

Southwest Local School District							Date	3/9/2017	
DISTRICT FACILITY ASSESSMENT									
ITEM	Estimated Cost	YEAR	BUILDING DATA:					Completed	
			SF	235,325	Year built	# Students	1968, 1990, 2000		
			# Floors	2	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
Building interior									
upgrade/renovate restrooms - partitions, fixtures, finishes	\$38,000	3	\$0	\$0	\$0	\$0	\$41,800	\$0	\$0
provide acoustic panels in aux gym, media, cafeteria and music	\$45,000	4	\$0	\$0	\$0	\$0	\$0	\$51,750	\$0
replace ceilings throughout the 1968 building	\$125,000	3	\$0	\$0	\$0	\$0	\$137,500	\$0	\$0
renovate administrative office area for security	\$80,000	2	\$0	\$84,000	\$0	\$0	\$0	\$0	\$0
refinish auxiliary gym floor	\$32,000	3	\$0	\$0	\$0	\$0	\$35,200	\$0	\$0
renovate science labs	\$125,000	4	\$0	\$0	\$0	\$0	\$0	\$143,750	\$0
upgrade classroom casework	\$125,000	4	\$0	\$0	\$0	\$0	\$0	\$143,750	\$0
annual painting allowance	\$75,000		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
annual flooring allowance	\$75,000		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Building Envelope									
repair / replace deteriorating brick at canopy piers	\$15,500	1	\$15,500	\$0	\$0	\$0	\$0	\$0	\$0
repair/ replace spalled and cracked brick	\$25,000	1	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0
major tuck-pointing needs at bullnose brick courses	\$50,000	1	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
partial tuck-pointing at field brick locations	\$15,000	1	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
partial window lintel replacement	\$45,000	3	\$0	\$0	\$0	\$0	\$49,500	\$0	\$0
replace exterior doors in 1968 building	\$58,000	3	\$0	\$0	\$0	\$0	\$63,800	\$0	\$0
caulk exterior expansion joints	\$12,500	3	\$0	\$0	\$0	\$0	\$13,750	\$0	\$0
repair damaged concrete panels	\$25,000	3	\$0	\$0	\$0	\$0	\$27,500	\$0	\$0

repair damaged and missing metal panels prep and paint window lintels	\$20,000	3	\$0	\$0	\$22,000	\$0	\$0	\$0
replace metal stairs on east elevation	\$12,000	3	\$0	\$0	\$13,200	\$0	\$0	\$0
replace storefront walls on north and east elevations	\$25,000	1	\$25,000	\$0	\$0	\$0	\$0	\$0
repair/replace cap flashing and coping	\$115,000	3	\$0	\$0	\$126,500	\$0	\$0	\$0
partial repair to gutters and downspouts	\$38,000	3	\$0	\$0	\$41,800	\$0	\$0	\$0
replace windows in 1968 bldg.	\$4,500	3	\$0	\$0	\$4,950	\$0	\$0	\$0
repair concrete cracks and spalling at foundation and pier corners	\$120,000	3	\$0	\$0	\$132,000	\$0	\$0	\$0
Roofing	\$12,000	1	\$12,000	\$0	\$0	\$0	\$0	\$0
replace EPDM on 1968 building	\$450,000	3	\$0	\$0	\$495,000	\$0	\$0	\$0
Mechanical								
Remove Old Boilers (abandoned in place).	\$25,000	3	\$0	\$0	\$27,500	\$0	\$0	\$0
Replace a majority of HVAC pumps.	\$25,000	2	\$0	\$26,250	\$0	\$0	\$0	\$0
Upgrade Controls - so entire building on central system.	\$350,000	5	\$0	\$0	\$0	\$0	\$420,000	\$0
Investigate/resolve humidity issues in both additions.	\$25,000	1	\$25,000	\$0	\$0	\$0	\$0	\$0
Replace existing original roof top units (if original)	\$45,000	3	\$0	\$0	\$49,500	\$0	\$0	\$0
Add Emergency Generator System	\$300,000	5	\$0	\$0	\$0	\$0	\$360,000	\$0
Upgrade Electrical Service	\$750,000	5	\$0	\$0	\$0	\$0	\$900,000	\$0
Upgrade Electrical Distribution	\$750,000	5	\$0	\$0	\$0	\$0	\$900,000	\$0
Upgrade Electrical Branch Circuits	\$500,000	5	\$0	\$0	\$0	\$0	\$600,000	\$0
Replace Water Heater (5-10 years)	\$20,000	3	\$0	\$0	\$22,000	\$0	\$0	\$0
Investigate/resolve hot water distribution for showers / kitchen	\$20,000	3	\$0	\$0	\$22,000	\$0	\$0	\$0
Investigate/resolve UG sanitary drainage from kitchen.	\$25,000	1	\$25,000	\$0	\$0	\$0	\$0	\$0
Partial Lighting Replacement (if HVAC System is upgraded).	\$800,000	5	\$0	\$0	\$0	\$0	\$960,000	\$0
Security Upgrade Allowance	\$250,000	3	\$0	\$0	\$275,000	\$0	\$0	\$0
Upgrade existing security cameras	\$30,000	3	\$0	\$0	\$33,000	\$0	\$0	\$0
Upgrade fire alarm system	\$300,000	5	\$0	\$0	\$0	\$0	\$360,000	\$0
Technology System Upgrade Allowance	\$1,200,000	4	\$0	\$0	\$0	\$1,380,000	\$0	\$0

ITEM	Estimated Cost	YEAR	BUILDING DATA:					Completed
			SF	84,295	1958/1990/2003	# students		
			Site acreage	35	612	Priority 3	Priority 4	
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Building Interior								
replace gym floor	\$140,000	3	\$0	\$0	\$154,000	\$0	\$0	\$0
upgrade classroom casework in 1958 section	\$350,000	4	\$0	\$0	\$0	\$402,500	\$0	\$0
install acoustical panels in gym / media/ café	\$24,000	3	\$0	\$0	\$26,400	\$0	\$0	\$0
upgrade/ renovate restrooms - partitions, fixtures, finishes	\$60,000	3	\$0	\$0	\$66,000	\$0	\$0	\$0
annual painting allowance	\$60,000		\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
annual flooring allowance	\$75,000		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Building envelope								
partial brick repair and tuck-pointing on new addition on west side	\$8,500	1	\$8,500	\$0	\$0	\$0	\$0	\$0
repair/replace cap flashing and coping	\$26,000	2	\$0	\$27,300	\$0	\$0	\$0	\$0
repair sagging roof soffit panel on west and south elevations	\$12,500	3	\$0	\$0	\$13,750	\$0	\$0	\$0
repair canopy and fascia on east elevation	\$10,000	1	\$10,000	\$0	\$0	\$0	\$0	\$0
repair cracked and deteriorated exterior concrete slab edges	\$24,000	1	\$24,000	\$0	\$0	\$0	\$0	\$0
replace exterior doors - 1958	\$44,000	3	\$0	\$0	\$48,400	\$0	\$0	\$0
replace window and storefront	\$325,000	3	\$0	\$0	\$357,500	\$0	\$0	\$0
significant brick repair tuck-pointing, cleaning and sealing on all elevations except addition	\$125,000	2	\$0	\$131,250	\$0	\$0	\$0	\$0
partial sill replacement	\$4,000	3	\$0	\$0	\$4,400	\$0	\$0	\$0
replace metal panels	\$85,000	2	\$0	\$89,250	\$0	\$0	\$0	\$0
replace metal soffits	\$16,000	3	\$0	\$0	\$17,600	\$0	\$0	\$0
install weeps/vents in masonry veneer	\$8,000	3	\$0	\$0	\$8,800	\$0	\$0	\$0
Roofing								
replace roof in 1958 area	\$225,000	1	\$225,000	\$0	\$0	\$0	\$0	\$0
replace roof in 1990 area	\$50,000	3	\$0	\$0	\$55,000	\$0	\$0	\$0
replace roof in 2000 area	\$40,000	3	\$0	\$0	\$44,000	\$0	\$0	\$0

ITEM	Estimated Cost	YEAR	BUILDING DATA:					Completed		
			SF site acreage	34,313	1951/1960/1985/1999					
					Priority 1	Priority 2	# Students		Priority 4	Priority 5
Crosby Elementary										
Building Interior										
renovate/upgrade restroom - new partitions, fixtures, finishes	\$65,000	3	\$0	\$0	\$71,500	\$0	\$0			
replace/upgrade classroom casework - 1951/1960	\$100,000	4	\$0	\$0	\$0	\$115,000	\$0			
provide acoustical panels in media/gym/café /music	\$18,500	3	\$0	\$0	\$20,350	\$0	\$0			
annual painting allowance	\$50,000		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000			
annual flooring allowance	\$40,000		\$8,000	\$8,000	\$8,000	\$8,000	\$8,000			
Building envelope										
prep/paint exterior columns / beams	\$8,000	2	\$0	\$8,400	\$0	\$0	\$0			
replace rusted and damaged lintels	\$15,000	3	\$0	\$0	\$16,500	\$0	\$0			
prep and paint louvers	\$3,500	3	\$0	\$0	\$3,850	\$0	\$0			
recaulk windows and expansion joints	\$4,500	3	\$0	\$0	\$4,950	\$0	\$0			
partial window sill replacement	\$5,500	3	\$0	\$0	\$6,050	\$0	\$0			
exterior door replacement - partial	\$18,000	3	\$0	\$0	\$19,800	\$0	\$0			
partial gutter repair	\$7,500	2	\$0	\$7,875	\$0	\$0	\$0			
window/panel replacement - 1951	\$85,000	1	\$85,000	\$0	\$0	\$0	\$0			
window/panel replacement - 1960	\$62,000	3	\$0	\$0	\$68,200	\$0	\$0			
window/panel replacement - 1985	\$27,840	3	\$0	\$0	\$30,624	\$0	\$0			
tuck-point/clean/seal masonry - 1951	\$185,000	2	\$0	\$194,250	\$0	\$0	\$0			
tuck-point/clean/seal masonry - 1960	\$6,500	3	\$0	\$0	\$7,150	\$0	\$0			
tuck-point/clean/seal masonry - 1985	\$6,500	3	\$0	\$0	\$7,150	\$0	\$0			
tuck-point/clean/seal masonry - 1999	\$6,500	3	\$0	\$0	\$7,150	\$0	\$0			
replace metal soffit	\$15,000	3	\$0	\$0	\$16,500	\$0	\$0			
Roofing										
roof repairs in 1951 area	\$2,500	2	\$0	\$2,625	\$0	\$0	\$0			
reroof 1960 area	\$87,000	3	\$0	\$0	\$95,700	\$0	\$0			
roof repairs in 1985 area	\$2,500	2	\$0	\$2,625	\$0	\$0	\$0			
reroof 1999 area	\$57,000	3	\$0	\$0	\$62,700	\$0	\$0			

ITEM	Estimated Cost	YEAR	BUILDING DATA:					Year built # Students	Priority 3	Priority 4	Priority 5	Completed
			SF	60,870	1925/1960	Priority 2	Priority 4					
			site acreage	8.8	Priority 1	Priority 3	Priority 5					
Harrison Elementary												
Building interior												
replace flooring throughout the building	\$200,000	1	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
ceiling repair / replacement throughout building	\$150,000	3	\$0	\$0	\$165,000	\$0	\$0	\$0	\$0	\$0		
renovate office area	\$75,000	2	\$0	\$78,750	\$0	\$0	\$0	\$0	\$0	\$0		
upgrade classroom finishes	\$225,000	4	\$0	\$0	\$0	\$258,750	\$0	\$0	\$0	\$0		
provide secure front entrance	\$65,000	3	\$0	\$0	\$71,500	\$0	\$0	\$0	\$0	\$0		
upgrade restrooms / partitions, fixtures	\$65,000	3	\$0	\$0	\$71,500	\$0	\$0	\$0	\$0	\$0		
annual painting allowance	\$75,000		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000		
Building envelope												
prep/paint exterior columns and beams	\$6,500	2	\$0	\$6,825	\$0	\$0	\$0	\$0	\$0	\$0		
prep/paint window lintels/ replace where necessary	\$24,000	3	\$0	\$0	\$26,400	\$0	\$0	\$0	\$0	\$0		
replace window/panel elevations - north / east - 1960	\$300,000	1	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
provide weep holes in veneer masonry in 1960 area	\$7,000	3	\$0	\$0	\$7,700	\$0	\$0	\$0	\$0	\$0		
replace windows / glass block in 1925 area	\$55,000	3	\$0	\$0	\$60,500	\$0	\$0	\$0	\$0	\$0		
replace exterior doors	\$35,000	3	\$0	\$0	\$38,500	\$0	\$0	\$0	\$0	\$0		
replace front storefront	\$22,000	1	\$22,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
masonry cleaning on single story addition	\$65,000	3	\$0	\$0	\$71,500	\$0	\$0	\$0	\$0	\$0		
repair cracking and spalling foundation areas	\$7,500	1	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
masonry tuck-pointing, cleaning, sealing on 1925 area	\$55,000	3	\$0	\$0	\$60,500	\$0	\$0	\$0	\$0	\$0		
soffit and flashing repair - gutter replacement/repair	\$25,000	1	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
repair metal canopies	\$10,000	3	\$0	\$0	\$11,000	\$0	\$0	\$0	\$0	\$0		

ITEM	Estimated Cost	YEAR	BUILDING DATA:					Completed
			SF	41,300	Year built	1915/1954/1992/2000	Priority 5	
			site acreage	6.3	# students	600 students		
Priority 1	Priority 2	Priority 3	Priority 4	Priority 5				
Miamitown Elementary								
Building interior								
floor repair/replacement throughout building	\$125,000	3	\$0	\$0	\$137,500	\$0	\$0	
wall repair at moisture damaged areas	\$25,000	1	\$25,000	\$0	\$0	\$0	\$0	
replace / upgrade classroom casework	\$300,000	4	\$0	\$0	\$0	\$345,000	\$0	
install acoustic panels in media/gym café	\$20,000	3	\$0	\$0	\$22,000	\$0	\$0	
upgrade restroom - partitions, fixtures, finishes	\$60,000	3	\$0	\$0	\$66,000	\$0	\$0	
annual painting allowance	\$60,000		\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	
Building envelope								
recaulk windows, expansion joints and louvers	\$24,000	3	\$0	\$0	\$26,400	\$0	\$0	
window replacement in 1915/1954	\$150,000	3	\$0	\$0	\$165,000	\$0	\$0	
prep/paint lintels - replace where necessary	\$30,000	3	\$0	\$0	\$33,000	\$0	\$0	
tuck-point/clean/seal masonry	\$85,000	3	\$0	\$0	\$93,500	\$0	\$0	
repair/replace gutters/cap flashing	\$25,000	3	\$0	\$0	\$27,500	\$0	\$0	
partial sill replacement	\$18,500	3	\$0	\$0	\$20,350	\$0	\$0	
replace exterior doors 1915/1954	\$26,000	2	\$0	\$27,300	\$0	\$0	\$0	
Roofing								
replace entire roof area	\$310,000	1	\$310,000	\$0	\$0	\$0	\$0	
install overflow drains	\$15,000	3	\$0	\$0	\$16,500	\$0	\$0	

ITEM	Estimated Cost	YEAR	BUILDING DATA:					Completed
			SF	59,605	1990/1999	Year built	1990/1999	
			site acreage	14.9	645	# students	Priority 4	
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Whitewater Valley Elementary								
Building interior								
resolve slab moisture issues and replace majority vct flooring	\$150,000	2	\$0	\$157,500	\$0	\$0	\$0	
recaulk interior expansion joints	\$1,500	2	\$0	\$1,575	\$0	\$0	\$0	
ceiling replacement throughout building	\$60,000	3	\$0	\$0	\$66,000	\$0	\$0	
install sound panels in café, media, gym	\$15,000	3	\$0	\$0	\$16,500	\$0	\$0	
Building envelope								
roof flashing repair at corners	\$3,500	2	\$0	\$3,675	\$0	\$0	\$0	
recaulk expansion joints and louvers	\$18,000	1	\$18,000	\$0	\$0	\$0	\$0	
prep / paint louvers	\$6,000	3	\$0	\$0	\$6,600	\$0	\$0	
exterior door replacement	\$16,000	3	\$0	\$0	\$17,600	\$0	\$0	
masonry cleaning on north elevation	\$12,500	2	\$0	\$13,125	\$0	\$0	\$0	
partial gutter, downspout and flashing repair	\$7,500	2	\$0	\$7,875	\$0	\$0	\$0	
replace windows in 1990 area	\$96,000	2	\$0	\$100,800	\$0	\$0	\$0	
replace windows in 1999 area	\$26,000	2	\$0	\$27,300	\$0	\$0	\$0	
Roofing								
			\$0	\$0	\$0	\$0	\$0	
Mechanical								
Add Central Cooling System	\$1,500,000	5	\$0	\$0	\$0	\$0	\$1,800,000	
Add Emergency Generator System	\$150,000	5	\$0	\$0	\$0	\$0	\$180,000	
Upgrade Electrical Service (to Add AC)	\$180,000	5	\$0	\$0	\$0	\$0	\$216,000	
Partial Lighting Replacement (if HVAC System is upgraded)	\$225,000	5	\$0	\$0	\$0	\$0	\$270,000	
Security Upgrade Allowance	\$75,000	4	\$0	\$0	\$0	\$86,250	\$0	
Upgrade Fire Alarm System	\$90,000	3	\$0	\$0	\$99,000	\$0	\$0	
Technology System Upgrade Allowance	\$300,000	4	\$0	\$0	\$0	\$345,000	\$0	

		BUILDING DATA:					BUILDING DATA:				
		Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
YEAR	Estimated Cost										
Administrative Office											
	partial siding, gutter and roof repairs	\$5,000	\$0	\$0	\$0	\$0					
	replace exterior doors	\$0	\$2,625	\$0	\$0	\$0					
	concrete walk repair	\$0	\$0	\$0	\$8,625	\$0					
	upgrade hvac equipment/ controls	\$0	\$0	\$0	\$28,750	\$0					
	upgrade plumbing - replace copper supply lines	\$0	\$0	\$0	\$17,250	\$0					
	replace windows	\$0	\$0	\$0	\$0	\$9,000					
	partial replacement of floor tile	\$0	\$0	\$3,850	\$0	\$0					
	carpet replacement	\$0	\$0	\$0	\$0	\$12,000					
	roof/shingle repair	\$0	\$0	\$3,850	\$0	\$0					
	asbestos abatement	\$0	\$0	\$0	\$0	\$0					
	TOTAL	\$5,000	\$2,625	\$7,700	\$54,625	\$21,000					
Athletic Fields / Facilities											
	resurface tennis courts	\$0	\$131,250	\$0	\$0	\$0					
	restripe track	\$0	\$0	\$13,750	\$0	\$0					
	install irrigation system for soccer / baseball area	\$0	\$0	\$27,500	\$0	\$0					
	install turf field	\$0	\$0	\$0	\$920,000	\$0					
	install additional fencing around practice facilities	\$0	\$0	\$33,000	\$0	\$0					
	renovate locker rooms for football	\$0	\$0	\$0	\$57,500	\$0					
	install restroom facility for baseball/soccer/softball	\$0	\$0	\$0	\$74,750	\$0					
	renovate ticket area	\$0	\$8,400	\$0	\$0	\$0					
	expand green storage area	\$0	\$0	\$22,000	\$0	\$0					
	replace gutters and downspouts on all buildings	\$0	\$18,900	\$0	\$0	\$0					
	refinish activity center gym floor	\$0	\$0	\$55,000	\$0	\$0					
	refinish HS gym floor	\$0	\$0	\$35,200	\$0	\$0					
	upgrade wrestling building - new floor/lights	\$0	\$0	\$11,000	\$0	\$0					
	replace bleachers in high school gym	\$0	\$0	\$49,500	\$0	\$0					
	upgrade sound system in high school gym	\$0	\$0	\$13,200	\$0	\$0					
	repaint/upgrade FB restroom facility	\$0	\$0	\$16,500	\$0	\$0					
	TOTAL	\$0	\$158,550	\$276,650	\$1,052,250	\$0					

District wide		YEAR	BUILDING DATA:					Completed
ITEM	Estimated Cost		Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Transportation Garage	\$500,000		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
annual bus replacement	\$0		\$0	\$0	\$0	\$0	\$0	
TOTAL	\$500,000		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
District Technology		YEAR	BUILDING DATA:					Completed
ITEM	Estimated Cost		Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Administrative	\$15,000	3	\$0	\$0	\$16,500	\$0	\$0	
network infrastructure upgrades	\$20,000	3	\$0	\$0	\$22,000	\$0	\$0	
annual asset refresh			\$0	\$0	\$0	\$0	\$0	
Instructional Technology	\$25,000		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
network infrastructure upgrades	\$1,050,000		\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	
one to one initiative 6-12			\$215,000	\$215,000	\$253,500	\$215,000	\$215,000	
TOTAL	\$1,110,000		\$215,000	\$215,000	\$253,500	\$215,000	\$215,000	

