



# Welcome!

## 2 Year College Facility Condition Assessments Webinar

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If you are interested in receiving a certificate of participation for your attendance at this OFCC webinar, you will need to individually register and then individually login / logout for the webinar. GoToWebinar provides us with a login and logout time for each attendee which acts as the digital documentation of your attendance for certification and auditing purposes. In order to receive a certificate of participation, attendees must attend the entire webinar. *Please wait for the last slide to appear that indicates webinar has ended.*

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Certificate will be emailed to attendee after  
webinar.



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# Have a Question?

Please use the Question feature on the right side of your screen at any time during the webinar.

Responses will be provided at the end of the webinar.



# Introduction

- Stephanie Kensler, Planning Manager, OFCC
- Melanie Drerup, Chief of Planning, OFCC

# 2 Year College Facility Condition Assessments

**November 13, 2019**



# Agenda

- About OFCC
- 2 Year College Facility Condition Assessments
  - Overview, Deliverables, Timeline and Responsibilities
- Questions + Answers



# About OFCC

- Established 2012
- Public building construction
  - Clients:
    - K-12 school districts, state agencies, colleges/universities, and cultural facilities
  - Plan, finance, design and oversee construction





# 2 Year College Facility Condition Assessments

- Scope
  - OFCC hires architectural/engineering consultant to assess interested\* 2 Year College's facilities.
- Funding
  - OFCC funded.
- Benefits
  - College receives a comprehensive condition assessment report to use as a resource in capital and maintenance planning.
    - Success stories

\*funding for this phase is limited.



# Deliverables

- OFCC Assessment webtool
- Report by building
  - Introduction
  - Summary (per addition)
    - Qualitative and Quantitative data
      - Rating system (1-5)
      - 2020 cost set
  - Categories
    - Summary
    - Individual items/systems + cost
    - Photos



# Assessment Sample

*Building Information - DVS Dewitt Avenue (1010264) - Giffin Care/Adm*

Program Type	Assessment Only
Setting	Small City
Assessment Name	K2M Assessment
Assessment Date (on-site; non-EEA)	2017-10-26
Cost Set:	Initial Cost Set for DVS
Building Name	Giffin Care/Adm
Building IRN	1010264
Building Address	Columbus Ave 3416
Building City	Sandusky
Building Zipcode	44870
Building Phone	419-625-2454
Acreage	99.00
Current Grades:	2
Number of Floors	2
Capacity	0
Current Population	0
Population Date	2017-10-30
*Population Date is the date in which the current population was taken.	
Historical Register	<b>NO</b>
Building Type	Housing

[Next Page](#)

# Assessment Sample (cont'd)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



## GENERAL DESCRIPTION

134,816 Total Existing Square Footage

1888 Building Dates

2 Building Levels

0 Current Population

99.00 Site Acreage

The Griffin Care/Admin building, original foundation portion constructed in 1888, is a two story, 134,816 square foot masonry structure located in a small town residential setting in Sandusky Ohio. The facility is primarily a healthcare services and administrative facility featuring office spaces, storage, pharmacies, police station, chapel, therapy rooms, physician offices, resident rooms, common areas, residence rooms, food service, and activity spaces in a hospital type layout with circulation spaces accessing private spaces. The building is constructed with conventional building materials and techniques typical to the era constructed and laid out to service senior services industry uses. The facility is open to patients, residents, visitors and staff and is operated in conjunction with the Ohio Veteran home system. The facility is essentially an ideally suited complex to serve the needs of senior citizens, visitors and the staff performing services. The entire property include approximately 427 beds with a complete support structure for housing and care of senior citizens. The facility's architectural aesthetics are diverse within this structure having the historic 1888 foundation architecture and 1950's designs as well as 1980's exterior finishes. The facility was constructed with long term shell materials and was last fully renovated in 1983. Interior finishes are in constant renewal as finish materials are upgraded. The overall condition is fair to good and appears to be well maintained to achieve its current operational use. The building is located on a 99 acre site shared with other veteran and senior living facilities, support service operations and common site amenities. The site is adjacent to primarily residential properties. The property is fully fenced for security and borders on public roads. Based on observations, as well as staff reports, site traffic is adequate, and pavement design provides adequate surface parking, as well as good site circulation. Considered in the aggregate, the site's size, existing layout, topography, and features make it a strong candidate for considering any significant expansion of physical plant or traffic at this location, should such a need arise in the future.

Significant findings of the facility is the exterior shell deterioration. The original foundation, although appearing structurally sound have substantial degradation within the mortar joints. Exterior stairs and landings were also noted as being in poor condition and requiring repair and/or replacement in the short term. For redundancy, the facility manager has requested the ability to hook up a generator to each building service as a failsafe against lost power. Need local transfer switch and/or Kirk key interlock.

# Assessment Sample (cont'd)

Building Summary - Giffin Care/Adm (1010264)

<b>Institution:</b> DVS Dewitt Avenue					<b>County:</b> Erie					<b>Area:</b> North Central Ohio (4)																																																										
<b>Name:</b> Giffin Care/Adm					<b>Contact:</b>																																																															
<b>Address:</b> Columbus Ave 3416 Sandusky, OH 44870					<b>Phone:</b> 419-625-2454					<b>Date Prepared:</b> 2017-10-26 <b>By:</b> Tom Elwood																																																										
<b>Bldg. IRN:</b> 1010264					<b>Date Revised:</b> 2018-01-16 <b>By:</b> Tom Elwood																																																															
Current Capacity		0		Acreage:		99.00		Suitability Appraisal Summary																																																												
Current Population		0																																																																		
Projected Population		N/A																																																																		
Addition		Date	HA	Number of Floors	Current Square Feet		<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating Category</th> </tr> </thead> <tbody> <tr> <td><u>Cover Sheet</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>1.0 The Site</u></td> <td>35</td> <td>34</td> <td>97%</td> <td>—</td> </tr> <tr> <td><u>2.0 Structure</u></td> <td>40</td> <td>31</td> <td>78%</td> <td>—</td> </tr> <tr> <td><u>3.0 Mechanical/Electrical</u></td> <td>50</td> <td>50</td> <td>100%</td> <td>—</td> </tr> <tr> <td><u>4.0 Plant Maintainability</u></td> <td>45</td> <td>39</td> <td>87%</td> <td>—</td> </tr> <tr> <td><u>5.0 Building Safety and Security</u></td> <td>50</td> <td>40</td> <td>80%</td> <td>—</td> </tr> <tr> <td><u>6.0 Environment for Residential Care</u></td> <td>85</td> <td>81</td> <td>95%</td> <td>—</td> </tr> <tr> <td><u>LEED Observations</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>Commentary</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><b>Total</b></td> <td><b>305</b></td> <td><b>275</b></td> <td><b>90%</b></td> <td></td> </tr> </tbody> </table>							Section	Points Possible	Points Earned	Percentage	Rating Category	<u>Cover Sheet</u>	—	—	—	—	<u>1.0 The Site</u>	35	34	97%	—	<u>2.0 Structure</u>	40	31	78%	—	<u>3.0 Mechanical/Electrical</u>	50	50	100%	—	<u>4.0 Plant Maintainability</u>	45	39	87%	—	<u>5.0 Building Safety and Security</u>	50	40	80%	—	<u>6.0 Environment for Residential Care</u>	85	81	95%	—	<u>LEED Observations</u>	—	—	—	—	<u>Commentary</u>	—	—	—	—	<b>Total</b>	<b>305</b>	<b>275</b>	<b>90%</b>	
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Cost Set: Initial Cost Set for DVS					Assessment	C																																																														
<input checked="" type="checkbox"/>	A.	<u>Heating System</u>			5	\$0.00	Renovation Cost Factor																																																													
<input checked="" type="checkbox"/>	B.	<u>Roofing</u>			5	\$0.00	Cost to Renovate (Cost Factor applied)																																																													
<input checked="" type="checkbox"/>	C.	<u>Ventilation / Air Conditioning</u>			5	\$0.00	102.44%																																																													
<input checked="" type="checkbox"/>	D.	<u>Electrical Systems</u>			3	\$171,210.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																													
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<input checked="" type="checkbox"/>	U.	<u>Life Safety</u>			5	\$0.00																																																														
<input checked="" type="checkbox"/>	V.	<u>Loose Furnishings</u>			5	\$674,080.00																																																														
<input checked="" type="checkbox"/>	W.	<u>Technology</u>			5	\$0.00																																																														
<input checked="" type="checkbox"/>	X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$802,567.92																																																														
<b>Total</b>						<b>\$4,087,701.22</b>																																																														

# Assessment Sample (cont'd)

- Building/site recap.
- Addition breakdown (if applicable).
- Rating system:
  - 1 = worst
  - 5 = best

Building Summary - Giffin Care/Adm (1010264)

Institution: DVS Dewitt Avenue		County: Erie	
Name: Giffin Care/Adm		Contact: 419-625-2454	
Address: Columbus Ave 3416 Sandusky, OH 44870		Date Prepared: 2017-10-26 By: Tom Elwood	
Bldg. IRN: 1010264		Date Reviewed: 2018-01-16 By: Tom Elwood	
Current Capacity	0	Acreage:	99.00
Current Population	0		
Projected Population	N/A		
Addition	Date	HA	Number of Floors
Giffin	1888	yes	2
			Current Square Feet
			134,816
<b>Total</b>			<b>134,816</b>

Section	Points Possible	Points Earned	Percentage	Rating Category
0. The Site	35	34	97%	
0. Structure	40	31	78%	
0. Mechanical/Electrical	50	50	100%	
0. Plant Maintenance	45	39	87%	
0. Building Safety and Security	60	40	67%	
0. Environment for Residential Care	85	81	95%	
1. General Observations	—	—	—	
1. Comments	—	—	—	
<b>Total</b>	<b>305</b>	<b>275</b>	<b>92%</b>	

Category	Assessment	Rating	Cost
A. Heating System	5	\$0.00	
B. Roofing	5	\$0.00	
C. Ventilation / Air Conditioning	5	\$0.00	
D. Electrical Systems	3	\$171,210.00	
E. Plumbing and Fixtures	5	\$3,690.00	
F. Windows	2	\$186,000.00	
G. Structure - Foundation	5	\$0.00	
H. Structure - Walls and Chimneys	4	\$177,696.00	
I. Structure - Floors and Roofs	5	\$0.00	
J. General Finishes	3	\$671,776.00	
K. Interior Lighting	3	\$775,192.00	
L. Security Systems	5	\$0.00	
M. Emergency/Egress Lighting	2	\$205,443.20	
N. Fire Alarm	4	\$235,620.00	
O. Handicapped Access	3	\$44,444.44	
P. Life Condition	4	\$94,890.50	
Q. Seepage System	5	\$0.00	
R. Water Supply	5	\$0.00	
S. Exterior Doors	4	\$44,750.00	
T. Hazardous Material	5	\$0.00	
U. Life Safety	5	\$0.00	
V. Loose Furnishings	5	\$674,000.00	
W. Technology	5	\$0.00	
X. Construction Contingency / Non-Construction Cost	-	\$802,567.92	
<b>Total</b>		\$4,087,701.22	

<b>Institution:</b> DVS Dewitt Avenue				<b>County:</b>
<b>Name:</b> Giffin Care/Adm				<b>Contact:</b>
<b>Address:</b> Columbus Ave 3416 Sandusky, OH 44870				<b>Phone:</b>
<b>Bldg. IRN:</b> 1010264				<b>Date Pre:</b>
				<b>Date Re:</b>

Current Capacity	0	Acreage:	99.00
Current Population	0		
Projected Population	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Giffin	1888	yes	2	134,816
<b>Total</b>				<b>134,816</b>

*HA	=	Handicapped Access
*Rating	=1	0-2 years
	=2	2-4 years
	=3	4-7 years
	=4	7-10 years
	=5	beyond 10 years
*Const P/S	=	Present/Scheduled Construction

# Assessment Sample (cont'd)

Suitability Appraisal Summary				
Section	Points Possible	Points Earned	Percentage	Rating Category
<u>Cover Sheet</u>	—	—	—	—
<u>1.0 The Site</u>	35	34	97%	
<u>2.0 Structure</u>	40	31	78%	
<u>3.0 Mechanical/Electrical</u>	50	50	100%	
<u>4.0 Plant Maintainability</u>	45	39	87%	
<u>5.0 Building Safety and Security</u>	50	40	80%	
<u>6.0 Environment for Residential Care</u>	85	81	95%	
<u>LEED Observations</u>	—	—	—	—
<u>Commentary</u>	—	—	—	—
<b>Total</b>	<b>305</b>	<b>275</b>	<b>90%</b>	

Building Summary - Giffin Care/Adm (1010264)

Institution: DVC Dwell Avenue		County: Erie Area: North Central Ohio (4)	
Name: Giffin Care/Adm		Contact: 419-625-2454	
Address: Columbus Ave 3416 Sandusky, OH 44870		Phone: 419-625-2454	
Bldg. No: 1010264		Date Prepared: 2017-10-26 By: Tom Elwood	
Current Capacity: 0		Acreage: 99.00	
Current Population: 0		Current Square Feet: 134,160	
Projected Population: N/A		Current Square Feet: 134,160	
Addition Date: N/A		Current Square Feet: 134,160	
Total: 0		Current Square Feet: 134,160	
*Risk Rating		*Suitability Appraisal Summary	
- Handicapped Access		Section Points Possible Points Earned Percentage Rating Category	
- 1-2 years		Cover Sheet 35 34 97% —	
- 3-4 years		1.0 The Site 40 31 78% —	
- 5-7 years		2.0 Structure 50 50 100% —	
- 8-10 years		3.0 Mechanical/Electrical 45 39 87% —	
- beyond 10 years		4.0 Plant Maintainability 50 40 80% —	
*Control Point: Present/Checked Construction		5.0 Building Safety and Security 85 81 95% —	
FACILITY ASSESSMENT		6.0 Environment for Residential Care	
Cost Set: Initial Cost Set for DVS		LEED Observations	
Rating		Commentary	
Assessment		Total 305 275 90% —	
A. Heating System 5 \$0.00		Under Contract	
B. Roofing 5 \$0.00		Renovation Cost Factor 100.44%	
C. Ventilation / Air Conditioning 5 \$0.00		Cost to Renovate (Cost Factor applied) \$4,187,441.13	
D. Electrical Systems 3 \$171,210.00		The Replacement Cost Per SF and the Renovation/Replace ratio are only provided when this summary is requested from a Master Plan.	
E. Plumbing and Fixtures 5 \$3,690.00			
F. Windows 2 \$186,000.00			
G. Structure - Foundation 5 \$0.00			
H. Structure - Walls and Chimneys 4 \$177,696.00			
I. Structure - Floors and Roofs 5 \$0.00			
J. General Finishes 3 \$671,776.80			
K. Interior Lighting 3 \$775,192.00			
L. Security Systems 5 \$0.00			
M. Emergency/Egress Lighting 2 \$205,443.20			
N. Fire Alarm 4 \$235,620.00			
O. Handicapped Access 3 \$44,444.80			
P. Life Condition 4 \$94,890.50			
Q. Leakage System 5 \$0.00			
R. Water Supply 5 \$0.00			
S. Exterior Doors 4 \$44,750.00			
T. Hazardous Material 5 \$0.00			
U. Life Safety 5 \$0.00			
V. Loose Furnishings 5 \$674,000.00			
W. Technology 5 \$0.00			
X. Construction Contingency / Non-Construction Cost - \$802,567.92			
Total \$4,087,701.22			
























Previous Page

- Qualitative information based on questionnaire provided to assessor(s).
- Higher percentage = better.



# Assessment Sample (cont'd)

- Assessment categories (A-W).
- Rating (1-5).
- Cost/category (OFCC Assessment Cost Guidelines)
- Total renovation cost.

FACILITY ASSESSMENT		Rating	Dollar Assessment	Comments
Cost Set: Initial Cost Set for DVS				
	A. <u>Heating System</u>	5	\$0.00	-
	B. <u>Roofing</u>	5	\$0.00	-
	C. <u>Ventilation / Air Conditioning</u>	5	\$0.00	-
	D. <u>Electrical Systems</u>	3	\$171,210.00	-
	E. <u>Plumbing and Fixtures</u>	5	\$3,680.00	-
	F. <u>Windows</u>	2	\$186,000.00	-
	G. <u>Structure: Foundation</u>	5	\$0.00	-
	H. <u>Structure: Walls and Chimneys</u>	4	\$177,698.00	-
	I. <u>Structure: Floors and Roofs</u>	5	\$0.00	-
	J. <u>General Finishes</u>	3	\$671,776.80	-
	K. <u>Interior Lighting</u>	3	\$775,192.00	-
	L. <u>Security Systems</u>	5	\$0.00	-
	M. <u>Emergency/Egress Lighting</u>	2	\$205,483.20	-
	N. <u>Fire Alarm</u>	4	\$235,928.00	-
	O. <u>Handicapped Access</u>	3	\$44,444.80	-
	P. <u>Site Condition</u>	4	\$94,890.50	-
	Q. <u>Sewage System</u>	5	\$0.00	-
	R. <u>Water Supply</u>	5	\$0.00	-
	S. <u>Exterior Doors</u>	4	\$44,750.00	-
	T. <u>Hazardous Material</u>	5	\$0.00	-
	U. <u>Life Safety</u>	5	\$0.00	-
	V. <u>Loose Furnishings</u>	5	\$674,080.00	-
	W. <u>Technology</u>	5	\$0.00	-
-	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$802,567.92	-
Total			\$4,087,701.22	

Building Summary - Giffin Care/Adm (1010264)

Institution: DVC Dwell Avenue		County: Erie	Area: North Central Ohio (4)
Name: Giffin Care/Adm		Contact: 419-625-2454	
Address: Columbus Ave 3416		Phone: 419-625-2454	
Sandusky, OH 44870		Date Prepared: 2017-10-26	By: Tom Elwood
Bldg. No: 1010264		Date Revised: 2018-01-16	By: Tom Elwood
Current Capacity	0	Average	99.00
Projected Population	0		
Current Population	0		
Number of Floors	N/A		
Current Square Feet	134,216		
Section	Points Possible	Points Earned	Percentage
Handicapped Access	35	34	97%
1-2 years	40	31	78%
3-4 years	50	50	100%
5-7 years	45	39	87%
8-10 years	60	40	67%
11-15 years	85	81	95%
16-20 years	—	—	—
21-25 years	—	—	—
26-30 years	—	—	—
31-35 years	—	—	—
36-40 years	—	—	—
41-45 years	—	—	—
46-50 years	—	—	—
51-55 years	—	—	—
56-60 years	—	—	—
61-65 years	—	—	—
66-70 years	—	—	—
71-75 years	—	—	—
76-80 years	—	—	—
81-85 years	—	—	—
86-90 years	—	—	—
91-95 years	—	—	—
96-100 years	—	—	—
Total	305	275	92%

Renovation Cost Factor: 102.44%

Cost to Renovate (Cost Factor applied): \$4,187,441.13

Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Page.

Category	Rating	Dollar Assessment
A. Heating System	5	\$0.00
B. Roofing	5	\$0.00
C. Ventilation / Air Conditioning	5	\$0.00
D. Electrical Systems	3	\$171,210.00
E. Plumbing and Fixtures	5	\$3,680.00
F. Windows	2	\$186,000.00
G. Structure: Foundation	5	\$0.00
H. Structure: Walls and Chimneys	4	\$177,698.00
I. Structure: Floors and Roofs	5	\$0.00
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K. Interior Lighting	3	\$775,192.00
L. Security Systems	5	\$0.00
M. Emergency/Egress Lighting	2	\$205,483.20
N. Fire Alarm	4	\$235,928.00
O. Handicapped Access	3	\$44,444.80
P. Site Condition	4	\$94,890.50
Q. Sewage System	5	\$0.00
R. Water Supply	5	\$0.00
S. Exterior Doors	4	\$44,750.00
T. Hazardous Material	5	\$0.00
U. Life Safety	5	\$0.00
V. Loose Furnishings	5	\$674,080.00
W. Technology	5	\$0.00
X. Construction Contingency / Non-Construction Cost	-	\$802,567.92
Total		\$4,087,701.22



# Assessment Sample (cont'd)

## D. Electrical Systems

**Description:** The electrical system provided to the overall facility is a 120/208Y 1600A 3 Phase 4 Wire system installed in what is thought to be early 1980's construction, and is in 10 year condition. Power is provided to the facility by a single institution owned, pad-mounted transformer located outdoors on the east side of the building and in 10 year condition. The panel system, installed in unknown (appears to be 1980's equipment), is in 10 year condition, and can be expanded to add additional capacity. Most prevalent spaces are equipped with adequate electrical outlets. The Corridors are equipped with adequate electrical outlets for servicing however, a couple corridors on the 1st floor have minimal outlets. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is equipped with a suitable generator. It appears that the emergency 12.75kV circuit is being fed into the emergency substation in the electrical room in EMT conduit with no concrete encasement. Adequate lightning protection safeguards is not provided. The existing facility is not equipped with a stage. The overall electrical system meets current code requirements in supporting the facility's current needs, and will be adequate to meet the facility's future needs if operational format remains constant.

**Rating:** 3 = 4-7 years

**Recommendations:** In addition to the overall site generator, the facility manager has requested the ability to hook up a portable generator to each building service as a failsafe against lost power. Need local quick disconnect transfer switch and/or kirk key interlock. To be preformed in year 2-4.

Item	Cost	Unit	Whole Building	Giffin (1888) 134,816 ft²	Sum	Comments
Additional Circuits:	\$920.00	per circuit		3 Required	\$2,760.00	
Additional Receptacles	\$287.50	each		12 Required	\$3,450.00	
Other: switchboard	\$165,000.00	lump sum		Required	\$165,000.00	Includes labor and material to install switchboard. Does not include the cost of an outage or generator connection during installation.
Sum:			\$171,210.00	\$171,210.00		



# Assessment Sample (cont'd)

## F. Windows

### Description:

The Giffin Care/Admin facility is equipped with varying window types including operable aluminum framed frames with integral blinds and insulated glazing, clad double hung window units, strip window systems and anodized aluminum storefronts with insulated glazing. Windows were installed at various times during the buildings life cycle. Windows on the basement floor have been replaced recently and are in good shape, aluminum windows with integral blinds appear in fair condition. Window system perimeter sealant are in fair to poor condition, with some degradation of sealant although no water infiltration was observed to the living space. Window system hardware was observed in fair condition. The exterior doors in the overall facility are addressed in section S- exterior doors of this report.

### Rating:

2 = 2-4 years

### Recommendations:

Windows not replaced in the previous 25-30 years, mostly throughout the second floor should be removed and replaced with new. It is estimated that the 2nd floor windows should be replaced.

Item	Cost	Unit	Whole Building	Giffin (1888)	Sum	Comments
				134,816 ft²		
Other: Replace Exterior Windows	\$60.00	sq.ft. (Qty)		3,100 Required	\$186,000.00	Remove and Replace
Sum:			\$186,000.00	\$186,000.00		



Typical Giffin Windows



Typical Giffin Windows

# Assessment Sample (cont'd)

- Renovation Cost Factor = 
$$\frac{\text{Renovation Cost \$}}{\text{Replacement Cost \$}}$$

C=Under Contract	
Renovation Cost Factor	102.44%
Cost to Renovate (Cost Factor applied)	\$4,187,441.13
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	

Building Summary - Giffin Care/Adm (1010264)

Institution: DVC Dwell Avenue Name: Giffin Care/Adm Address: Columbus Ave 3416 Sandusky, OH 44870 Bldg. No: 1010264		County: Erie Area: North Central Ohio (4) Contact: Phone: 419-625-2454 Date Prepared: 2017-10-26 By: Tom Elwood Date Revised: 2018-01-16 By: Tom Elwood	
Current Capacity	0	Acreage:	99.00
Current Population	0	Suitability Appraisal Summary	
Projected Population	N/A	Section	
Addition	Date	RA	Current Square Feet
1990	Yes	2	134,216
Total			134,816
Rating			
Handicapped Access			
1-2 years			
3-4 years			
5-7 years			
8-10 years			
beyond 10 years			
Control Prio			
Present/Deferred Construction			
FACILITY ASSESSMENT		Cost Set: Initial Cost Set for DVS	
Rating		Assessment	
A Heating System	5	\$0.00	
B Roofing	5	\$0.00	
C Ventilation / Air Conditioning	5	\$0.00	
D Electrical Systems	3	\$171,210.00	
E Plumbing and Fixtures	5	\$3,690.00	
F Windows	2	\$186,000.00	
G Structure - Foundation	5	\$0.00	
H Structure - Walls and Chimneys	4	\$177,696.00	
I Structure - Floors and Roofs	5	\$0.00	
J General Finishes	3	\$671,776.80	
K Interior Lighting	3	\$776,192.00	
L Security Systems	5	\$0.00	
M Emergency/Egress Lighting	2	\$205,493.20	
N Fire Alarm	4	\$235,920.00	
O Handicapped Access	3	\$44,444.80	
P Site Condition	4	\$94,890.50	
Q Leakage System	5	\$0.00	
R Water Supply	5	\$0.00	
S Exterior Doors	4	\$44,750.00	
T Hazardous Material	5	\$0.00	
U Life Safety	5	\$0.00	
V Loose Furnishings	5	\$674,090.00	
W Technology	5	\$0.00	
X Contingency/Contingency/Non-Construction Cost	-	\$802,567.92	
Total		\$4,087,701.22	

Previous Page



# Timeline

- Outreach- now
- **Sign Up- December 6, 2019**
- Procurement- December '19 – February '20
- Assessments- March '20 – April '20
- Quality Control- May '20
- Completion- June '20



# Goals

- College utilizes the report.
  - Capital planning, maintenance planning, etc.
- College desires to engage in Master Planning.



# Your Role

- Sign up by **December 6<sup>th</sup>, 2019**
  - Email [stephanie.kensler@ofcc.ohio.gov](mailto:stephanie.kensler@ofcc.ohio.gov)
    - Include name of contact person for the project.
- Be responsive
  - Information requests, review, etc.
- Be available
  - Kick off meetings, on site assessments, etc.



# Summary

- OFCC Funded
- Professional facility condition assessment consisting of qualitative/quantitative data and photos compiled in a comprehensive report.
- Assessments begin March 2020
- **Sign up by December 6<sup>th</sup>, 2019**



## A reminder ...

If you are interested in a *certificate of participation* for your attendance at this OFCC webinar, you will need to individually register and then individually login / logout for the webinar. GoToWebinar provides us with a login and logout time for each attendee which acts as the digital documentation of your attendance for certification and auditing purposes. In order to receive a certificate of participation, attendees must attend the entire webinar. *Please wait for the last slide to appear that indicates webinar has ended.*

Credit is not offered to attendees who watch an OFCC webinar in a group environment.





# Q&A

**Contact:**

**[stephanie.Kensler@ofcc.ohio.gov](mailto:stephanie.Kensler@ofcc.ohio.gov)**



# To Receive Certificate:

Email [sue.meyer@ofcc.ohio.gov](mailto:sue.meyer@ofcc.ohio.gov) indicating your interest.

- Certificate for self-reporting to your professional organization or employer.
- Remember, we are unable to offer individual credit when watching in a group environment.