

DRAFT



A Service of Steed Hammond Paul, Inc.

Date **9/8/2007** 1

DISTRICT FACILITY ASSESSMENT

Northwest Local School District
Colerain High School

22

ITEM	Estimated Cost	YEAR	BUILDING DATA:		Constr Dates 1960, 1999			Reference		
			SF	287,671	Site Acreage	54	Classrooms	ASSESS	USER	ADMIN
			# Floors	3	# Students	2201	96			
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
structural repair of west wall	\$30,000	5	\$0	\$0	\$0	\$0	\$36,000			
replace windows	\$500,000	1	\$500,000	\$0	\$0	\$0	\$0			
install additional roof drains on main roof	\$15,000	5	\$0	\$0	\$0	\$0	\$18,000			
structural repair of classroom 345 - corner gap	\$22,000	5	\$0	\$0	\$0	\$0	\$26,400			
replace lights and ceiling on 3rd floor hallways	\$90,000	5	\$0	\$0	\$0	\$0	\$108,000			
replace 2nd and 3rd floor lockers	\$150,000	1	\$150,000	\$0	\$0	\$0	\$0			
replace PE lockers 130	\$40,000	5	\$0	\$0	\$0	\$0	\$48,000			
replace gym floor	\$135,000	5	\$0	\$0	\$0	\$0	\$162,000			
floor tile replacement throughout building (selected areas)	\$26,000	5	\$0	\$0	\$0	\$0	\$31,200			
replace lobby doors	\$9,300	5	\$0	\$0	\$0	\$0	\$11,160			
replace classroom unit vents in 222 and 322	\$7,000	5	\$0	\$0	\$0	\$0	\$8,400			
change out vocal UV to split systems	\$12,000	5	\$0	\$0	\$0	\$0	\$14,400			
replace split systems	\$36,000	5	\$0	\$0	\$0	\$0	\$43,200			
provide A/C in two computer labs	\$24,000	5	\$0	\$0	\$0	\$0	\$28,800			
replace domestic water pump	\$20,000	1	\$20,000	\$0	\$0	\$0	\$0			
remove/ replace hot water tank	\$6,000	5	\$0	\$0	\$0	\$0	\$7,200			
replace hoffman valves in unit ventilators	\$25,000	4	\$0	\$0	\$0	\$28,750	\$0			
upgrade flush valves RR renovation	\$140,000	5	\$0	\$0	\$0	\$0	\$168,000			
replace booster heater in kitchen	\$3,200	5	\$0	\$0	\$0	\$0	\$3,840			
replace kitchen lights	\$5,600	5	\$0	\$0	\$0	\$0	\$6,720			
replace disposal	\$2,500	5	\$0	\$0	\$0	\$0	\$3,000			
replace dishwasher	\$26,000	5	\$0	\$0	\$0	\$0	\$31,200			

DRAFT

Northwest Local School District
 PointGuard - A Service of Steed Hammond Paul Inc.

Date 9/8/2007

2
22

		YEAR	BUILDING DATA:		Constr Dates 1960, 1999			Reference		
			SF	287,671	Site Acreage	54	Classrooms	ASSESS	USER	ADMIN
			# Floors	3	# Students	2201	96			
ITEM	Estimated Cost		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
replace front parking lot steps/rails	\$13,000	4	\$0	\$0	\$0	\$14,950	\$0			
remove underground oil storage tank between the main building/career bldg	\$65,000	1	\$65,000	\$0	\$0	\$0	\$0			
regrade hillside by tennis courts	\$4,500	5	\$0	\$0	\$0	\$0	\$5,400			
renovate public restrooms	\$26,000	5	\$0	\$0	\$0	\$0	\$31,200			
replace auditorium doors	\$3,200	5	\$0	\$0	\$0	\$0	\$3,840			
replace café and gym doors	\$4,800	5	\$0	\$0	\$0	\$0	\$5,760			
provide a/c in room 246	\$12,000	5	\$0	\$0	\$0	\$0	\$14,400			
replace selected classroom unit heaters 35 @3500	\$122,500	5	\$0	\$0	\$0	\$0	\$147,000			
replace roof in area 10 22 years EPDM	\$40,000	1	\$40,000	\$0	\$0	\$0	\$0			
seal / restripe front student parking lot	\$12,500	1	\$12,500	\$0	\$0	\$0	\$0			
patch/repave area by side drive to career center	\$10,125	1	\$10,125	\$0	\$0	\$0	\$0			
replace valves / backflow preventer on domestic main	\$12,000	2	\$0	\$12,600	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
TOTAL	\$1,650,225		\$797,625	\$12,600	\$0	\$43,700	\$963,120			

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date 9/8/2007

3
22

Colerain Career Center		YEAR	BUILDING DATA:		Constr Dates			Reference		
			SF		Site Acreage	Classrooms		ASSESS	USER	ADMIN
ITEM	Estimated Cost		# Floors	1	# Students					
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
replace lobby doors	\$4,800	5	\$0	\$0	\$0	\$0	\$5,760			
replace chimney	\$1,550	5	\$0	\$0	\$0	\$0	\$1,860			
provide new ceiling in old print shop	\$1,400	5	\$0	\$0	\$0	\$0	\$1,680			
upgrade lighting in machine trades room	\$2,200	5	\$0	\$0	\$0	\$0	\$2,640			
provide A/C in ASA room	\$12,000	5	\$0	\$0	\$0	\$0	\$14,400			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
TOTAL	\$21,950		\$0	\$0	\$0	\$0	\$26,340			

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date 9/8/2007

4
22

Northwest High School		YEAR	BUILDING DATA:					Constr Dates 1972, 2000			Reference		
ITEM	Estimated Cost		SF	213,665	Site Acreage	55	Classrooms	49	ASSESS	USER	ADMIN		
			# Floors	2	# Students	1193							
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5						
replace lobby doors	\$4,800	5	\$0	\$0	\$0	\$0	\$5,760						
replace domestic water pump	\$20,000	4	\$0	\$0	\$0	\$23,000	\$0						
provide drainage at softball field - by sheds	\$20,000	5	\$0	\$0	\$0	\$0	\$24,000						
replace kitchen booster heater	\$3,200	5	\$0	\$0	\$0	\$0	\$3,840						
replace stage floor	\$55,000	5	\$0	\$0	\$0	\$0	\$66,000						
replace movable wall dividers - rm 230	\$7,200	5	\$0	\$0	\$0	\$0	\$8,640						
replace lights/ceiling on second floor	\$65,800	5	\$0	\$0	\$0	\$0	\$78,960						
replace basement doors	\$1,600	5	\$0	\$0	\$0	\$0	\$1,920						
upgrade shower room	\$24,000	2	\$0	\$25,200	\$0	\$0	\$0						
replace hall lockers on 2nd floor	\$57,540	5	\$0	\$0	\$0	\$0	\$69,048						
refinish gym / balcony floor	\$18,000	5	\$0	\$0	\$0	\$0	\$21,600						
paint gym	\$11,000	5	\$0	\$0	\$0	\$0	\$13,200						
replace carpet in counselor area	\$5,800	5	\$0	\$0	\$0	\$0	\$6,960						
renovate locker room - 200 lockers	\$70,000	4	\$0	\$0	\$0	\$80,500	\$0						

DRAFT

Northwest Local School District
 PointGuard - A Service of Steed Hammond Paul Inc.

Date 9/8/2007

5
22

Northwest High School cont.		YEAR	BUILDING DATA:		Constr Dates 1972, 2000			Reference			
ITEM	Estimated Cost		SF	213,665	Site Acreage	55	Classrooms	49	ASSESS	USER	ADMIN
			# Floors	2	# Students	1193					
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5				
roofing area 3 PVC 12 years	\$57,000	4	\$0	\$0	\$0	\$65,550	\$0				
roofing area 5 PVC 12 years	\$57,000	4	\$0	\$0	\$0	\$65,550	\$0				
roofing area 7 EPDM 13 years	\$125,000	4	\$0	\$0	\$0	\$143,750	\$0				
kitchen - replace booster heater	\$2,800	5	\$0	\$0	\$0	\$0	\$3,360				
kitchen - replace garbage disposal	\$2,200	5	\$0	\$0	\$0	\$0	\$2,640				
replace domestic hot water boiler	\$7,000	1	\$7,000	\$0	\$0	\$0	\$0				
patch/repave side student lot	\$62,000	2	\$0	\$65,100	\$0	\$0	\$0				
patch and repave area by softball field	\$8,000	4	\$0	\$0	\$0	\$9,200	\$0				
replace valves/backflow/domestic main	\$14,000	5	\$0	\$0	\$0	\$0	\$16,800				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
TOTAL	\$698,940		\$7,000	\$90,300	\$0	\$387,550	\$322,728				

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date 9/8/2007

6
22

Northwest Career Center		YEAR	BUILDING DATA:		Constr Dates			Reference		
ITEM	Estimated Cost		SF		Site Acreage		Classrooms	ASSESS	USER	ADMIN
			# Floors		# Students					
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
replace fire alarm	\$55,000	1	\$55,000	\$0	\$0	\$0	\$0			
install duct work in inside classroom - solution for noise issues	\$18,000	5	\$0	\$0	\$0	\$0	\$21,600			
roofing area 2 PVC 12 years	\$220,000	1	\$220,000	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
TOTAL	\$293,000		\$275,000	\$0	\$0	\$0	\$21,600			

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date 9/8/2007

7
22

		YEAR	BUILDING DATA:		Constr Dates 1932, 1999			Reference						
Colerain Middle School			SF	84,860	Site Acreage	5	Classrooms	40	ASSESS		USER		ADMIN	
			# Floors	2	# Students	687								
ITEM	Estimated Cost		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5							
complete tuckpointing building	\$45,000	2	\$0	\$47,250	\$0	\$0	\$0							
replace front lobby doors	\$2,400	5	\$0	\$0	\$0	\$0	\$2,880							
replace front sliding windows	\$22,000	2	\$0	\$23,100	\$0	\$0	\$0							
replace grates around the outside of building	\$13,000	5	\$0	\$0	\$0	\$0	\$15,600							
repair ornamental pillars at roof line	\$8,000	5	\$0	\$0	\$0	\$0	\$9,600							
replace fence at field line	\$6,000	5	\$0	\$0	\$0	\$0	\$7,200							
demo old concession stand at field	\$1,500	5	\$0	\$0	\$0	\$0	\$1,800							
provide split system for computer lab	\$13,000	5	\$0	\$0	\$0	\$0	\$15,600							
provide split system for band room	\$13,000	5	\$0	\$0	\$0	\$0	\$15,600							
rework 3 old electric panels	\$24,000	4	\$0	\$0	\$0	\$27,600	\$0							
replace classroom doors	\$32,000	5	\$0	\$0	\$0	\$0	\$38,400							
renovate restrooms	\$35,000	5	\$0	\$0	\$0	\$0	\$42,000							
repair ceiling by steps to lower level	\$3,500	5	\$0	\$0	\$0	\$0	\$4,200							
replace art room casework	\$24,000	5	\$0	\$0	\$0	\$0	\$28,800							
renovate restroom by playground	\$30,000	5	\$0	\$0	\$0	\$0	\$36,000							
replace lockers on second floor	\$24,900	2	\$0	\$26,145	\$0	\$0	\$0							
extend roof access ladder on second floor by computer lab	\$2,500	5	\$0	\$0	\$0	\$0	\$3,000							
replace VCT in second floor hallway	\$10,500	5	\$0	\$0	\$0	\$0	\$12,600							
replace garage door to freezer	\$3,500	2	\$0	\$3,675	\$0	\$0	\$0							
seal/crack fill staff lot/playground	\$4,500	1	\$4,500	\$0	\$0	\$0	\$0							
patch/repave area between buildings	\$75,000	2	\$0	\$78,750	\$0	\$0	\$0							

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date 9/8/2007

12
22

Bevis Elementary School		YEAR	BUILDING DATA:		Constr Dates 1970, 1971			Reference		
ITEM	Estimated Cost		SF	51,531	Site Acreage	12.5	Classrooms	ASSESS	USER	ADMIN
			# Floors	1	# Students	437	31			
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
check structural issues by café door	\$21,000	5	\$0	\$0	\$0	\$0	\$25,200			
replace stairs - front entrance	\$12,000	4	\$0	\$0	\$0	\$13,800	\$0			
extend drive to kitchen 120'	\$5,000	5	\$0	\$0	\$0	\$0	\$6,000			
replace exterior doors	\$16,000	5	\$0	\$0	\$0	\$0	\$19,200			
replace ceiling tile throughout building	\$150,000	5	\$0	\$0	\$0	\$0	\$180,000			
replace fire alarm	\$72,000	2	\$0	\$75,600	\$0	\$0	\$0			
replace kiln room door	\$1,200	5	\$0	\$0	\$0	\$0	\$1,440			
renovate restrooms	\$140,000	5	\$0	\$0	\$0	\$0	\$168,000			
replace a/c units in library	\$20,000	5	\$0	\$0	\$0	\$0	\$24,000			
replace Hoffman valves throughout building	\$7,000	2	\$0	\$7,350	\$0	\$0	\$0			
remove front canopies	\$2,500	5	\$0	\$0	\$0	\$0	\$3,000			
install new classroom lighting	\$120,000	5	\$0	\$0	\$0	\$0	\$144,000			
roofing area 3 PVC 12 years	\$40,000	1	\$40,000	\$0	\$0	\$0	\$0			
roofing area 8 PVC 12 years	\$35,000	4	\$0	\$0	\$0	\$40,250	\$0			
roofing area 10 EPDM 18 years	\$44,000	1	\$44,000	\$0	\$0	\$0	\$0			
patch / repave portion of back driveway	\$12,000	2	\$0	\$12,600	\$0	\$0	\$0			
patch front driveway	\$5,600	4	\$0	\$0	\$0	\$6,440	\$0			
TOTAL	\$703,300		\$84,000	\$95,550	\$0	\$60,490	\$570,840			

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date **9/8/2007**

13
22

Colerain Elementary School		YEAR	BUILDING DATA:		Constr Dates 1924, 1953			Reference		
			SF	93,614	Site Acreage	6	Classrooms			
			# Floors	3	# Students	642	48			
ITEM	Estimated Cost		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	ASSESS	USER	ADMIN
upgrade/ renovate office area	\$35,000	5	\$0	\$0	\$0	\$0	\$42,000			
complete tuckpointing	\$20,000	1	\$20,000	\$0	\$0	\$0	\$0			
replace fire alarm	\$75,000	2	\$0	\$78,750	\$0	\$0	\$0			
replace main shut off valve and backflow preventer	\$6,000	1	\$6,000	\$0	\$0	\$0	\$0			
provide a/c for computer lab	\$13,000	5	\$0	\$0	\$0	\$0	\$15,600			
complete window replacement	\$20,000	1	\$20,000	\$0	\$0	\$0	\$0			
replace water pump	\$20,000	2	\$0	\$21,000	\$0	\$0	\$0			
upgrade electric service at serving line	\$3,000	1	\$3,000	\$0	\$0	\$0	\$0			
replace disposal	\$2,800	5	\$0	\$0	\$0	\$0	\$3,360			
repave playground and off street parking area	\$60,000	4	\$0	\$0	\$0	\$69,000	\$0			
roofing area 3 EPDM 20 years	\$70,000	4	\$0	\$0	\$0	\$80,500	\$0			
roofing area 5 EPDM 22 years	\$40,000	4	\$0	\$0	\$0	\$46,000	\$0			
roofing area 6 EPDM 19 years	\$36,400	4	\$0	\$0	\$0	\$41,860	\$0			
roofing areas 7 BUR 30 years	\$107,000	2	\$0	\$112,350	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
TOTAL	\$508,200		\$49,000	\$212,100	\$0	\$237,360	\$60,960			

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date **9/8/2007**

16
22

Pleasant Run Elementary School		YEAR	BUILDING DATA:		Constr Dates 1964			Reference		
			SF	54,607	Site Acreage	20	Classrooms	ASSESS	USER	ADMIN
ITEM	Estimated Cost	YEAR	# Floors	1	# Students	468	35			
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5			
replace exterior doors/front curtain wall	\$15,000	3	\$0	\$0	\$16,500	\$0	\$0			
install new ceiling tile and lights	\$120,000	5	\$0	\$0	\$0	\$0	\$144,000			
replace café/gym divider door	\$28,000	5	\$0	\$0	\$0	\$0	\$33,600			
replace Bradley sinks	\$14,000	4	\$0	\$0	\$0	\$16,100	\$0			
replace panels under windows/windows	\$600,000	3	\$0	\$0	\$660,000	\$0	\$0			
replace fire alarm	\$55,000	2	\$0	\$57,750	\$0	\$0	\$0			
curb replacement along front circle	\$11,000	1	\$11,000	\$0	\$0	\$0	\$0			
roofing area 4 EPDM 20 years	\$15,000	4	\$0	\$0	\$0	\$17,250	\$0			
roofing area 6 EPDM 20 years	\$78,000	2	\$0	\$81,900	\$0	\$0	\$0			
patch / repave playground	\$26,000	4	\$0	\$0	\$0	\$29,900	\$0			
crack fill and seal kdg playground	\$4,250	1	\$4,250	\$0	\$0	\$0	\$0			
tuckpoint / waterproof building	\$85,000	5	\$0	\$0	\$0	\$0	\$102,000			
replace backstops	\$6,500	5	\$0	\$0	\$0	\$0	\$7,800			
replace Hoffman valves throughout building	\$9,000	2	\$0	\$9,450	\$0	\$0	\$0			
remove hot water tank - asbestos	\$6,500	5	\$0	\$0	\$0	\$0	\$7,800			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
TOTAL	\$1,073,250		\$15,250	\$149,100	\$676,500	\$63,250	\$295,200			

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date **9/8/2007**

17
22

Struble Elementary School		YEAR	BUILDING DATA:		Constr Dates 1961, 1999			Reference		
			SF	44,944	Site Acreage	30	Classrooms			
			# Floors	1	# Students	374	27			
ITEM	Estimated Cost		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	ASSESS	USER	ADMIN
complete tuckpointing of building	\$55,000	5	\$0	\$0	\$0	\$0	\$66,000			
replace Hoffman valves throughout building	\$6,000	2	\$0	\$6,300	\$0	\$0	\$0			
replace lobby doors	\$9,300	5	\$0	\$0	\$0	\$0	\$11,160			
renovate restrooms	\$140,000	5	\$0	\$0	\$0	\$0	\$168,000			
replace Bradley sinks	\$14,000	5	\$0	\$0	\$0	\$0	\$16,800			
provide A/C for computer room	\$13,000	5	\$0	\$0	\$0	\$0	\$15,600			
replace two circulating pumps	\$5,600	1	\$5,600	\$0	\$0	\$0	\$0			
replace classroom lighting	\$68,000	5	\$0	\$0	\$0	\$0	\$81,600			
replace cafeteria partition door	\$28,000	5	\$0	\$0	\$0	\$0	\$33,600			
replace exterior doors	\$24,000	5	\$0	\$0	\$0	\$0	\$28,800			
replace windows	\$450,000	3	\$0	\$0	\$495,000	\$0	\$0			
remove hot water tank	\$7,600	5	\$0	\$0	\$0	\$0	\$9,120			
crack fill and seal staff parking lot	\$5,000	1	\$5,000	\$0	\$0	\$0	\$0			
patch and repave playground	\$54,000	4	\$0	\$0	\$0	\$62,100	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
			\$0	\$0	\$0	\$0	\$0			
TOTAL	\$879,500		\$10,600	\$6,300	\$495,000	\$62,100	\$430,680			

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date **9/8/2007**

18
22

Taylor Elementary School		YEAR	BUILDING DATA:		Constr Dates 1962, 1999			Reference			
ITEM	Estimated Cost		SF	58,969	Site Acreage	38	Classrooms	37	ASSESS	USER	ADMIN
			# Floors	1	# Students	335					
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5				
grind out parking area by kitchen	\$6,800	5	\$0	\$0	\$0	\$0	\$8,160				
replace lobby doors	\$4,800	4	\$0	\$0	\$0	\$5,520	\$0				
restroom renovation	\$140,000	5	\$0	\$0	\$0	\$0	\$168,000				
replace windows	\$620,000	3	\$0	\$0	\$682,000	\$0	\$0				
spray paint ceilings/replace lights	\$170,000	5	\$0	\$0	\$0	\$0	\$204,000				
north sidewalk repair	\$7,500	1	\$7,500	\$0	\$0	\$0	\$0				
replace portions of back walkway	\$4,500	1	\$4,500	\$0	\$0	\$0	\$0				
replace gym unit - room off stage	\$25,000	5	\$0	\$0	\$0	\$0	\$30,000				
replace valves/backflow on domestic water main	\$14,000	2	\$0	\$14,700	\$0	\$0	\$0				
roofing area 1 BUR 23 years	\$186,000	2	\$0	\$195,300	\$0	\$0	\$0				
roofing area 2 BUR 22 years	\$74,000	2	\$0	\$77,700	\$0	\$0	\$0				
roofing area 3 BUR 19 years	\$259,000	2	\$0	\$271,950	\$0	\$0	\$0				
roofing area 4 BUR 19 years	\$70,000	4	\$0	\$0	\$0	\$80,500	\$0				
roofing area 5 BUR 20 years	\$196,000	1	\$196,000	\$0	\$0	\$0	\$0				
roofing area 6 BUR 19 years	\$70,000	4	\$0	\$0	\$0	\$80,500	\$0				
roofing areas 7 BUR 18 years	\$117,000	4	\$0	\$0	\$0	\$134,550	\$0				
roofing area 8 BUR 19 years	\$12,000	4	\$0	\$0	\$0	\$13,800	\$0				
crack fill and seal staff lot	\$4,500	1	\$4,500	\$0	\$0	\$0	\$0				
replace/ repair concrete in front entrance area	\$12,000	1	\$12,000	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
TOTAL	\$1,993,100		\$224,500	\$559,650	\$682,000	\$314,870	\$410,160				

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date **9/8/2007**

19
22

Weigel Elementary School		YEAR	BUILDING DATA:		Constr Dates 1966, 1999			Reference			
ITEM	Estimated Cost		SF	66,410	Site Acreage	13	Classrooms	28	ASSESS	USER	ADMIN
			# Floors	2	# Students	471					
			YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5				
resurface playground	\$62,000	1	\$62,000	\$0	\$0	\$0	\$0				
replace sidewalk by cafeteria door	\$4,500	5	\$0	\$0	\$0	\$0	\$5,400				
replace fire alarm system	\$75,000	2	\$0	\$78,750	\$0	\$0	\$0				
replace PA system	\$15,000	5	\$0	\$0	\$0	\$0	\$18,000				
replace Bradley sinks	\$14,000	4	\$0	\$0	\$0	\$16,100	\$0				
install new classroom lighting	\$58,000	5	\$0	\$0	\$0	\$0	\$69,600				
replace Hoffman valves throughout building	\$8,600	2	\$0	\$9,030	\$0	\$0	\$0				
repair structural floor issues	\$35,000	5	\$0	\$0	\$0	\$0	\$42,000				
regrade area by lower level back door	\$6,000	2	\$0	\$6,300	\$0	\$0	\$0				
replace exterior kitchen door	\$2,500	5	\$0	\$0	\$0	\$0	\$3,000				
complete concrete swale at entrance drive	\$60,000	5	\$0	\$0	\$0	\$0	\$72,000				
roofing area 7 EPDM 18 years	\$8,000	3	\$0	\$0	\$8,800	\$0	\$0				
roofing areas 8 EPDM 17 years	\$25,000	3	\$0	\$0	\$27,500	\$0	\$0				
roofing area 9 EPDM 18 years	\$110,000	3	\$0	\$0	\$121,000	\$0	\$0				
remove hot water tank - asbestos	\$6,500	5	\$0	\$0	\$0	\$0	\$7,800				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
TOTAL	\$490,100		\$62,000	\$94,080	\$157,300	\$16,100	\$217,800				

DRAFT

Northwest Local School District
PointGuard - A Service of Steed Hammond Paul Inc.

Date **9/8/2007**

20
22

Welch Elementary School		YEAR	BUILDING DATA:		Constr Dates 1977			Reference			
ITEM	Estimated Cost		SF	46,595	Site Acreage	10	Classrooms	30	ASSESS	USER	ADMIN
			# Floors	1	# Students	333	YEAR 1	YEAR 2			
replace hallway lights	\$35,000	5	\$0	\$0	\$0	\$0	\$42,000				
replace front lobby doors	\$9,300	5	\$0	\$0	\$0	\$0	\$11,160				
replace ceiling tile - heating vents	\$28,000	5	\$0	\$0	\$0	\$0	\$33,600				
resurface playground	\$32,000	1	\$32,000	\$0	\$0	\$0	\$0				
replace Bradley sinks	\$14,000	4	\$0	\$0	\$0	\$16,100	\$0				
add a/c to cafeteria	\$45,000	5	\$0	\$0	\$0	\$0	\$54,000				
provide gym acoustics	\$15,000	5	\$0	\$0	\$0	\$0	\$18,000				
replace office a/c / same age as building	\$25,000	2	\$0	\$26,250	\$0	\$0	\$0				
replace café ceiling tile	\$4,000	5	\$0	\$0	\$0	\$0	\$4,800				
replace Hoffman valves throughout building	\$7,200	2	\$0	\$7,560	\$0	\$0	\$0				
replace garbage disposal	\$2,800	5	\$0	\$0	\$0	\$0	\$3,360				
replace booster heater in kitchen	\$3,200	5	\$0	\$0	\$0	\$0	\$3,840				
roofing area 1 EPDM 19 years	\$259,000	4	\$0	\$0	\$0	\$297,850	\$0				
roofing area 2 EPDM 17 years	\$68,000	4	\$0	\$0	\$0	\$78,200	\$0				
roofing area 3 EPDM 17 years	\$57,000	4	\$0	\$0	\$0	\$65,550	\$0				
crack fill and seal back lot	\$3,500	1	\$3,500	\$0	\$0	\$0	\$0				
patch / repave parking lot	\$32,000	1	\$32,000	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
			\$0	\$0	\$0	\$0	\$0				
TOTAL	\$640,000		\$67,500	\$33,810	\$0	\$457,700	\$170,760				

DRAFT



DISTRICT FACILITY ASSESSMENT

Northwest Local School District

DATE **9/8/2007**

22
22

SUMMARY SHEET

SCHOOL	TOTAL COST/SCH	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Colerain High School	\$1,650,225	\$797,625	\$12,600	\$0	\$43,700	\$963,120
Colerain Career Center	\$21,950	\$0	\$0	\$0	\$0	\$26,340
Northwest High School	\$698,940	\$7,000	\$90,300	\$0	\$387,550	\$322,728
Northwest Career Center	\$293,000	\$275,000	\$0	\$0	\$0	\$21,600
Colerain Middle School	\$605,300	\$34,500	\$370,020	\$0	\$27,600	\$233,280
Pleasant Run Middle School	\$647,600	\$117,500	\$0	\$0	\$265,650	\$358,920
White Oak Middle School	\$1,024,500	\$500,000	\$9,975	\$0	\$0	\$618,000
Bevis Elementary School	\$703,300	\$84,000	\$95,550	\$0	\$60,490	\$570,840
Colerain Elementary	\$508,200	\$49,000	\$212,100	\$0	\$237,360	\$60,960
Houston Elementary	\$763,400	\$0	\$101,535	\$82,500	\$174,225	\$528,240
Monfort Heights Elementary	\$0	\$0	\$0	\$0	\$0	\$0
Pleasant Run Elementary	\$1,073,250	\$15,250	\$149,100	\$676,500	\$63,250	\$295,200
Struble Elementary	\$879,500	\$10,600	\$6,300	\$495,000	\$62,100	\$430,680
Taylor Elementary	\$1,993,100	\$224,500	\$559,650	\$682,000	\$314,870	\$410,160
Weigel Elementary	\$490,100	\$62,000	\$94,080	\$157,300	\$16,100	\$217,800
Welch Elementary	\$640,000	\$67,500	\$33,810	\$0	\$457,700	\$170,760
Administration Building	\$772,000	\$50,000	\$577,500	\$79,200	\$57,500	\$60,000
RECOMMENDED CONTINGENCY (4%)	\$510,575	\$59,874	\$91,997	\$86,900	\$84,976	\$173,020
SOFT COST (12%)	\$1,592,993	\$186,807	\$287,030	\$271,128	\$265,124	\$539,823
TOTALS	\$14,867,932	\$2,541,156	\$2,691,547	\$2,530,528	\$2,518,195	\$6,001,472
		YEAR 1 + 2	\$5,232,703			
			YEAR 1 thru 3	\$7,763,231		
				YEAR 1 thru 4	\$10,281,426	
					YEAR 1 thru 5	\$16,282,898

NOTES:

- 1.) ESTIMATES ARE BASED ON ON-SITE WALK THRU, AND HISTORICAL DATA, AND ARE GENERAL IN NATURE. IMPROVEMENTS SELECTED WILL REQUIRE A MORE DETAILED INSPECTION TO BETTER DEFINE THE DESIGN ASSUMPTIONS AND SCOPE OF WORK.
- 2.) WE RECOMMEND A 4% DESIGN CONTINGENCY BE PROVIDED UNTIL THE SCOPE OF WORK IS BETTER DEFINED.
- 3.) THE PURPOSE OF THESE SHEETS IS TO COMPILE A LISTING OF NEEDS AND TO PROVIDE ESTIMATES FOR BUDGETING TOWARD THE DEVELOPMENT OF A LONG RANGE PLAN.
- 4.) ESTIMATES ARE PREPARED FOR WORK TO BE BID WITHIN 12 MONTHS OF THIS REPORT. A 5% INFLATION FACTOR HAS BEEN ADDED FOR EACH ADDITIO

DRAFT

|