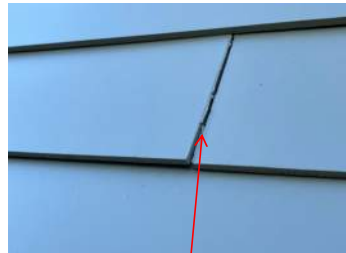
Damaged metal eave wrap



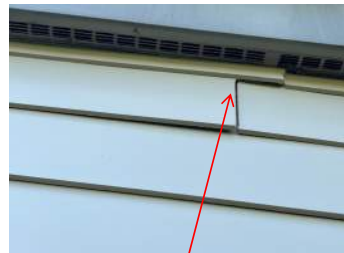
Damaged metal eave wrap



Open joint in siding



Open joint in siding



Damaged / loose siding



Rusting lintel

Exterior Photos



Damaged siding



Masonry weeps present



Open joint in wall cap flashing



Damaged metal eave wrap



Damaged door threshold / door frame corrosion



Damaged door threshold / door frame corrosion



Rusting bollard



Damaged door threshold / door frame corrosion



Roof shingle damage

Exterior Photos



Roof shingle damage



Roof shingle damage



Roof shingle damage



Masonry staining and efflorescence



Masonry staining and efflorescence



Rusting HVAC equipment



Rusting lintel and efflorescence



Roof shingle damage



Roof shingle damage

Exterior Photos



Open joint in wall cap flashing



Masonry staining and efflorescence



Masonry repairs



Damaged roof flashing & damaged siding materials



Repair gutter



Masonry staining and efflorescence



Masonry staining and efflorescence



Loose soffit metal



Damaged door threshold / door frame corrosion

Exterior Photos



Damaged door threshold / door frame corrosion / rusting door mullion



Remove planting area and replace with concrete

Interior Photos



Damaged gyp. board wall and loose wall base.



Damaged ceiling tile



Install cover



Damaged / crack in gyp. board



Missing vertical grab bar



Damaged / crack in gyp. board



Damaged ceiling tile



Damaged flooring



Damaged / crack in gyp. board

Interior Photos



Damaged / crack in gyp. board



Water stains from roof leak in attic



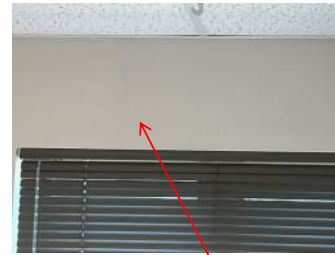
Damaged / crack in gyp. board



Replace ceiling tiles



Damaged / crack in gyp. board



Damaged / crack in gyp. board



Damaged / crack in gyp. board



Damaged ceiling tile



Damaged gyp. board wall and loose wall base.

Interior Photos



Loose stair finishes



Missing vertical grab bar



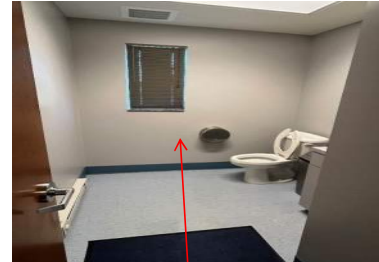
Damaged ceiling tile



Typical rated corridor door



Restroom not ADA compliant



Restroom not ADA compliant



Restroom not ADA compliant



Damaged gyp. board



Damaged ceiling tile

Transportation Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit: 10/31/2022

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.



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%

Total Hard Costs
 Contingency
 GC / Profit / Overhead
 Soft Costs (Fees / Permits / Const. Cont)
 Total Renovation Cost

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

THE COLLABORATIVE

Anthony Wayne Local Schools

Transportation Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit: 10/31/2022

Roof:	Rating	Comments	35%
Roof Type:	2	Standing seam metal roofing. The roofing is toward the end of life cycle and has been coated with a white silicon product to add approximately 5 years of service life.	50.0%
Roof Copings:	N/A		
Soffits:	1	The structural steel at the entry is rusting. Remove rust/loose paint and repaint the under side of the entry.	25.0%
Expansion Joints:	N/A		
Curbs & Flashings:	2	Curb at the RTU is nearing the end of its service life. And should be replaced with the roof.	50.0%
Gutters & Downspouts:	1	The existing metal gutters and downspouts are damaged, leaking and need replaced.	25.0%
Roof Access:	1	There is no current roof access - staff climb the adjacent antenna tower.	25.0%

Exterior Walls:	Rating	Comments	50%
Wall Type:	1	Metal siding for the entire building. The siding is rusting and failing at grade. Areas are damaged as well. The building siding should be replaced.	25.0%
Foundation Type:	3	No significant issues noted.	75.0%
Lintels:	2	Lintel/window head framing is rusting. Remove rust/loose paint and repaint.	50.0%
Masonry Joints:	N/A		
Control & Expansion Joints:	N/A		

Exterior Openings:	Rating	Comments	42%
Window Types:	1	Aluminum frame windows. Windows are original to the building and beginning to fail. The windows should be replaced.	25.0%
Entrance Systems:	3	Aluminum frame entry system. The entry door has been replaced - adjacent framing is rusting. Remove rust/loose paint and repaint.	75.0%
Louvers:	1	Exterior wall vents/louvers are original to the building and in need of replacement. Sealant joints are failing as well.	25.0%
Area wells:	N/A		

Interior Finishes:	Rating by Floor					31%
	N/A	1	2	N/A		
Floors:		1	1		Areas of sealed concrete, wood, VCT, ceramic tile, and carpet are present. Wood, VCT and carpet are dated and need replaced.	25.0%
Walls:		1	1		Gyp. Board walls are in need of repair through out.	25.0%
Ceilings:		1	1		Lay-in acoustical ceilings are damaged/stained and need replaced.	25.0%
Clear Floor Height:		3	3		No issues noted.	75.0%
Doors:		1	1		Exterior overhead doors are damaged, have differing section colors, and need replaced. Exterior hollow metal man-doors are rusting and need replaced. Interior hollow metal doors are dated and the hardware is rusting. Interior doors need replaced.	25.0%
Doors - Hardware:		1	1		Interior door hardware is not building code compliant and should be replaced.	25.0%
Stairways:		1	1		Shop stair to the Storage Mezzanine is not building code complaint and should be replaced.	25.0%
Fixed Furnishings/ Casework:		1	1		The existing casework appears to be original to the building and is dated/worn. The casework is in need of replacement.	25.0%
Elevator:		N/A	N/A			

THE COLLABORATIVE

Anthony Wayne Local Schools

Transportation Building

Auditor(s): Joe Adams / Doug Hohman / Darren Keil

Date of Audit:

10/31/2022

Accessibility / Life Safety:	Rating	Comments	44%
Means of Egress- Door Hardware:	3	Lever type - no issues noted.	75.0%
Means of Egress- Stairs:	1	Interior door hardware is not building code compliant and should be replaced.	25.0%
Means of Egress- Handrails:	1	Interior door hardware is not building code compliant and should be replaced.	25.0%
Means of Egress- Elevators:	N/A		
Signage:	1	The interior signage - restroom signs are not building code compliant and need replaced.	25.0%
Accessibility- Ramps:	N/A		
Accessibility- Elevators:	N/A		
Restrooms- Clearances:	3	No Issues noted.	75.0%
Restrooms- Handrails/ Fixtures:	1	Grab bars are missing and restroom counters are not compliant. Piping needs protection. Partitions are rusting and need replaced.	25.0%
Drinking Fountains:	1	The drinking fountain appears to have been removed from the building.	25.0%
Accessible Building Entrance/ Exit:	3		75.0%

Structural:	Rating	Comments	75%
Foundation and Footings:	3	Concrete - no issues noted.	75.0%
Structural Frame Type:	3	Structural steel frame - no significant issues noted - areas are rusting at the floor. Remove rust/loose paint and repaint.	75.0%
Basement(s):	N/A		
Floor Construction:	3	Concrete slab on grade and concrete on metal deck. No issues noted.	75.0%
Roof Assembly:	3	Standing seam metal roof panels on steel frame and steel purlins with batt insulation. No issues noted.	75.0%
Catwalk:	N/A		

Electrical Lighting:	Rating	Comments	71%
Areas adequately lit:	4	All areas are appropriately lit.	100.0%
Any incandescent lighting:	4	No incandescent luminaires in the facility	100.0%
T12, T8, T5 lamps:	2	Fluorescent T8 luminaires are used throughout the facility.	50.0%
Egress lighting adequate coverage:	2	The egress lighting is with wall mounted battery units. The units are older, but appear to be functioning. Coverage is adequate.	50.0%
Exit sign adequate coverage:	3	Equipment is older, but operational.	75.0%
Exterior entries include egress lighting:	1	No exterior emergency lighting	25.0%
Exterior Parking Lot Lighting	4	Upgraded to LED luminaires throughout the parking lots	100.0%

THE COLLABORATIVE

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Date of Audit:

10/31/2022

Electrical Power:	Rating	Comments	60%
Age of Equipment/Manufacturer:	2	Square D QMB 400A Switch/Fuse distribution. Original to the building. The distribution is full, no spare spaces.	50.0%
Room has code clearances:	4		100.0%
Size/voltage/phase of main service:	4	400A Main Switch	100.0%
Does main service include a meter:	1	No meter on the MDP.	25.0%
Is TVSS present:	N/A	No surge protection equipment.	
Generator (yes/no), Manufacturer:	NA	No Generator at the building.	
Gas or Diesel:	NA		
Number of transfer switches:	NA		
Branch Panels at Bus Lot	1	Panels are for block heaters. These are in poor condition and should be replaced.	25.0%

Fire Alarm System:	Rating	Comments	100%
Does building have a fire alarm system:	4	The fire alarm system was installed recently	100.0%
Addressable/non-addressable:	4	Addressable system	100.0%
Manufacturer and series:	4	Notifier NFW-100X	100.0%
Remote Annunciator location:	4	Remote annunciator located in the entry vestibule.	100.0%
Is coverage adequate:	4	Yes. Coverage of notification devices appear to be adequate.	100.0%
Does system meet ADA:	4	Yes.	100.0%
Types of devices, Audible, strobe, or AV:	4	Horns	100.0%

THE COLLABORATIVE

Anthony Wayne Local Schools

Transportation Building

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Date of Audit: 10/31/2022

HVAC Systems:	Rating	Comments	50%
Boiler(s):	N/A		
Chiller(s):	N/A		
Ductwork Distribution:	2	Condition is good for age. Office workers are not comfortable. May be insulation or old windows, but could be zoning/distribution	50.0%
Air Handler(s):	3	RTU was installed in 2014 and has approximately 10 - 15 years of life left.	75.0%
Radiant tube heaters	1	Original to building. Still operable, but past life expectancy	25.0%
Unit Heater	1	Past life expectancy. Needs replaced.	25.0%
HVAC Zoning:	3	Zoning is appropriate for the type of system, but may need to be looked at to improve comfort	75.0%
Ventilation	2	No ventilation in parts area/shop office.	50.0%
Shared systems with other bldgs.?	N/A		

HVAC Controls	Rating	Comments	75%
DDC or pneumatic controls?	3	Stand alone controls with RTU.	75.0%
Other Buildings Served:	N/A		

Plumbing Systems:	Rating	Comments	68%
Plumbing Fixtures:	3	Good condition for age, no issues reported. Verify eyewash is operable as it had a plastic bag covering it.	75.0%
Water Service:	3	Meter, and service are appropriate. Backflow preventer is acceptable, but could be replaced with a lead free option	75.0%
Water Distribution:	3	Good condition for age, no issues reported	75.0%
Sanitary and Vent System:	3	Sanitary inside building was recently replaced with PVC due to back up issues that were occurring.	75.0%
DHW:	2	Original to building needs replaced.	50.0%
Fuel Storage	2	Original to building should be evaluated	50.0%
Fuel Monitoring	3	Was replaced at some point, should be evaluated	75.0%

Fire Protection	
Year Installed?	N/A
Wet Pipe?	
Dry Pipe?	
Fire Pump?	

If Yes, two power sources?

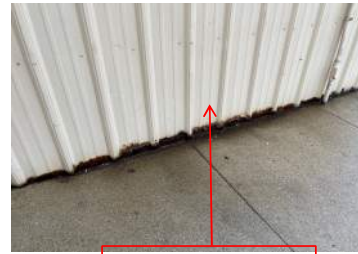
Exterior Photos



Rusting Door Frame



Rusting Metal Siding



Rusting Metal Siding



Damaged O.H. Door



Damaged O.H. Door Frame/Jamb



Different Color Door Section



Rusting O.H. Door Frame/Jamb



Rusting Metal Siding



Different Color O.H. Door Section and Rusting O.H. Door Frame/Jamb

Exterior Photos



Rusting Metal Siding



Poor Asphalt Condition



Poor Asphalt Condition



Rusting Metal Siding -
Paint Roof Guard



Rusting Metal Siding



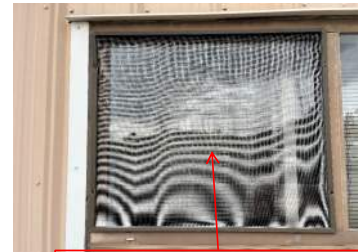
Rusting Metal Siding



Rusting Metal



Rusting Metal



Damaged Screen & Failing Sealant

Exterior Photos



Failing Sealant



Poor Asphalt Condition



Paint Roof Guard



Poor Concrete Paving Condition



Repair Curb



Poor Asphalt Condition



Leaking Gutter



Damaged Sill



Rusting Metal Panels

Exterior Photos



Roof Coating



Damaged Metal Siding



Damaged Conduit



Window Finish Failing



Rusting Steel Framing



Failing Sealant - Replace Louver



Replace Louvers

Exterior Photos



Seal Wall



Leaking/Damaged Downspout



Failing Sealant



Rusting Metal Panel



Paint Vent Piping and Conduit



Damaged Door Head



Exterior Photos



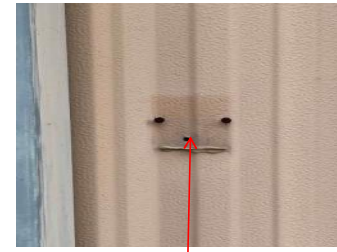
Remove Antenna Tower



Seal Exterior Wall



Paint Conduit



Seal Exterior Wall



Poor Asphalt Condition

Exterior Photos



Poor Asphalt Condition



Poor Asphalt Condition



Poor Asphalt Condition



Poor Asphalt Condition



Poor Asphalt Condition



Poor Asphalt Condition

Interior Photos



Rusting Interior Metal Panel



Different Section of O.H. Door



Rusting Interior Metal panels and door frame



Peeling Paint



Wall Damage



Rusting Steel Bldg Frame



Rusting Door Hardware



Rusting Steel Bldg Frame



Paint Steel Column

Interior Photos



Wall Damage



Peeling Paint



Wall Damage



Failing Sealant



Failing Sealant



Ceiling Damage



Dated Casework



Wall Damage



Interior Photos



Ceiling Damage



Dated Casework



Remove Wiring



Replace Drinking Fountain



Wall Damage



Signage Not



Not Accessible



Need Piping Protection



Failing Sealant

Interior Photos



Signage Not Compliant



Missing Grab Bars



Floor Repairs



Rusting Partitions



Flooring in Poor Condition



Rusting Partitions

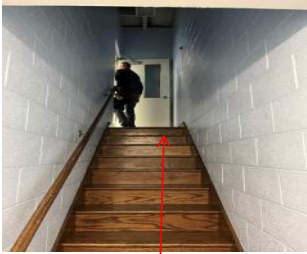


Flooring in Poor Condition



Flooring in Poor Condition

Interior Photos



Flooring In Poor Condition



Damaged Wall



Damaged Wall



Rusting Door Frame



Dated Casework



Ceiling Damage



Rusting HVAC Unit



Flooring In Poor Condition

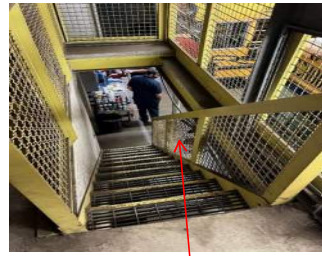
Interior Photos



Rusting HVAC Diffuser



Stair Not Complaint



Stair Not Complaint