

# *Bowling Green City School District*

## FACILITY ASSESSMENT REPORT

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### *Buildings Assessment Summary*

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**Bowling Green High School**, which is not on the National Register of Historic Buildings, and originally constructed in 1963, is a 2-story, 178,184 square-foot brick school building located in a small town, residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains load bearing masonry type exterior wall construction, with concrete masonry unit (CMU) type wall construction in the interior. The floor system consists of concrete slab-on-grade type construction. The roof structure of the original building is Flexicore precast concrete, and the roof structure for the additions is concrete on metal deck on steel joist type construction. The roofing system of the overall facility is fully adhered membrane, installed in 2010. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of a 11,336 SF Primary Gymnasium with a 6,975 SF Auxiliary Gymnasium, and separate 3,243 SF Primary Student Dining with 1,092 SF Auxiliary Student Dining space. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs. The security system is adequately provided throughout, but the system is not fully compliant with Ohio School Design Manual guidelines. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos based on a 6-Month Asbestos Surveillance Inspection Report dated August 2015. The overall building is not compliant with ADA accessibility requirements. The school is located on an 80-acre site, shared with Bowling Green Middle School, adjacent to residential properties. The property, play areas, and athletic facilities are partially fenced for security. Access onto the site is partially restricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

**Bowling Green Middle School**, which is not on the National Register of Historic Buildings, and originally constructed in 2009, is a 2-story, 146,739 square-foot brick and stone school building located in a small town, residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick veneer on load bearing masonry type exterior wall construction, with CMU type wall construction in the interior. The floor system consists of slab-on-grade and metal form deck on steel joist. The roofing system of the overall facility consists of a PVC roofing system, installed in 2009. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms are

## *Bowling Green City School District*

adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is adequate. The facility is equipped with a security system. The building has a compliant automatic fire alarm system. The facility is equipped with an automated fire suppression system. The building does not contain asbestos or other hazardous material. The overall building is compliant with ADA accessibility requirements. The school is located on a 39-acre site shared with the High School (78 acres total), adjacent to residential properties. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community is adequate.

**Conneaut Elementary School**, which is not on the National Register of Historic Buildings, was originally constructed in 1954 and has four subsequent additions: Cafeteria 1987, Classrooms 1987, Library 1987, and Classrooms in 1988. It is a 1-story, 42,946 square-foot brick school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility, and each addition, contains load bearing masonry type exterior wall construction, with concrete masonry unit type wall construction in the interior. The floor system consists of concrete slab on grade. The roof structure is metal form deck on steel joist type construction. The roofing system is new, installed new in 2013, of the overall facility. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose/Gymnasium space and a separate undersized Student Dining. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos based on a 6-Month Asbestos Surveillance Inspection Report dated August 2015. The overall building is not compliant with ADA accessibility requirements. The school is located on a 9.4 acre site adjacent to residential properties. The property, playgrounds, and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

**Crim Elementary School**, which is not on the National Register of Historic Buildings, and originally constructed in 1957, is a 1-story, 51,136 square-foot brick school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the original 1957 building, 1963 addition and 2012 addition contain brick veneer type exterior wall construction, with concrete masonry block type wall construction in the interior. The floor system of the original 1957 building and the 1963 addition consists of a metal form deck on steel joist type construction. The floor system of the 2012 addition

## *Bowling Green City School District*

consists of a slab on grade. The roof structure is steel joist and beam. The roofing system of the original building, 1963 addition and 2012 addition is mechanically fastened PVC single-ply membrane, installed in 2012. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is adequate. The facility is equipped with a security system. The building has a compliant automatic fire alarm system. The facility is equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 10.91 acre site adjacent to residential properties. The property and playground are only fenced for security on the side adjacent to the residential properties. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

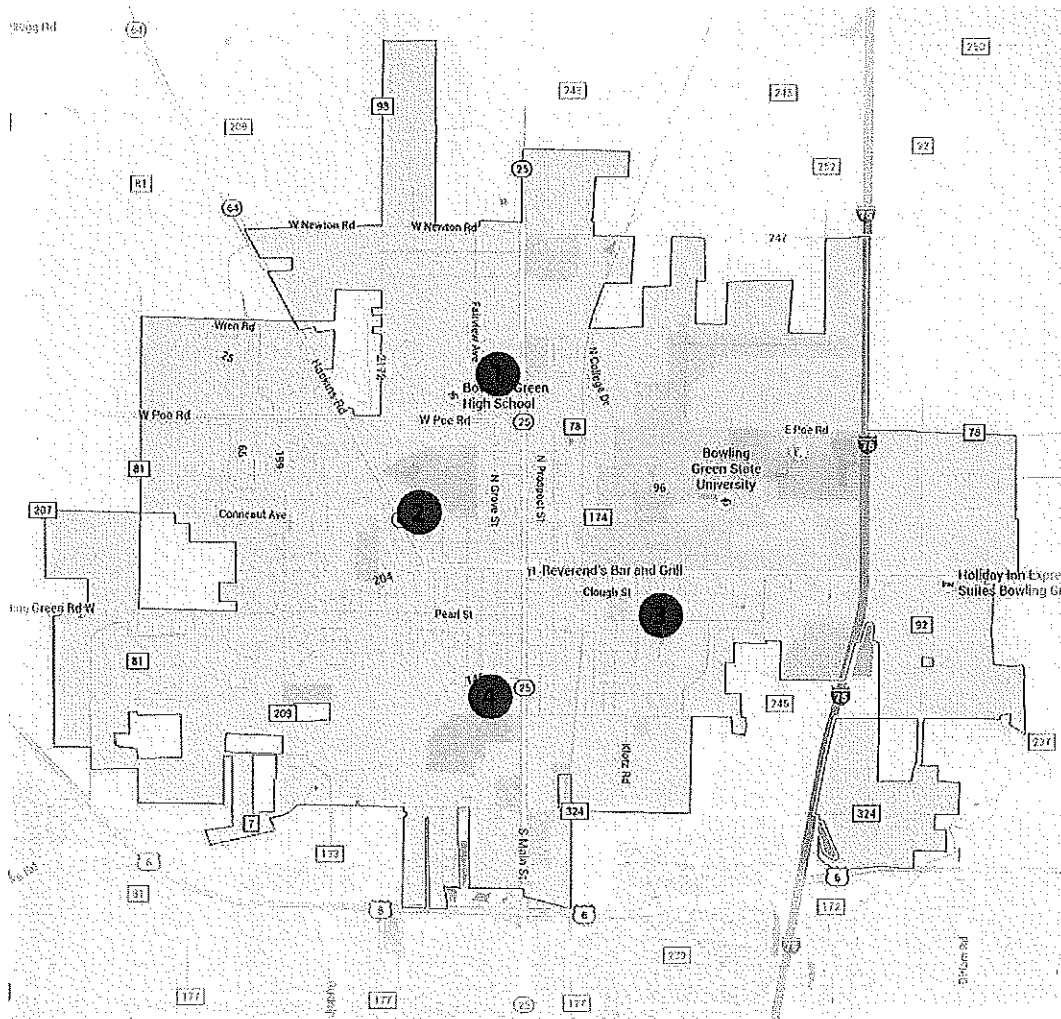
**Kenwood Elementary School**, which is not on the National Register of Historic Buildings, and originally constructed in 1953, is a single-story, 45,877 square-foot brick and stone school building located in a small town residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick veneer on load bearing masonry type exterior wall construction, with CMU type wall construction in the interior. The floor system consists of slab-on-grade and metal form deck on steel joist. The roofing system of the overall facility consists of EPDM fully adhered membrane, installed in 2014. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are adequately sized in terms of the current standards established by the state of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and a separate Multipurpose room. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 9.7 acre site adjacent to residential properties. The property, playgrounds, and play areas are partially fenced in for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Site space allocated for parking for staff, visitors, and community is adequate, however, ADA requirements have not been satisfied.

# Bowling Green City School District

## FACILITY ASSESSMENT REPORT

### *District Summary & Map*

The Bowling Green City School District contains five school buildings. The High School and Middle School buildings are on a large shared site and accommodate grades 6-12. The three elementary schools – Conneaut, Crim, and Kenwood – are located throughout the city and accommodate Pre-K through 5<sup>th</sup> Grade students.



1. Bowling Green High School and Middle School
2. Conneaut Elementary School
3. Crim Elementary School
4. Kenwood Elementary School

Building Summary - Bowling Green High (3285)

District: Bowling Green City School District				County: Wood		Area: Northwestern Ohio (3)	
Name: Bowling Green High				Contact: Jeffrey J. Dever			
Address: 530 W Poe Rd Bowling Green, OH 43402				Phone: 419-354-0100			
Bldg. IRN: 3285				Date Prepared: 2015-08-11		By: Holly Grambort	
				Date Revised: 2015-10-16		By: Holly Grambort	
Current Grades		9-12	Acreage:		38.74		
Proposed Grades		N/A	Teaching Stations:		70		
Current Enrollment		838	Classrooms:		63		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Construction		1963	no	2	123,976		
Classroom Addition		1989	no	2	29,240		
Gym/Music Addition		1989	no	2	24,968		
<b>Total</b>					<b>178,184</b>		
*HA		=	Handicapped Access				
*Rating		=1	Satisfactory				
		=2	Needs Repair				
		=3	Needs Replacement				
*Const P/S		=	Present/Scheduled Construction				
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
Cover Sheet							
1.0 The School Site		100		79		79% Satisfactory	
2.0 Structural and Mechanical Features		200		115		58% Borderline	
3.0 Plant Maintainability		100		67		67% Borderline	
4.0 Building Safety and Security		200		124		62% Borderline	
5.0 Educational Adequacy		200		115		58% Borderline	
6.0 Environment for Education		200		100		50% Borderline	
LEED Observations							
Commentary							
Total		1000		600		60% Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor 102.89%							
Cost to Renovate (Cost Factor applied) \$23,770,311.45							
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							
FACILITY ASSESSMENT		Cost Set: 2015		Rating		Dollar Assessment	
A. Heating System		3		\$5,879,894.08		-	
B. Roofing		2		\$33,060.00		-	
C. Ventilation / Air Conditioning		1		\$0.00		-	
D. Electrical Systems		3		\$2,891,926.32		-	
E. Plumbing and Fixtures		3		\$1,075,282.00		-	
F. Windows		3		\$455,000.00		-	
G. Structure: Foundation		2		\$10,000.00		-	
H. Structure: Walls and Chimneys		2		\$181,975.00		-	
I. Structure: Floors and Roofs		1		\$0.00		-	
J. General Finishes		3		\$2,938,847.00		-	
K. Interior Lighting		3		\$890,920.00		-	
L. Security Systems		3		\$507,824.40		-	
M. Emergency/Egress Lighting		3		\$178,184.00		-	
N. Fire Alarm		3		\$267,276.00		-	
O. Handicapped Access		3		\$661,511.80		-	
P. Site Condition		2		\$200,500.00		-	
Q. Sewage System		1		\$0.00		-	
R. Water Supply		1		\$0.00		-	
S. Exterior Doors		2		\$1,200.00		-	
T. Hazardous Material		3		\$18,460.00		-	
U. Life Safety		3		\$630,453.80		-	
V. Loose Furnishings		2		\$534,552.00		-	
W. Technology		3		\$1,209,869.36		-	
X. Construction Contingency / Non-Construction Cost		1		\$4,535,909.25		-	
Total				\$23,102,645.01			

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Building Summary - Bowling Green Middle School ()

<b>District:</b> Bowling Green City School District <b>Name:</b> Bowling Green Middle School <b>Address:</b> 1079 Fairview Ave. Bowling Green, OH 43402 <b>Bldg. IRN:</b>				<b>County:</b> Wood <b>Area:</b> Northwestern Ohio (3) <b>Contact:</b> Eric Radabaugh <b>Phone:</b> 419-354-0200 <b>Date Prepared:</b> 2015-08-11 <b>By:</b> John Kaminski <b>Date Revised:</b> 2015-10-16 <b>By:</b> Holly Grambort								
Current Grades	6-8	Acreage:	39.08	CEFPI Appraisal Summary								
Proposed Grades	N/A	Teaching Stations:	46									
Current Enrollment	716	Classrooms:	46									
Projected Enrollment	N/A											
Addition	Date	HA	Number of Floors	Current Square Feet	Section			Points Possible	Points Earned	Percentage	Rating	Category
Original Building	2009	yes	2	142,374	Cover Sheet			—	—	—	—	—
Auditorium Fixed Seating Addition	2009	yes	1	4,365	1.0 The School Site			100	98	98%	Excellent	Excellent
				2.0 Structural and Mechanical Features				200	184	92%	Excellent	Excellent
				3.0 Plant Maintainability				100	92	92%	Excellent	Excellent
				4.0 Building Safety and Security				200	192	96%	Excellent	Excellent
				5.0 Educational Adequacy				200	173	87%	Satisfactory	Satisfactory
				6.0 Environment for Education				200	187	94%	Excellent	Excellent
<b>Total</b>				<b>146,739</b>								
		*HA	=	Handicapped Access								
		*Rating	=	1 Satisfactory								
			=	2 Needs Repair								
			=	3 Needs Replacement								
		*Const P/S	=	Present/Scheduled Construction								
<b>FACILITY ASSESSMENT</b> Cost Set: 2015				Rating	Dollar Assessment	C=Under Contract						
A.	Heating System	1	\$0.00	Renovation Cost Factor								102.89%
B.	Roofing	1	\$0.00	Cost to Renovate (Cost Factor applied)								\$2,347,767.79
C.	Ventilation / Air Conditioning	1	\$0.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.								
D.	Electrical Systems	2	\$44,021.70									
E.	Plumbing and Fixtures	1	\$0.00									
F.	Windows	1	\$0.00									
G.	Structure: Foundation	1	\$0.00									
H.	Structure: Walls and Chimneys	2	\$72,000.00									
I.	Structure: Floors and Roofs	1	\$0.00									
J.	General Finishes	2	\$69.60									
K.	Interior Lighting	2	\$49,248.00									
L.	Security Systems	2	\$198,097.65									
M.	Emergency/Egress Lighting	1	\$0.00									
N.	Fire Alarm	1	\$0.00									
O.	Handicapped Access	2	\$7,500.00									
P.	Site Condition	2	\$200,000.00									
Q.	Sewage System	1	\$0.00									
R.	Water Supply	1	\$0.00									
S.	Exterior Doors	1	\$0.00									
T.	Hazardous Material	1	\$0.00									
U.	Life Safety	1	\$20,000.00									
V.	Loose Furnishings	1	\$0.00									
W.	Technology	3	\$1,242,879.33									
X.	Construction Contingency / Non-Construction Cost	1	\$448,006.82									
<b>Total</b>				<b>\$2,281,823.10</b>								

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Building Summary - Conneaut Elementary (7203)

District: Bowling Green City School District				County: Wood Area: Northwestern Ohio (3)	
Name: Conneaut Elementary				Contact: James Lang	
Address: 542 Haskins Rd Bowling Green, OH 42946				Phone: 419-354-0300	
Bldg. IRN: 7203				Date Prepared: 2015-08-12 By: John Kaminski	
				Date Revised: 2015-10-16 By: Holly Grambort	
Current Grades	K-5	Acreage:	9.41	CEFPI Appraisal Summary	
Proposed Grades	N/A	Teaching Stations:	33		
Current Enrollment	454	Classrooms:	24		
Projected Enrollment	N/A				
Addition	Date	HA	Number of Floors	Current Square Feet	
Original Construction	1954	yes	1	27,328	
Cafeteria Addition	1987	yes	1	2,601	
Classroom Addition	1987	yes	1	6,000	
Library Addition	1987	yes	1	744	
Classroom Addition	1988	yes	1	6,273	
<b>Total</b>				<b>42,946</b>	
*HA = Handicapped Access					
*Rating =1 Satisfactory					
=2 Needs Repair					
=3 Needs Replacement					
*Const P/S = Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating	Dollar
Cost Set: 2015					Assessment
A.	Heating System		3	\$1,465,317.52	
B.	Roofing		1	\$0.00	
C.	Ventilation / Air Conditioning		3	\$5,000.00	
D.	Electrical Systems		3	\$697,013.58	
E.	Plumbing and Fixtures		3	\$256,796.00	
F.	Windows		2	\$12,730.00	
G.	Structure: Foundation		2	\$1,500.00	
H.	Structure: Walls and Chimneys		2	\$162,718.00	
I.	Structure: Floors and Roofs		1	\$0.00	
J.	General Finishes		3	\$2,097,830.60	
K.	Interior Lighting		3	\$214,730.00	
L.	Security Systems		3	\$122,396.10	
M.	Emergency/Egress Lighting		3	\$42,946.00	
N.	Fire Alarm		3	\$64,419.00	
O.	Handicapped Access		3	\$348,169.20	
P.	Site Condition		3	\$132,924.00	
Q.	Sewage System		1	\$0.00	
R.	Water Supply		1	\$0.00	
S.	Exterior Doors		3	\$10,000.00	
T.	Hazardous Material		3	\$10,600.00	
U.	Life Safety		3	\$143,927.20	
V.	Loose Furnishings		3	\$85,892.00	
W.	Technology		3	\$566,028.28	
X.	Construction Contingency / Non-Construction Cost		-	\$1,573,540.35	
<b>Total</b>					<b>\$8,014,477.83</b>
LEED Observations					
Commentary					
Total 1000 594 59% Borderline					
Enhanced Environmental Hazards Assessment Cost Estimates					
C=Under Contract					
Renovation Cost Factor 102.89%					
Cost to Renovate (Cost Factor applied) \$8,246,096.24					
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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Building Summary - Crim Elementary (7773)

<b>District:</b> Bowling Green City School District <b>Name:</b> Crim Elementary <b>Address:</b> 1020 Scott Hamilton Ave Bowling Green, OH 43402 <b>Bldg. IRN:</b> 7773				<b>County:</b> Wood <b>Area:</b> Northwestern Ohio (3) <b>Contact:</b> Melanie Garbig <b>Phone:</b> 419-354-0400 <b>Date Prepared:</b> 2015-08-12 <b>By:</b> Isaac Ocasio <b>Date Revised:</b> 2015-10-16 <b>By:</b> Holly Grambort			
Current Grades		K-5	Acreage:		10.91		
Proposed Grades		N/A	Teaching Stations:		20		
Current Enrollment		444	Classrooms:		25		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Building		1957	no	1	24,809		
Classroom Addition		1963	no	1	5,119		
Classroom Addition		2012	yes	1	21,208		
<b>Total</b>				<b>51,136</b>			
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>CEFPI Appraisal Summary</b>							
				<b>Section</b>			
				<b>Points Possible</b>			
				<b>Points Earned</b>			
				<b>Percentage</b>			
				<b>Rating</b>			
				<b>Category</b>			
<b>Cover Sheet</b>							
1.0 The School Site		100		81			
2.0 Structural and Mechanical Features		200		136			
3.0 Plant Maintainability		100		72			
4.0 Building Safety and Security		200		163			
5.0 Educational Adequacy		200		152			
6.0 Environment for Education		200		161			
LEED Observations		---		---			
Commentary		---		---			
<b>Total</b>		<b>1000</b>		<b>765</b>			
				<b>77%</b>			
				<b>Satisfactory</b>			
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>FACILITY ASSESSMENT</b>							
Cost Set: 2015							
				<b>Rating</b>			
				<b>Dollar Assessment</b>			
A. Heating System		1		\$0.00			
B. Roofing		1		\$0.00			
C. Ventilation / Air Conditioning		1		\$0.00			
D. Electrical Systems		2		\$42,840.80			
E. Plumbing and Fixtures		3		\$211,331.50			
F. Windows		3		\$208,000.00			
G. Structure: Foundation		1		\$0.00			
H. Structure: Walls and Chimneys		2		\$8,300.00			
I. Structure: Floors and Roofs		1		\$0.00			
J. General Finishes		2		\$262,681.50			
K. Interior Lighting		2		\$149,640.00			
L. Security Systems		1		\$0.00			
M. Emergency/Egress Lighting		3		\$29,928.00			
N. Fire Alarm		1		\$0.00			
O. Handicapped Access		3		\$51,095.00			
P. Site Condition		2		\$126,704.00			
Q. Sewage System		1		\$0.00			
R. Water Supply		1		\$0.00			
S. Exterior Doors		1		\$0.00			
T. Hazardous Material		3		\$13,625.00			
U. Life Safety		2		\$55,000.00			
V. Loose Furnishings		2		\$89,784.00			
W. Technology		3		\$588,575.36			
X. Construction Contingency / Non-Construction Cost		-		\$448,908.02			
<b>Total</b>				<b>\$2,286,413.18</b>			
C=Under Contract							
Renovation Cost Factor				102.89%			
Cost to Renovate (Cost Factor applied)				\$2,352,490.52			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

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Building Summary - Kenwood Elementary (18887)

<b>District:</b> Bowling Green City School District <b>Name:</b> Kenwood Elementary <b>Address:</b> 710 Kenwood Ave Bowling Green, OH 43402 <b>Bldg. IRN:</b> 18887				<b>County:</b> Wood <b>Area:</b> Northwestern Ohio (3) <b>Contact:</b> Kathleen Daney <b>Phone:</b> 419-354-0500 <b>Date Prepared:</b> 2015-08-12 <b>By:</b> Julie Minor <b>Date Revised:</b> 2015-10-16 <b>By:</b> Holly Grambort							
Current Grades		K-5		Acreage:		9.71		CEFPI Appraisal Summary			
Proposed Grades		N/A		Teaching Stations:		28					
Current Enrollment		424		Classrooms:		24					
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet						
Original Building		1953	yes	1	28,832						
Classroom Addition		1988	yes	1	13,679						
Multi-Purpose Room Addition		1988	yes	1	2,711						
Library Addition		1988	yes	1	655						
<b>Total</b>				<b>45,877</b>							
*HA = Handicapped Access											
*Rating =1 Satisfactory											
=2 Needs Repair											
=3 Needs Replacement											
*Const P/S = Present/Scheduled Construction											
FACILITY ASSESSMENT		Rating		Dollar Assessment							
Cost Set: 2015											
A.	Heating System	3		\$1,565,323.24							
B.	Roofing	2		\$8,900.00							
C.	Ventilation / Air Conditioning	2		\$5,000.00							
D.	Electrical Systems	3		\$744,583.71							
E.	Plumbing and Fixtures	3		\$396,739.00							
F.	Windows	2		\$12,800.00							
G.	Structure: Foundation	2		\$18,000.00							
H.	Structure: Walls and Chimneys	2		\$63,798.50							
I.	Structure: Floors and Roofs	1		\$0.00							
J.	General Finishes	3		\$735,844.30							
K.	Interior Lighting	3		\$229,385.00							
L.	Security Systems	3		\$130,749.45							
M.	Emergency/Egress Lighting	3		\$45,877.00							
N.	Fire Alarm	3		\$68,815.50							
O.	Handicapped Access	3		\$152,440.40							
P.	Site Condition	2		\$184,115.50							
Q.	Sewage System	1		\$0.00							
R.	Water Supply	1		\$0.00							
S.	Exterior Doors	2		\$600.00							
T.	Hazardous Material	2		\$112,000.00							
U.	Life Safety	3		\$160,061.40							
V.	Loose Furnishings	3		\$137,631.00							
W.	Technology	3		\$604,658.86							
X.	Construction Contingency / Non-Construction Cost			\$1,313,696.11							
<b>Total</b>				<b>\$6,691,018.97</b>							
						Section      Points Possible    Points Earned    Percentage    Rating    Category Cover Sheet      —      —      —      — 1.0 The School Site      100      70      70%      Satisfactory 2.0 Structural and Mechanical Features      200      117      59%      Borderline 3.0 Plant Maintainability      100      56      56%      Borderline 4.0 Building Safety and Security      200      123      62%      Borderline 5.0 Educational Adequacy      200      118      59%      Borderline 6.0 Environment for Education      200      90      45%      Poor LEED Observations      —      —      —      — Commentary      —      —      —      — <b>Total</b> 1000      574      57%      Borderline					
						Enhanced Environmental Hazards Assessment Cost Estimates C=Under Contract Renovation Cost Factor      102.89% Cost to Renovate (Cost Factor applied)      \$6,884,389.41 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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