



YELLOW SPRINGS SCHOOLS

FACILITIES MAINTENANCE PLAN ADVISOR

Mills Lawn Elementary School
200 South Walnut Street

McKinney Middle School/Yellow Springs High School
420 E Enon Road





ABOUT HEAPY

HEAPY is a nationally recognized leader in sustainable and resilient engineering design. Founded in 1945, the corporation plans, designs and commissions more than \$1 billion annually in total construction costs. Through HEAPY Solutions, we also offer comprehensive engineer-led design/build construction services.

We keep your project on time and on budget, helping reduce risk and ensure success. We make buildings functional and smart, while honoring the interior design and aesthetics of the spaces where people live and work. We put innovation and creativity at the forefront of every project to bring your vision to life.



MARKETS & SERVICES

- Healthcare
- Education
- Corporate / Commercial
- Industrial / Manufacturing
- Government
- Science & Technology
- Cultural / Arts
- Mission Critical
- Mechanical, Electrical & Plumbing Design
- Fire & Life Safety Design
- Lighting Design
- Information & Communication Technology Design
- Building Optimization / Commissioning
- Sustainability & Resiliency
- Engineer Led Design-Build Construction
- Master Planning / Facility Condition Assessment

TOTAL STAFF

The firm has enjoyed healthy and steady growth over the past 75 years, boasting more than 200 colleagues.

We maintain five offices throughout the United States in Indianapolis, Indiana, Raleigh, North Carolina, Dayton, Columbus and Cleveland, Ohio. We are headquartered in Dayton, Ohio.



**HEAPY is an ISO Certified Company
(FS-98575)**



Founded
1960 – S-Corp

Principals
Mark Wiseman - CEO
Matt Franklin - President

Contact
Matt Franklin, AIA,
LEED AP BD+C
mfranklin@levin-porter.com
P: 937.224.1931
F: 937.224.3091

Corporate Office
3011 Newmark Drive
Miamisburg, OH 45342

Founded in Dayton in 1960 by Richard Levin, Levin Porter Associates Inc dba Levin Porter Architects is a nationally recognized design firm offering services in architecture, planning, and interior design. Highlighted by the prestigious AIA Gold Medal, Levin Porter is a consistent annual award-winning firm, **including recently winning four AIA Dayton Design Awards in 2021**. As an architecture-only firm, we partner with consultants to provide engineering services for our designs. Overall, our services include but are not limited to the following:

Architecture

- Programming
- Conceptual Designs
- Renderings
- Animations
- 3D Building Scans
- Thermal Building Scans
- Cost Estimates
- Building Code Studies
- Schematic Designs
- Design Development
- Construction Documents
- Sustainable Design
- Bidding Assistance
- Construction Administration
- Project Close-Out

Planning

- Facility Assessment Studies
- Site Analysis / Planning
- Feasibility Studies
- ADA Assessment Studies
- Campus Master Planning
- Educational Visioning
- Community Engagement
- Pre-Bond Issue Planning
- Space Programming

Interior Design

- Space Planning
- Material & Finish Selections
- Furniture, Fixture and Equipment Selection / Design





Firm's History

Levin Porter Architects

Local PK-12 School District Client Listing

- Alexandria Montessori School
- Bethel Local Schools
- Centerville City Schools
- Dayton Christian Schools
- Dayton Public Schools
- Eaton Community Schools
- Greene County Career Center
- Huber Heights City Schools
- Jackson Center Local Schools
- Kettering City Schools
- Miamisburg City Schools
- Montgomery County Educational Service Center
- New Lebanon Local Schools
- Northmont City Schools
- Northridge Local Schools
- Oakwood City Schools
- Ohio School Facilities Commission
- Preble County Educational Service Center
- Southeastern Local Schools
- Troy City Schools
- Upper Valley Career Center
- Valley View Local Schools
- Wapakoneta City Schools
- West Carrollton Schools

Client References

Pat Gibson
Business Manager
Upper Valley Career Center (client since 1999)
Piqua, OH
937.381.1479

Dave Jackson
Superintendent
Northridge Local Schools (client since 2013)
Dayton, OH
937.278.5885

Dr. Rusty Clifford
Director of Administration & Operations
Montgomery County ESC (client since 2009)
Dayton, OH
937.225.4598

Jon Wesney
Business Manager
Centerville City Schools (client since 1998)
Centerville, OH
937.433.8841 ext. 2020

Jack Haag
Business Manager
West Carrollton City Schools (client since 1996)
West Carrollton, OH
937.859.5121 ext. 1116

Contractor References

Danis Construction Company
Troy Erbes
Vice President of Business Development
Troy.Erbes@danis.com

Shook Construction Company
Andy Goetz
Executive Vice President, Building Construction
agoetz@shookconstruction.com

A photograph of Talawanda High School, a large brick building with a prominent entrance featuring a curved portico with columns. The school's name is visible on the portico. The sky is blue with scattered white clouds.

TALAWANDA CITY SCHOOLS

COMMISSIONING SERVICES

HEAPY SERVICES

Commissioning Services
Ongoing Energy
Management

BUILDINGS

55,000 SF Kramer Elem
55,000 SF Marshall Elem
61,000 SF Bogan Elem
106,000 SF Middle Sch
185,000 SF High School

REFERENCE

Talawanda City Schools
Bill Hubbard
Director of District Facilities
513-273-3132
hubbardb@talawonda.org

HEAPY provided district wide LEED Commissioning Services for Talawanda City Schools which consisted of three elementary schools, middle school and high school.

HEAPY Commissioning services included:

- Dedicated outside air systems, associated return fans, heating coils, dampers and temperature controls
- Geo-thermal heating and cooling
- Boilers and circulating pumps
- Building automation control sequences and monitoring of the HVAC equipment
- Lighting controls
- Operation of all systems and equipment powered by the emergency generator
- Building Envelope

As part of an ongoing contract, HEAPY helps reduce energy consumption and optimizes system operation via:

- Utility Analysis of Electricity and Natural Gas
- Manage Building Schedules
- Detailed Trend Review and Analysis to determine operational issues
- Modify programming to provide reduced energy consumption with established Owner performance guidelines
- Educate District Maintenance staff on our findings and how to optimize systems



Through our combined efforts, Talawanda School District will save almost \$50,000 in one year which is approximately 7% of their annual energy cost.



Leader in Transparency

Talawanda City School District
131 W. Chestnut St.
Oxford, OH 45056

Re: Recommendation Letter – Heapy Engineering

To Whom It May Concern:

I would like to acknowledge Heapy Engineering for their work as our district Commissioning and Energy Management consultants on our new construction projects and existing facilities optimization.

Heapy Engineering's system expertise, pro-active approach, and attention to detail on our facilities have helped contribute to our projects' success. They continue to add value to our district by assisting our facilities staff in reducing energy costs through ongoing monitoring and control management efforts.

We are very appreciative of these efforts and the talented Heapy Engineering team. We look forward to our continued partnership in managing our facilities.

Sincerely,

Michael S. Davis, CPA
Chief Financial Officer

A photograph of a large, modern brick building with a prominent glass-enclosed entrance. The building is surrounded by green lawns and trees. A blue geometric graphic is overlaid on the left side of the image.

CEDARVILLE UNIVERSITY

ENERGY ASSESSMENT

HEAPY SERVICES

RetroCommissioning
Services

SIZE

14 Buildings

HEAPY was engaged to perform a retro-commissioning study at Cedarville University with the goal of identifying opportunities to optimize building system operations and maximize energy performance. Some of the buildings included in the study consist of Centennial Library, Center for Biblical and Theological Studies, Dixon Ministry Center, Engineering and Science Center, Health Science Center, and Stevens Student Center.

The focus of this effort was the mechanical/HVAC air handling units and zone terminal units, building chilled water plants, and building hot water plants. The retro-commissioning effort and utility analysis uncovered several areas where energy could be conserved.

Overall, Heapy identified over \$89,700 in potential annual energy cost savings. By implementing all the recommendations, Cedarville University may reduce its annual electricity consumption by an estimated 3% and its annual natural gas consumption by an estimated 14%.

PROJECT DETAILS

Annual kWh Savings:	1,897,200 kWh
Annual NG Savings:	165,900 ccf
Annual Cost Savings:	\$234,500
Payback:	2 Months

ECM DETAILS

- Chilled Water Plant Optimization
- Air Handling Unit Scheduling
- Boiler Tuning



To whom it may concern,

This letter is to serve as a letter of recommendation for Heapy Engineering – as well as recognition for the work they have done with / for Cedarville University.

Over the past two (2) years, Heapy has performed assessments on 10 buildings ranging in size from 15,000 sq. ft. to over 100,000 sq. ft. with each assessment resulting in 1) Retro-Commissioning Measures, 2) Additional Recommendations, and 3) Operational Considerations. We have implemented nearly all of the RCM's, and a majority of ARs and OCs with a proven resulting savings of 1.6MM kwh – an amount approximately equal to 10% of the annual usage prior to these retro-commissioning projects.

Throughout this process, Heapy Engineering has been professional in helping our HVAC staff understand the reasoning behind the recommendations and supportive as our staff implemented these changes. They have also worked to help us maximize rebates available throughout this process.

I am very appreciative of Heapy's consideration in working with us on this project and recommend them to any organization looking to reduce their energy usage through these types of projects.

Sincerely,

Rod Johnson

Associate VP for Operations

Cedarville University



COLUMBUS STATE

COMMUNITY COLLEGE

HEAPY SERVICES

Facility Assessment
Master Plan

SIZE

Multiple Campuses
31 Buildings
1,055,000 SF
26,312 SF Students

HEAPY led the Master Planning effort to create a comprehensive overview of the buildings, building systems and tunnels on three campuses within the Columbus State Community College (CSCC) system.

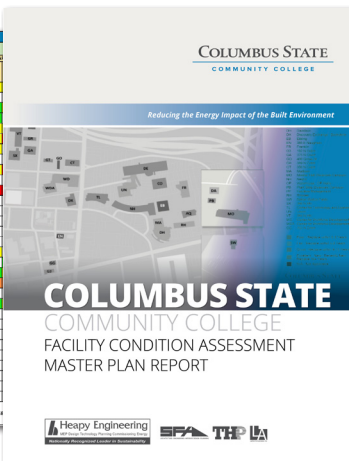
This project involved:

- Three CSCC campuses
- 31 buildings plus underground tunnels
- Covered over 1 Million SF of floor space
- Thermal Imaging of the building roofs and envelopes
- Creating a Master Planning document to Inform CSCC Capital Planning

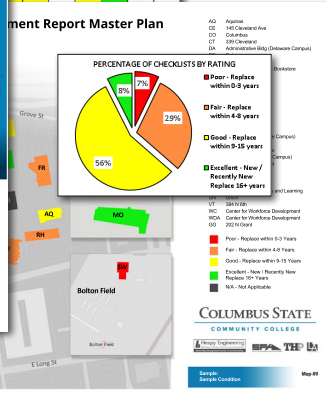
The outcome of this Master Planning / Assessment Project will inform CSCC's Capital Planning / Budgeting efforts in several ways:

- The building and equipment data the Heapy led assessment teams gathered from the building walk-throughs was integrated into a new CMMS (Computerized Maintenance Management System). The CMMS will produce Work Orders and provide a structured Preventative Maintenance process and reporting for the Facilities Department.
- This data will also be used to supplement current electronic systems for space and equipment inventories and project scheduling as they relate to facilities upkeep and capital planning and budgeting.
- The data will be used in making appropriate financial decisions for the implementation of identified projects.

Building Identifier	Building Name	Total Number of Building Systems / Equipment / Checklists	System Type	System Status
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LUCAS COUNTY

FACILITY ASSESSMENT

HEAPY SERVICES

Building Condition
Assessment
MEP / FP Systems
Condition Assessment
Retro-Commissioning

SIZE

17 Buildings
220,000 SF

HEAPY led the engineering and architectural Facility Assessment consisting of 17 different buildings. Ten of those buildings were fully audited and equal a total of 220,000 SF. HEAPY provided retro-commissioning to the additional seven buildings.

General building physical condition of the following systems / assemblies include:

- Roofs, walls, floors, & windows
- Mechanical
- Electrical
- Plumbing
- Fire suppression
- Building controls
- Lighting systems
- Communications systems

Building Audits included:

- Site reviews of each building system based on the American Society for Testing Materials guidelines
- Evaluation of current code / standard compliance
- Site condition report including photographs, recommendations for short-term and long-term improvements
- Administration of bidding process
- Estimated costs for construction / installation / repair over a 20-year period
- Utility consumption and cost information for purposes of benchmarking
- AutoCAD floor plan capturing overall architectural layout

Retro-Commissioning Services included:

- Complete review of building HVAC system(s) components and report documenting the findings, energy efficiency recommendations and estimate costs
- Administration of bidding process
- Utility consumption and cost information for purposes of benchmarking
- Findings, recommendations and cost estimates report
- Floor plans with major equipment located
- Energy benchmark performance
- Executive Summary providing recommendations, improvement costs, and timeline for implementation



OHIO WESLEYAN UNIVERSITY

HEAPY SERVICES

Building Automation System
Design
Building Automation System
Commissioning
Monitoring Based
Commissioning

SCOPE

14 Buildings
564,000-square feet
Central Campus Steam Plant
5 Chiller Plants

CONTROL SYSTEMS

Siemens, Schneider Electric,
Honeywell, Niagara N4,
Distech

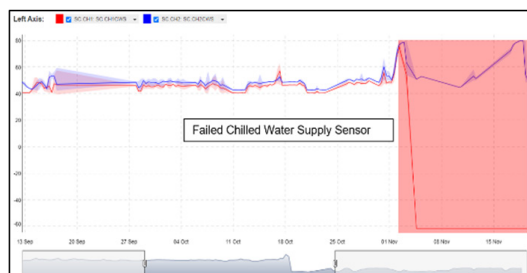
NOTABLE BUILDINGS

Schimmel-Conrades Science
Center
Meek Aquatics and
Recreation Center

HEAPY completed a campus-wide Facility Condition Assessment and Energy Master Plan, which identified deferred maintenance, critical end-of-life system replacements, and energy conservation measures.

As a result of the assessment, HEAPY and university facilities staff created a short-term and long-term campus prioritization of projects. To enhance facility operations and optimize energy performance, HEAPY and HEAPY Solutions completed the first project, which was a campus Retro-Commissioning project in parallel with a turn-key 14-building Digital Controls Upgrade. This project resulted in the creation of a new Supervisory Campus Control System, DDC component fixes and replacements, and upgraded energy efficient sequences of operation.

The project replaced outdated building-level controllers, increasing the security and resiliency of the building and its subsystems, as well as more than 40 major equipment controllers that included air-handling units, laboratory exhaust and ventilation systems, the main campus steam plant, and chilled water plants. All new controllers were specified to use BACnet/IP communications so that they could be integrated into a new Supervisory Control System. Through the repairs and energy efficiency upgrades, the university saved over \$130,000 in energy cost reductions.



Building Assessments / Master Planning



Centerville City Schools - Centerville, Ohio

Client Contact

Jon Wesney
Business Manager
937.433.8841 x 2020

Levin Porter recently completed a District-wide Building Assessment and Master Planning project for Centerville City Schools. The project involved building assessments of all thirteen school buildings, the board office, sports stadium complexes, maintenance garage, transportation center and Grant Park Cabins. Overall, more than 1.3 million square feet of facilities were assessed.

The building assessments reviewed all of the major systems and equipment including but not limited to the mechanical systems, electrical systems, lighting, casework, flooring, finishes, furniture, playground equipment, building structure, walls, masonry, roofing, plumbing systems, fire protection, and security systems. The buildings were also reviewed for life safety issues as well as building code and ADA compliance.

For each of the items we identified probable costs for the repairs or replacement. We also developed a list of priorities for the projects attempting to align with the annual capital budget allocated for the maintenance work. The assessments were then used to develop a capital improvement budget for addressing maintenance and repair items in the District over the next 5 to 10 years.





AMANDA DOENGES

PE, CEM, LEED AP

ROLE: Principal in Charge

Amanda is the Client Strategies Leader for the HEAPY Education Market. She is instrumental to the pursuit of the HEAPY vision and mission while exemplifying our core values: real collaboration, real performance and real inspiration. She is responsible for business development, strategic and master planning, project management and client satisfaction for all education clients.

Amanda works closely with our education clients to understand the latest trends and determine the best ways HEAPY can support our client's missions. With her experience in energy management, sustainability and having worked at a private University, she is able to bring valuable insight to our clients to help bring their ideas to life.

EDUCATION

University of Dayton, Bachelor of Science Mechanical Engineering, 2008

University of Dayton, Master of Science Renewable Energy, 2011

REGISTRATIONS

Professional Engineer, Mechanical, IN, #11400346, 2014

Association of Energy Engineers, Certified Energy Manager, 2012

USGBC LEED Accredited Professional, Building Design & Construction, 2009

USGBC LEED Accredited Professional, Operations and Maintenance, 2011

PROJECT EXPERIENCE

Brookville Local Schools

New Elementary School

Eastern Hancock Schools

Assessment

Greenview Schools

New Middle School

Maple Heights City Schools

2-3 & 4-5 Elementary School

6-8 Middle School

9-12 High School

PK-1 Elementary School

Milton Union Schools

New K-12

Northeastern Local School District

Kenton Ridge New K-12

Reynoldsburg City Schools

French Run Elementary School Renovation

Herbert Mills Elementary School

High School Renovation

Rose Hill Elementary School Renov/Add

University of Cincinnati

Langsam Library Renovation Assessment

Wabash College

Sparks Center Assessment



JOSH JONES

CEM, LEED AP O+M

ROLE: Project Manager

Working as the owner's representative, Josh manages Commissioning projects where he is responsible for all acceptance testing, documentation, troubleshooting, and studies/technical documents.

Josh performs inspections and testing of building envelopes; primarily the thermal and air barriers, utilizing thermography. In addition to his Commissioning experience, Josh brings a background of Energy Analysis, Energy Auditing, Sustainable Design and Energy Modeling, and LEED services to your project.

Josh has experience in using and implementing modeling programs such as Trane Trace, Metrix, and RETScreen for preliminary analysis of building and energy projects. He has been involved with Energy Consulting/ Sustainable Design on multiple projects including Government Facilities, Office Buildings, Educational Facilities, Manufacturers, Laboratories, and Hospitals and specializes in existing building projects.

EDUCATION

Wittenberg University
Bachelor of Arts, Business Administration

REGISTRATIONS

USGBC LEED Accredited Professional O+M
Association of Energy Engineers Certified Energy Manager (CEM)

PROJECT EXPERIENCE

Lebanon City Schools

Berry Intermediate Commissioning

Lebanon City Schools

Donavan Elementary Commissioning

Lebanon City Schools

New Middle School Commissioning

Licking Heights Local Schools

New High School

Lower Price Hill School

Energy Audit

McNicholas High School

Energy Audit

Oakwood City Schools

Phase I Commissioning

Ohio Wesleyan University

Energy Conservation Building Automation

Purdue University

Dauch Alumni Center Energy Audit

Talawanda School District

Kramer Elementary Commissioning

University of Dayton

Arena Commissioning



CXA, CBCP, EBCP, LEED AP BD+C

ROLE: Senior Technician

Lynn joined HEAPY as a Commissioning Agent in 2004. Currently Lynn is a Senior Commissioning Project Administrator. In this capacity he manages Commissioning projects in which he is responsible for all acceptance testing, documentation, troubleshooting, and studies of technical documents.

Lynn has 30 years experience in the HVAC and building construction industry. He has previously worked for mechanical contractors as a Temperature Controls Systems Specialist, an Industrial/Institutional HVAC Systems Analyst, and as a Supervising Service Representative. Lynn spent over 15 years as a lead service representative in the southwestern Ohio area. He was responsible for all aspects of controls system design and programming as well as troubleshooting and repairs of various systems. In 2008 Lynn received training on and began performing inspections and testing of building envelopes; primarily the thermal and air barriers.

EDUCATION

Lamar University, Beaumont, Texas
Bachelor of Science

REGISTRATIONS

AABC Commissioning Group – Certified
Commissioning Authority (CxA)
AEE - Existing Building Commissioning Professional
AEE - Certified Building Commissioning Professional (CBCP)
USGBC LEED Accredited Professional
ABAA Building Envelope Consultant
Level III Certified Infrared Thermographer®

PROJECT EXPERIENCE

Clark Shawnee High School
Renovation

Elida Local School District
High School

Fremont City Schools
High School & CT / Elementary 1-4

Kettering City Schools
Fairmont High School Phase 1 & 2
Kettering Middle School
Van Buren Middle School

Lebanon City Schools
New Middle School

Northeastern Local School District
New Middle and High School

Pickerington Local School District
Central High School
Ridgeview Junior High
Sycamore Creek Elementary & Tollgate Road
Elementary/Middle School

Talawanda City Schools
HVAC and Electrical System Assessment
Maud Marshall Elementary



LEXI GOSSETT

ROLE: Optimization Engineer

Lexi is a part of HEAPY's Building Optimization Practice. She designs, develops, and evaluates energy-related projects and programs to reduce energy costs and improve energy efficiency during the designing, building, and remodeling stages of construction.

Lexi specializes in heating, ventilation, and air-conditioning (HVAC) systems; green buildings, lighting, air quality, and energy procurement. She identifies energy savings opportunities and makes recommendations to achieve a more energy efficient operation for the owner. She also manages the development, design, and construction of energy conservation projects to ensure acceptability of budgets and time lines, conformance to federal and state laws, or adherence to approved specifications.

EDUCATION

Butler University

Bachelor of Science Mathematics, 2019

IUPUI

Bachelor of Science Energy Engineering, 2019

PROJECT EXPERIENCE

Incarnation Catholic School

Energy Audit

Northeastern Local Schools

PK-12 LEED Program Management
Energy Modeling

Oakwood City School District

Phase 1 Improvements

Ohio Wesleyan University

Retro-Cx Investigation

South West Licking Schools

High School

South-Western City Schools

Brookpark Middle School
Finland Elementary School
Norton Middle School
Pleasant View Middle School
Retro-Cx Group B, C and D

Wake County Public School System

Jones Dairy Elementary Schools
Hodge Rd Elementary School
Leesville Rd Campus HVAC Renovation
Rock Quarry Rd Service Center

South-Western City Schools

Energy Audit

Wellington Exempted Village Schools

McCormick Middle School Energy Audit



Education

Bachelor of Architecture
University of Cincinnati

Registration

Architect – Ohio

Certification

Leadership in Energy and
Environmental Design – Accredited
Professional (LEED AP BD+C)

Professional Affiliations

American Institute of Architects
United States Green Building Council

Community Service

YMCA Adventure Guides
Habitat for Humanity
Sustainable Centerville Committee

Michael Huff is an Associate with Levin Porter Architects and a team leader for K-12 school projects for the firm. Mike has over 25 years of experience on K-12 school projects. His experience on PK-12 schools includes major projects at Milton-Union Exempted Village Local Schools, Northmont City Schools, Bethel Local Schools, Kettering City Schools, and Dayton Public Schools. Mike's passions include the design of spaces for teaching and learning, sustainable design and serving his clients well.

Centerville City Schools – Centerville, Ohio

District-wide Building Assessment and Master Plan – Mike served as the Project Architect for the building assessments of 23 buildings (over 1.3 million SF)

Northridge Local Schools – Northridge, Ohio

PK-12 Building (225,000 SF / \$42.0 M) – Mike served as the on-site representative for the construction of the new facility.

Bethel Local Schools – Bethel, Ohio

District-wide Building Assessment and Master Plan – Mike served as the Project Architect for the project.

High School Addition (76,000 SF / \$6.8 M) – Mike was the Project Architect and on-site representative for a large addition to the High School in 2015 (with previous firm).

Valley View Local Schools – Germantown, Ohio

District-wide Building Assessment – Mike served as the Project Architect for the project.

Greene County Career Center – Xenia, Ohio

New Career Facility (265,000 SF / \$67.5 M) – Mike served as the Project Architect and the on-site representative for the construction of the new facility.

Milton-Union Exempted Village Schools – Milton-Union, Ohio

PK-12 Building (217,000 SF / \$31.7 M) – Mike served as the Project Architect and the on-site representative for the construction of the new facility (with previous firm).

Northmont City Schools – Englewood, Ohio

Northmont HS (306,000 SF / \$68.0 M) – Mike served as the Project Architect and the on-site representative for the construction of the new facility (with previous firm).

HEAPY **ABILITIES**

PROPOSER'S RESOURCES

HEAPY understands that overall quality project performance is directly related to availability of staffing, future project commitments and office utilization. HEAPY plans to utilize resources of our Dayton office, located at 1400 W Dorothy Lane in Dayton, OH. The added advantage of HEAPY is that we have 4 regional offices that can be utilized to meet the needs of other project so that this dedicated staff can complete your project on time and on budget.

Based on our labor projections, we have the capacity to undertake this project. Currently, HEAPY does not have the identified resources committed to long term engineering projects that would impact our performance on this contract with Yellow Springs School District. Our recent workload, as well as any projected projects, will also not impact the team's ability to provide the services required within schedule and budget.

We have contracted work underway and we anticipate new work continuing to come in at a steady rate. We have an internal network to share work across our regional offices to meet client needs and alleviate overburdened groups.

PROPOSER'S COMPLIANCE

HEAPY will comply with all federal, state and local laws, rules and regulations, including but not limited to the Occupational Safety and Health Act.

DRUG-FREE WORKPLACE

HEAPY participates in the Ohio Bureau of Workers Compensation's drug-free workplace program.

Proposal Form

Proposer's Name: HEAPY
Proposer's Address: 1400 W Dorothy Lane
Principal Contact: Amanda Doenges
Telephone Number: O: 937-224-0861 C: 513-602-1729
Federal Tax ID Number: 31-1743951
Date Submitted: 5/3/2022

Article 1 — Pricing Proposal

1.1 Price. The Proposer will perform all Services required under the Facilities Maintenance Plan Advisor Agreement (**the "Agreement"**) for the sum of:

Twenty-nine thousand five hundred	Dollars	\$ 29,500
<i>Amount in Words</i>		<i>Amount in Numerals</i>

1.2 If Proposer is submitting proposed modifications to the Scope of Services included in the draft Agreement included in the RFP Materials, attach a list of proposed modifications and corresponding price adjustments, to this Proposal Form as an exhibit.

Article 2 — Addenda

2.1 Receipt of the following Addenda is hereby acknowledged:

Addendum No. _____	Date: _____
Addendum No. _____	Date: _____
Addendum No. _____	Date: _____

Article 3 — Acknowledgements & Information

3.1 Proposer hereby acknowledges that the following representations in this proposal are material and not mere recitals:

3.1.1 Proposer has read and understands the Agreement and agrees to comply with all requirements of the Agreement.

3.1.2 Proposer represents that the Proposal is based upon the requirements of the Agreement.

3.1.3 Proposer, and each person signing on behalf of Proposer, certifies, under penalty of perjury, that to the **best of the undersigned's knowledge and belief**:

3.1.3.1 The Pricing Proposal amount has been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition as to any matter relating to such price;

3.1.3.2 Unless otherwise required by law, the Pricing Proposal has not been knowingly disclosed by the Proposer and will not knowingly be disclosed by the Proposer prior to the Response Deadline, directly or indirectly, to any other Proposer; and

3.1.3.3 No attempt has been made or will be made by the Proposer to induce any other individual, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.

3.1.4 Proposer will enter into and execute the Agreement with the Owner that is awarded on the basis of this Proposal.

3.1.5 Proposer certifies that the upon the award of the Agreement, the Proposer will ensure that all of the Proposer's **employees, while working** at the Facilities, will not purchase, transfer, use, or possess illegal drugs or alcohol or abuse prescription drugs in any way.

3.1.6 Proposer agrees to furnish any information requested by the Owner to evaluate the experience, resources, and qualifications of the Proposer.

3.1.7 Proposer represents that it is not subject to a finding for recovery under Section 9.24, ORC, or that Proposer has taken the appropriate remedial steps required under Section 9.24, ORC, or otherwise qualifies under this section.

Signed and Submitted:

HEAPY

Proposer's Name

By:

Signature

Amanda M. Doenges

Printed Name & Title

5/3/2022

Date

I. Facility Condition Assessment – Building Reports



A photograph of a multi-story, light-colored brick building with a series of arched windows. In the foreground, there is a covered walkway supported by several columns. The building is surrounded by trees and greenery, and the sky is visible in the background.

Building Age	92 years
Building Area	29,669 SF
Building Type	Offices and Classrooms
General Building Assessment	
Overall the building is in fair to poor condition. Structural and façade issues need to be addressed immediately.	

General Building Assessment

Overall the building is in fair to poor condition. Structural and façade issues need to be addressed immediately.

A. Building Systems Descriptions

Architectural - Envelope

The building envelope consists of brick, limestone, and limestone pilasters between the windows. Overall, the building envelope is in poor condition. An in-depth façade assessment is needed, including excavations, to confirm existing conditions and causes for observed distress. Investigation and repairs should be performed at the earliest possible time.

Roof

The general condition of the roof appears to be good. The heat welded seams in the field of the roof and on the flashing penetrations are tight. The metal roof on the stairway enclosure also appears to be in good condition. The roof drain or piping in the south stairway appears to be leaking. Overflows on the roof have long extended pipes on the roof side. Ponding is visible on the roof in many areas which will shorten the life of the membrane. Checking seams in ponding areas on a yearly basis is recommended.

Building Structural System

Most of the building structure is covered with architectural finishes and was not observed. The structure is only exposed in the lower level mechanical room. The original floor slab consists of a cast-in-place concrete pan joist system bearing on load bearing masonry walls and steel beams. The steel beams bear on masonry piers at the perimeter of the building and at interior steel columns. Past renovations have included infilling the gymnasium at the second floor, installing a stair at the west end of the building, and infilling a stair at the southwest corner of the building. Overall, the building structure is in poor condition.

Building Interior Architecture

██████████ houses classrooms, offices and a testing center. The testing center is heavily used and some finishes are wearing out faster than others. Despite some isolated poor spots, in ceilings and vinyl base, classrooms and office finishes generally are in good condition.

Building Sliding Doors

██████████ has three sets of sliding doors. One set is in the entrance to an office on the second floor and is in very good condition. The other two are in the North Vestibule and appear to be more than 15 years old. Drawing records show that they were relocated to this vestibule in 2002. They are in fair condition. They show surface wear, and will need to be replaced within five years.

Building Electrical System

The majority of electrical gear is very old and beyond its useful life. Most distribution panels are no longer manufactured and breakers are difficult to replace. As Issues arise it would be of benefit to retrofit existing panels with new interiors and breakers. Although panelboard parts are generally not available and the system is well over 40 years old in areas, the equipment should provide adequate service for the next 10 years.

Building Lighting and Controls

Interior lighting has been retrofitted to F32 T8 Fluorescent. Lighting control is performed via wall switches and no automatic control or dual switching is in the building.

Building Automation System

The [REDACTED] BAS consists of pneumatic and digital controls. While the pneumatic controls should be considered for upgrade in the nearer future, this system should be able to serve the building for the next 10 years.

Building Cooling System

[REDACTED] receives its chilled water from chillers located in [REDACTED]. This chilled water does appear to adequately cover the building and should continue to cover the building's needs in the future. Note that any comments on the [REDACTED] chillers and condition are under the [REDACTED] descriptions.

Building Heating System

Three 2,000 MBH Thermal Solutions copper fin tube boilers in the basement of [REDACTED] provide the heating hot water for the building. These boilers also serve additional buildings including [REDACTED] via quad loop pumps located in the [REDACTED] basement. These boilers are about 10 years old and appear to be in good enough shape to continue meeting building needs for the next 15 years.

Building Ventilation System

The building uses five air handlers with outdoor air intakes and most spaces are provided air via VAV terminal units. There are rest room and general exhaust fans. It is doubtful the air handler controls are consistently bringing in the appropriate amounts of fresh air unless there has been a system balance completed in the recent past. While four of the five air handlers are in good to excellent condition, one smaller AHU on the second floor is in poor shape and should be replaced soon. With the exception of that unit, the ventilation system appears to be in good shape and should be able to continue serving the building adequately for the next 10 years.

Fire Protection System

[REDACTED] utilizes combination horn strobes. The horn strobe notification system appears to be current and up to date.

Building Plumbing System

Toilet facilities are present in the public areas and consist of urinals, water closets, and lavatories. The toilet facilities are given a fair rating. Few fixtures appear to be high efficient and porcelain would likely need to be changed to get higher efficiency.

Domestic Hot Water System

All domestic hot water serving [REDACTED] comes from [REDACTED]. The DHW received does appear to adequately cover the building and should continue to cover the building's needs in the future. Note that any comments on the [REDACTED] domestic hot water system and condition are under the [REDACTED] descriptions.

Renewable Energy Readiness

[REDACTED] is not a good candidate for renewable energy due to the age of the interior and exterior electrical system. If panels were installed with spacing to allow for shading, a PV system could produce approximately a peak of 60 kW. This would reduce some utility costs; however, the cost of installation, material, and major rework of the electrical system would be cost prohibitive due to the age of the main switchgear.

B. Issues Given a Poor Rating

Hot Water Pump-1

The HWP appeared to leak and was causing buildup on the pump and motor. The pump should be replaced.



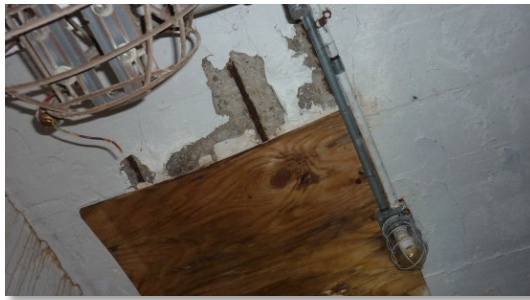
AHU-239

This unit is at the end of its useful life. The drain pans are in poor condition, the coil is dirty, and the casing is nearing failure.



Building Structure

1. Three full depth cracks were found in the floor above the southwest corner mechanical room. Past monitoring has occurred based on observed crack gauges. Removal of a carpet tile above and no movement in the floor finish indicates little to no movement at the cracks.



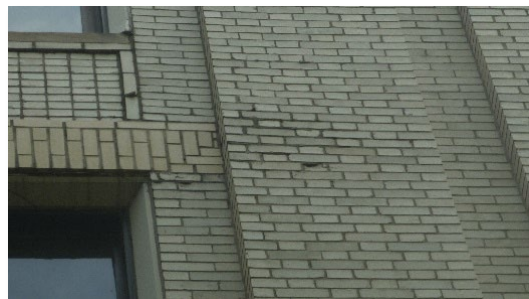
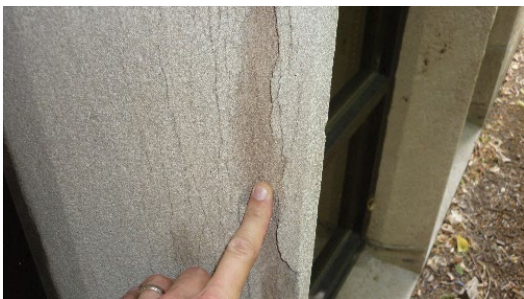
2. Slab and beams supporting the patio area outside the door to the southwest corner mechanical room are deteriorating from corrosion of embedded reinforcing steel. No or failed waterproofing may exist below the pavers.





Building Envelope

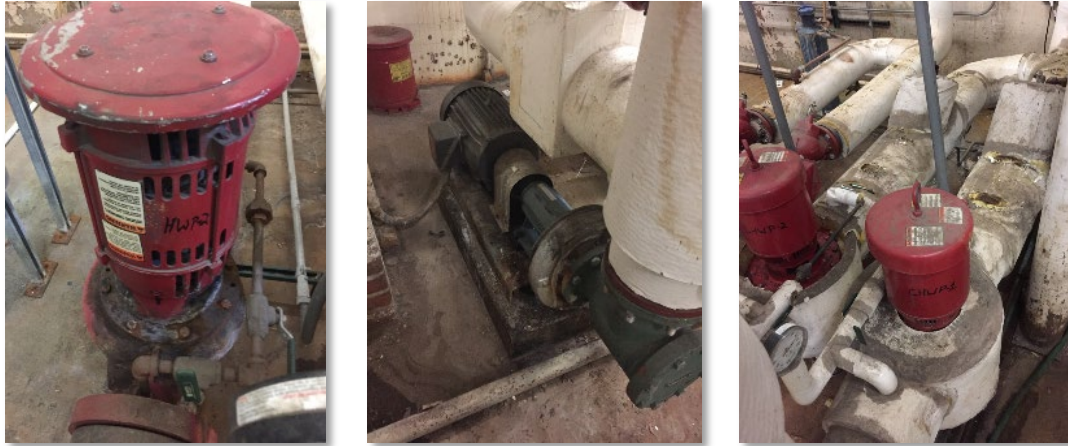
1. Building Envelope is in poor condition.
 - a. Recommend an in-depth façade assessment, including excavations, to confirm existing conditions and causes for observed distress. The list below summarizes key deterioration items (refer to photos)
 - i. Brick distress and movement at windows.
 - ii. Limestone spalling at steel pins between units
 - iii. Bowing of steel lintels
 - iv. Limestone pilasters between window units eroding / deteriorating
 - v. Deterioration of brick mortar joints



C. Additional Building Issues

Pumps


The hot water pumps serving the quad loop, building hot water pumps, and building chilled water pumps are nearing the end of their useful life. While they were all given a Fair rating except for HWP-1, they are all over 15 years old and show signs of wear.



Building Interiors

Missing wall finish at landings in east stairwell S-2



	Building Age	42 years
	Building Area	102,810 SF
	Building Type	Classrooms, Offices, Gymnasium, Auto Tech, Police
	General Building Assessment Overall the building is showing its +40 years of age. A complete interior refresh should be budgeted. The roof and building envelope are in poor condition and the HVAC system will require continual upgrade of the ventilation systems. Exterior concrete work is also necessary.	

A. Building Systems Descriptions

Architectural - Envelope

The building envelope consists of precast concrete wall panels, double pane glass strip windows around the perimeter of the building, and single pane glass windows at the south elevation. Overall, the building envelope is in poor condition.

Roof

The roof at the cooling tower level and main roof level are in poor condition. Replacement is recommended. The BUR membrane has many blisters and exposed fibers in the felts. Many repairs are visible. The lower EPDM and TPO or white roofs appear to be in good condition. No open seams or holes were observed during the site visit.

Building Structural System

Most of the building structure is covered with architectural finishes and was not observed. Structure is only exposed at the automotive bay and multi-purpose recreation room. Per the original drawings, the following construction types are listed for the building. The Lower Level is typically below grade. The Lower Level walls are cast-in-place concrete with a concrete slab. The first-floor framing is precast double tees with a 2" structural concrete topping slab. The double tee members are supported on WF steel beams. The second floor is 2-1/2" thick concrete slab on 3" composite metal deck supported on WF steel beams. The roof framing is 4-1/4" insulating concrete on a vented metal deck supported on WF steel beams. Overall, the building structure is in good condition.

Building Interior Architecture

[REDACTED] is overall in fair condition. This building houses a gymnasium, sports-related programs, exercise/weight room, auto shop, and classrooms. The interior generally is worn and outdated. There are some items which need immediate attention like stair treads and walls that need refinishing. The overall general condition of the building's interior finishes shows considerable wear as the building is 40 years old. A complete building refresh is recommended to be budgeted for within the next 5 to 10 years.

Building Electrical System

Most of electrical switchgear and panels are 40 years old. They have limited expandability and possible issues with finding breakers or fused disconnect buckets due to the panels no longer being manufactured. As issues arise it would be of benefit to retrofit existing panels with new interiors and breakers. Although panelboard parts are generally not available and the system is 40 years old, the equipment should provide adequate service for the next 10 years.

Building Lighting and Controls

Existing lighting has been retrofitted to F32 T8 fluorescent lamps and ballasts. Lighting control is performed via wall switches and no automatic control is in the building.

Building Automation System

██████████ has a mixture of pneumatic and DDC over pneumatic controls. The Police Department is all DDC. Pneumatic controls were original to the building 42 years ago, DDC has been added incrementally over the last 20 years. The Fair assessment given to the building automation system is based on some items either still under pneumatic control or no control. The upgrades to the system have been in progress for over 20 years and continuation of the upgrades should occur as equipment is replaced.

Building Cooling System

██████████ utilizes a 215-ton water-cooled Trane Centravac Chiller with R22 refrigerant while an Evapco cooling tower handles the heat rejection. The cooling tower, chiller, and pumps appear to be in fine working order. This equipment will be capable of serving the building for several more years. The chilled water and condenser water pumps are manifolded together to allow for a backup pump to serve either system if necessary.

Building Heating System

██████████ uses two 1,500 MBH hot water boilers. The boilers and pumps were replaced around 15 years ago and are expected to serve the building for at least the next 15 years. The secondary pumps are on variable frequency drives (VFDs).

Building Ventilation System

██████████ is served by seven air handlers and one rooftop unit, all with outdoor air intakes. Most spaces are provided supply air via VAV terminal units. There are restroom and general exhaust fans present in this facility. It is a concern whether the air handler controls are consistently bringing in the appropriate amounts of fresh air unless there has been a system balance completed recently. The building ventilation systems are generally in good condition and should serve the building for the next five years.

Fire Protection System

██████████ Fire Alarm System is shared with ██████████ Hall.

Building Plumbing System

Toilet facilities consist of urinals, water closets, and lavatories. The toilet facilities appear to lack ADA compliance. Few fixtures appear to be high efficiency or WaterSense type. Fixtures and trim would need changed to achieve higher water use efficiency.

Domestic Hot Water System

One heat exchanger provides the domestic hot water via the building heating water. The heat exchanger is estimated to be original to the building but appears to still be in fair shape as no leaks or highly corroded pipes were observed. The domestic water is distributed via two fractional hp B&G pumps.

Renewable Energy Readiness

██████████ is a possible candidate for solar PV addition. The existing main switchgear doesn't have available bucket space for the addition of an internal fused switch. Without further investigation, it is not apparent if the main bus could be adapted to accept an external fused disconnect. If panels were installed with enough spacing to allow for shading, the system could produce approximately 200 kW of peak electricity.

B. Issues Given a Poor Rating

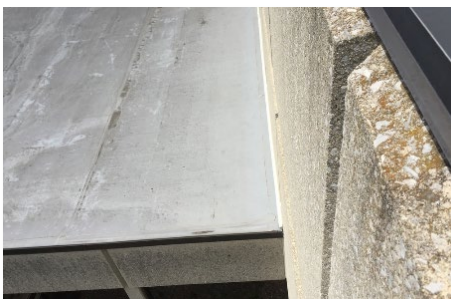
AHU-5

This unit is over 40 years old, there's evidence of water leakage, the filters aren't in place, and the drain pans are rusting through.



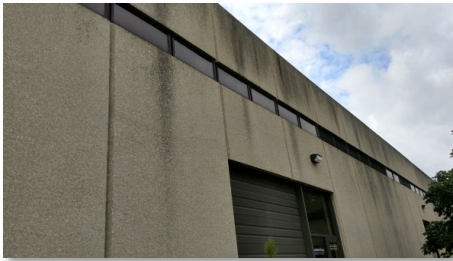
Building Roof

- Safety rails needed at upper roof at mechanical equipment.
- Upper roof access is through mechanical room and exterior stair. Lower Roofs not accessible without ladder.
- Coping failing at Southeast corner.
- Felts exposed, and deteriorated. Gravel has been moved and not replaced. Assume Original roof also in place.
- Missing walk pads to mechanical equipment.
- No safety tie-offs for maintenance or window washing.
- Replace cooling tower roof and upper roofs. Add secondary drainage system.
- Fibers in felt exposed
- Blisters
- Alligator cracking visible



Building Envelope

Atmospheric pollution and the anodize finish on the window systems has absorbed into the precast wall panels.



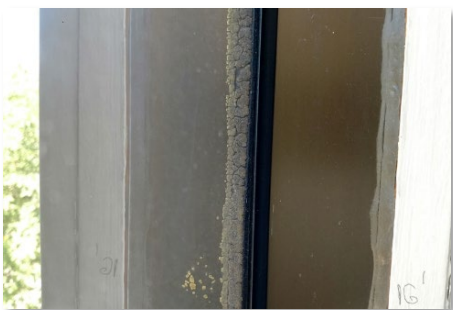
Concrete cracking and spalls exist at the bottom of 5 to 10 wall panels.



Paint coating at the walls surrounding the cooling tower is deteriorating from UV exposure.



Window gaskets have shrunk and missing. Window sealants have failed from UV degradation.



Larger, south elevation, windows are single pane and the gaskets are shrunken



West elevation stair window system is allowing water into the building. This is causing corrosion of steel support member and CFMF.



Strip windows are double pane and failed with moisture between the glass.



Police, north elevation, garage door vertical support is corroded at the base with section loss of material.



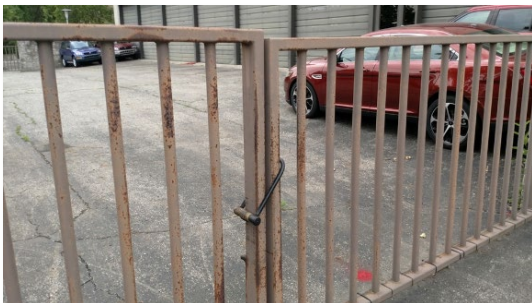
Wet seal repairs recommended around doors and associated glass panels.
Paint peeling at garage doors, automotive bays.



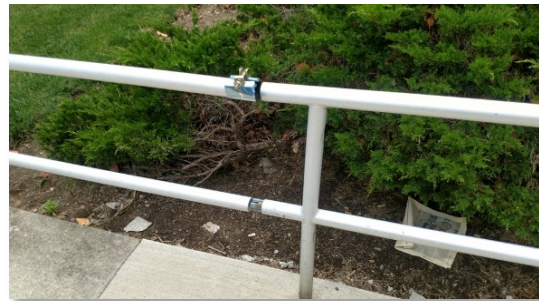
Sealants between precast concrete wall panels are deteriorating from age and UV exposure. Sealants are debonding from the concrete.



A site stone wall and gate secures the automotive parking area at the east elevation of the building. The site wall cap stones sealant and stone sealants are failed. Water is infiltrating the wall system. The metal gate accessing the secure parking area is corroding.



North elevation entrance ramp: Freeze-thaw deterioration at the ramp wall due to water infiltration under the slab. Loose handrails and broken handrail expansion joints.



West elevation entrance: Loose cap stones at the site walls adjacent to the entrance.



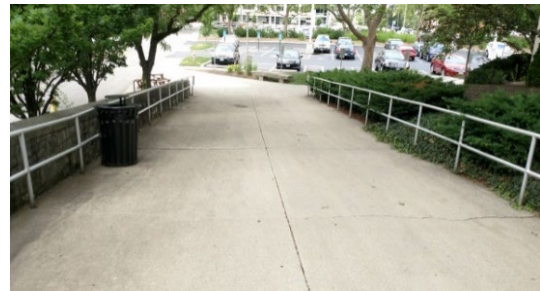
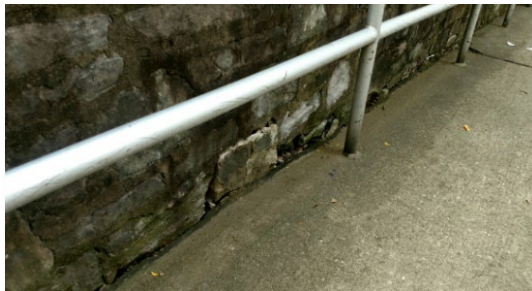
South elevation police entrance: Loose cap stones at the site walls adjacent to the entrance.



South elevation stair at gym: Slab-on-grade stair cracking and freeze-thaw deterioration.



Southwest corner ramp: Loose rails and failed cove sealant at the stone wall causing deterioration of the stone/mortar.



Exit Stair treads finish missing or failed at several locations.
Gym Floor is parquet on slab, no cushion. Sub-standard for college level competition.
Finishes cracked and missing in several locations through-out building.

C. Additional Issues

Building Automation and Heating System

VFDs were witnessed powering the pumps to 100% on this hot day when they should have been off or under a partial load condition. A recommended energy conservation measure would be to upgrade the BAS/controls to reduce over cooling of spaces and reduce operation of the heating plant.

Building Structure

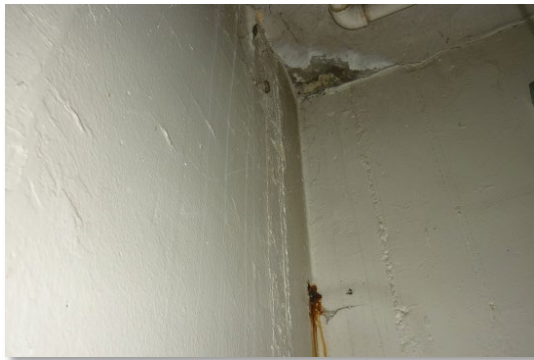
Surface corrosion of metal stairs due to water tracked into the building and trapped under the tread covering.



Building exterior doors are recessed inboard of the Lower Level basement wall and First Floor slab. Water is migrating into the exterior structural slab and causing deterioration of the slab and wall below.



Water leak in Lower Level Room 007 below slab at recessed door and through abandon piping in wall.



Deterioration of the south elevation exterior precast columns at the Second Floor.

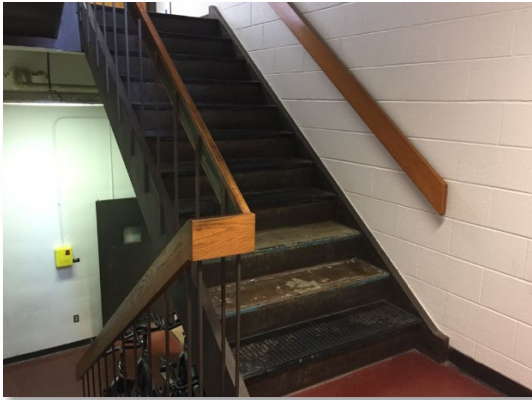


Deterioration of the cafeteria columns at the south elevation of the building.



Building Interiors

Exit Stair treads finish missing or failed at several locations.



Gym Floor is parquet on slab, no cushion. Sub-standard for college level competition.



Finishes cracked and missing in several locations through-out building.

