

Building Information - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Tech Center_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	Willoughby-Eastlake Tech Centers A, B & C
Building IRN	64634
Building Address	25 Public Square
Building City	Willoughby
Building Zipcode	44094
Building Phone	440/602-5090
Acreage	5.60
Current Grades	10-12
Teaching Stations	48
Number of Floors	3
Student Capacity	1125
Current Enrollment	214
Enrollment Date	2010-04-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	45
Historical Register	NO
Building's Principal	Mr. Dave Palmer
Building Type	Joint Vocational

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

140,493 Total Existing Square Footage
1915,1915,1924,1924,1924,1928,1928,1947,1947,1974,1974,1976 Building Dates
10-12 Grades
214 Current Enrollment
48 Teaching Stations
5.60 Site Acreage

Willoughby - Eastlake Tech Centers A, B, and C, which is not on the National Register of Historic Buildings, and originally constructed in 1915, is a 3 story, 140,493 square foot brick school building located in a small town commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The facility is comprised of three structures. The 1915 Original A, 1915 Unusable, 1928 Building A Addition and Unusable, and 1947 Building A Addition and Unusable contain load bearing masonry construction with block and plaster interior walls. The 1924 Building B, Unusable, and Attic, and 1976 Building B Infill are load bearing masonry and concrete framing with block, plaster, and drywall interior walls. The 1974 Building C is single wythe bearing masonry with block interior walls. The floor system for Buildings A and B are slab on grade and composite. The floor system for Building C is slab on grade and metal deck. The roof structure for Buildings A and B are composite concrete. The roof structure for Building C is metal joists with tectum. The roofing system for Building A is partially ballasted built up asphalt. The roofing system for Building B is partially ballasted built up asphalt and asphalt shingles. The roofing system for Building C is asphalt shingles with some built up asphalt. The systems were last refurbished in 1977. The ventilation systems of the buildings are 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 are not provided. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The buildings do not have a compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The buildings are reported to contain asbestos and other hazardous materials. The buildings are not compliant with ADA accessibility requirements. The school is located on a 5.6 acre site adjacent to commercial properties. The campus of three buildings is split by a moderately traveled city street. The property is not fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate. A small maintenance building is located on the property, also. Building B is partially leased to the Lake Academy and to the Lake County Indian Museum.

The roofs leak. Rusting lintels are expediting brick deterioration. Building C has a bee infestation causing damage to the wood gutter system. Stair towers in the 1924 Building B do not have proper doors or hardware. Egress from those spaces is not maintained in a trip-free manner.

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Building Construction Information - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634)

Name	Year	Handicapped Access	Floors	Square Feet
1915 Original A	1915	no	3	25,839
1915 Original A Unusable	1915	no	1	10,443
1924 Building B	1924	no	3	18,989
1924 Building B Attic	1924	no	1	1,679
1924 Building B Unusable	1924	no	1	7,471
1928 Building A Addition	1928	no	1	12,760
1928 Building A Unusable	1928	no	1	6,526
1947 Building A Addition	1947	no	1	7,891
1947 Building A Unusable	1947	no	1	719
1974 Building A infill	1974	no	1	4,134
1974 Building C	1974	no	1	39,556
1976 Building B infill & stair tower	1976	no	1	4,486

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Building Component Information - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
1915 Original A (1915)		4996												
1915 Original A Unusable (1915)														
1924 Building B (1924)		3782												
1924 Building B Attic (1924)														
1924 Building B Unusable (1924)														
1928 Building A Addition (1928)		3159												
1928 Building A Unusable (1928)														
1947 Building A Addition (1947)		997												
1947 Building A Unusable (1947)														
1974 Building A infill (1974)														
1974 Building C (1974)		3647												
1976 Building B infill & stair tower (1976)		531												

Master Planning Considerations

The site has been occupied by educational institutions throughout the history of the town. Any modification should be sensitive to the cultural significance of the site and its impact on the form and character of the surrounding public realm.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
Program Type 1	Business Management	Laboratory	1429.00
		CT-P1-2 Office	77.00
		CT-P1-3 Storage	158.00
		CT-P1-4 Other	0.00
		Other Spaces, Comments:	
Program Type 2	Practical Nursing	Laboratory	1433.00
		CT-P2-2 Office	675.00
		CT-P2-3 Storage	0.00
		CT-P2-4 Changing Room	0.00
		CT-P2-5 Other	0.00
		Other Spaces, Comments: Four classrooms, in addition to the lab space, are associated with this program. Their areas are: 1430, 1176, 1434, and 681.	
Program Type 3	Hotels and Resorts (Not in current design manual)	Laboratory	1220.00
		CT-P3-2 Office	0.00
		CT-P3-3 Storage	0.00
		Banquet Room	2753.00
		CT-P3-4 Other	0.00
Other Spaces, Comments: The Banquet Room is the former Student Dining/Auditorium.			
Program Type 5	Auto Specialization	Laboratory	4968.00
		CT-P5-2 Classroom	651.00
		CT-P5-3 Office	125.00
		CT-P5-4 Storage	273.00
		CT-P5-5 Changing Room (one per type 5, 6 & 7)	192.00
		Related Restroom	0.00
		CT-P5-6 Tool Crib	208.00
		CT-P5-7 Reference Room	0.00
		CT-P5-8 Other	0.00
Other Spaces, Comments: Changing area is only a locker storage alcove. Restrooms are associated to all high bay programs within the structure. An additional storage room of 145 is within the space.			
Program Type 5	Welding and Cutting	Laboratory	3247.00
		CT-P5-2 Classroom	651.00
		CT-P5-3 Office	114.00
		CT-P5-4 Storage	159.00
		CT-P5-5 Changing Room (one per type 5, 6 & 7)	186.00
		Related Restroom	0.00
		CT-P5-6 Tool Crib	0.00
		CT-P5-7 Reference Room	0.00
		CT-P5-8 Other	0.00
Other Spaces, Comments: A storage mezzanine is associated with the space. Changing facilities are a locker alcove within the high bay area. Restrooms are associated to all high bay programs within the structure.			
Program Type 6	Auto Collision Repair	Laboratory	5162.00
		CT-P6-8 Other	98.00
		CT-P6-2 Related Classroom	650.00
		CT-P6-3 Office	123.00
		CT-P6-4 Storage	0.00
		CT-P6-5 Changing Room (one per type 5, 6 & 7)	192.00
		Related Restroom	0.00
		CT-P6-6 Tool Crib	318.00
		CT-P6-7 Reference Room	0.00
		Auto Parts Storage	0.00
Other Spaces, Comments: Changing facilities are a locker alcove within the high bay area. The "other" space is paint storage. Restrooms are associated to all high bay programs within the structure.			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Willoughby-Eastlake Tech Centers A, B & C (64634)

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: Willoughby-Eastlake Tech Centers A, B & C				Contact: Mr. Dave Palmer			
Address: 25 Public Square Willoughby, 44094				Phone: 440/602-5090			
Bldg. IRN: 64634				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades	10-12	Acreage:		5.60	CEFPI Appraisal Summary		
Proposed Grades	N/A	Teaching Stations:		48			
Current Enrollment	214	Classrooms:		45			
Projected Enrollment	N/A						
Addition				Date	HA	Number of Floors	Current Square Feet
1915 Original A				1915	no	3	25,839
1915 Original A Unusable				1915	no	1	10,443
1924 Building B				1924	no	3	18,989
1924 Building B Unusable				1924	no	1	7,471
1924 Building B Attic				1924	no	1	1,679
1928 Building A Unusable				1928	no	1	6,526
1928 Building A Addition				1928	no	1	12,760
1947 Building A Addition				1947	no	1	7,891
1947 Building A Unusable				1947	no	1	719
1974 Building C				1974	no	1	39,556
1974 Building A Infill				1974	no	1	4,134
1976 Building B Infill & stair tower				1976	no	1	4,486
Total				140,493			
*HA = Handicapped Access							
*Rating =1 Satisfactory							
=2 Needs Repair							
=3 Needs Replacement							
*Const P/S = Present/Scheduled Construction							
FACILITY ASSESSMENT				Cost Set: 2010		Rating	Dollar Assessment
A.	Heating System			3	\$3,895,072.50	-	
B.	Roofing			3	\$817,607.26	-	
C.	Ventilation / Air Conditioning			1	\$0.00	-	
D.	Electrical Systems			3	\$2,433,338.76	-	
E.	Plumbing and Fixtures			3	\$911,988.00	C	
F.	Windows			3	\$616,322.22	-	
G.	Structure: Foundation			2	\$7,775.00	-	
H.	Structure: Walls and Chimneys			2	\$911,642.00	-	
I.	Structure: Floors and Roofs			1	\$0.00	-	
J.	General Finishes			3	\$1,910,637.15	-	
K.	Interior Lighting			3	\$702,465.00	-	
L.	Security Systems			3	\$359,517.75	-	
M.	Emergency/Egress Lighting			3	\$140,493.00	-	
N.	Fire Alarm			3	\$210,739.50	-	
O.	Handicapped Access			2	\$960,270.50	-	
P.	Site Condition			2	\$482,046.81	-	
Q.	Sewage System			3	\$67,500.00	-	
R.	Water Supply			3	\$60,000.00	-	
S.	Exterior Doors			3	\$80,000.00	-	
T.	Hazardous Material			3	\$126,618.00	-	
U.	Life Safety			3	\$730,602.25	-	
V.	Loose Furnishings			3	\$607,831.00	-	
W.	Technology			3	\$765,686.85	-	
- X.	Construction Contingency / Non-Construction Cost			-	\$4,103,839.31	-	
Total					\$20,901,992.86		

Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet	<	<	<	<	<
1.0 The School Site	100	63	63%	Borderline	
2.0 Structural and Mechanical Features	200	112	56%	Borderline	
3.0 Plant Maintainability	100	63	63%	Borderline	
4.0 Building Safety and Security	200	106	53%	Borderline	
5.0 Educational Adequacy	200	95	48%	Poor	
6.0 Environment for Education	200	115	58%	Borderline	
LEED Observations	<	<	<	<	<
Commentary	<	<	<	<	<
Total	1000	554	55%	Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates					
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
104.16%					
\$21,771,515.76					

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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1915 Original A (1915) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: Willoughby-Eastlake Tech Centers A, B & C				Contact: Mr. Dave Palmer						
Address: 25 Public Square Willoughby, 44094				Phone: 440/602-5090						
Bldg. IRN: 64634				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	48							
Current Enrollment	214	Classrooms:	45							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1915 Original A	1915	no	3	25,839	1.0 The School Site	100	63	63%	Borderline	
1915 Original A Unusable	1915	no	1	10,443	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
1924 Building B	1924	no	3	18,989	3.0 Plant Maintainability	100	63	63%	Borderline	
1924 Building B Unusable	1924	no	1	7,471	4.0 Building Safety and Security	200	106	53%	Borderline	
1924 Building B Attic	1924	no	1	1,679	5.0 Educational Adequacy	200	95	48%	Poor	
1928 Building A Unusable	1928	no	1	6,526	6.0 Environment for Education	200	115	58%	Borderline	
1928 Building A Addition	1928	no	1	12,760	LEED Observations	<	<	<	<	<
1947 Building A Addition	1947	no	1	7,891	Commentary	<	<	<	<	<
1947 Building A Unusable	1947	no	1	719	Total	1000	554	55%	Borderline	
1974 Building C	1974	no	1	39,556	Enhanced Environmental Hazards Assessment Cost Estimates					
1974 Building A Infill	1974	no	1	4,134	C=Under Contract					
1976 Building B Infill & stair tower	1976	no	1	4,486	Renovation Cost Factor					
Total				140,493	Cost to Renovate (Cost Factor applied)					
				104.16%						
				\$5,183,045.34						
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>						
		*HA =	Handicapped Access							
		*Rating =	1 Satisfactory							
			=2 Needs Repair							
			=3 Needs Replacement							
		*Const P/S =	Present/Scheduled Construction							
FACILITY ASSESSMENT										
Cost Set: 2010					Rating	Dollar	Assessment		C	
A.	Heating System				3	\$839,767.50	-			
B.	Roofing				3	\$157,506.03	-			
C.	Ventilation / Air Conditioning				1	\$0.00	-			
D.	Electrical Systems				3	\$447,531.48	-			
E.	Plumbing and Fixtures				3	\$305,473.00	-			
F.	Windows				3	\$257,111.18	-			
G.	Structure: Foundation				2	\$0.00	-			
H.	Structure: Walls and Chimneys				2	\$173,830.00	-			
I.	Structure: Floors and Roofs				1	\$0.00	-			
J.	General Finishes				3	\$437,118.67	-			
K.	Interior Lighting				3	\$129,195.00	-			
L.	Security Systems				3	\$71,057.25	-			
M.	Emergency/Egress Lighting				3	\$25,839.00	-			
N.	Fire Alarm				3	\$38,758.50	-			
O.	Handicapped Access				2	\$282,023.90	-			
P.	Site Condition				2	\$325,630.90	-			
Q.	Sewage System				3	\$22,500.00	-			
R.	Water Supply				3	\$20,000.00	-			
S.	Exterior Doors				3	\$8,000.00	-			
T.	Hazardous Material				3	\$13,723.00	-			
U.	Life Safety				3	\$173,976.75	-			
V.	Loose Furnishings				3	\$129,195.00	-			
W.	Technology				3	\$140,822.55	-			
- X.	Construction Contingency / Non-Construction Cost				-	\$976,982.28	-			
Total						\$4,976,041.99				

1915 Original A Unusable (1915) Summary

District: Willoughby-Eastlake City SD Name: Willoughby-Eastlake Tech Centers A, B & C Address: 25 Public Square Willoughby, 44094 Bldg. IRN: 64634				County: Lake Area: Northeastern Ohio (8) Contact: Mr. Dave Palmer Phone: 440/602-5090 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker																																																																			
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary																																																																			
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FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment	C																																																																	
A.	Heating System		3	\$78,322.50	-																																																																		
B.	Roofing		3	\$0.00	-																																																																		
C.	Ventilation / Air Conditioning		1	\$0.00	-																																																																		
D.	Electrical Systems		3	\$180,872.76	-																																																																		
E.	Plumbing and Fixtures		3	\$0.00	-																																																																		
F.	Windows		3	\$0.00	-																																																																		
G.	Structure: Foundation		2	\$0.00	-																																																																		
H.	Structure: Walls and Chimneys		2	\$0.00	-																																																																		
I.	Structure: Floors and Roofs		1	\$0.00	-																																																																		
J.	General Finishes		3	\$0.00	-																																																																		
K.	Interior Lighting		3	\$52,215.00	-																																																																		
L.	Security Systems		3	\$18,275.25	-																																																																		
M.	Emergency/Egress Lighting		3	\$10,443.00	-																																																																		
N.	Fire Alarm		3	\$15,664.50	-																																																																		
O.	Handicapped Access		2	\$0.00	-																																																																		
P.	Site Condition		2	\$0.00	-																																																																		
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S.	Exterior Doors		3	\$0.00	-																																																																		
T.	Hazardous Material		3	\$12,500.00	-																																																																		
U.	Life Safety		3	\$33,939.75	-																																																																		
V.	Loose Furnishings		3	\$0.00	-																																																																		
W.	Technology		3	\$56,914.35	-																																																																		
X.	Construction Contingency / Non-Construction Cost		-	\$112,171.02	-																																																																		
Total				\$571,318.13																																																																			
				Renovation Cost Factor 104.16% Cost to Renovate (Cost Factor applied) \$595,084.96 The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																																			

1924 Building B (1924) Summary

District: Willoughby-Eastlake City SD Name: Willoughby-Eastlake Tech Centers A, B & C Address: 25 Public Square Willoughby, 44094 Bldg. IRN: 64634				County: Lake Area: Northeastern Ohio (8) Contact: Mr. Dave Palmer Phone: 440/602-5090 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker								
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Projected Enrollment	N/A											
Addition			Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1915 Original A			1915	no	3	25,839	1.0 The School Site	100	63	63%	Borderline	
1915 Original A Unusable			1915	no	1	10,443	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
1924 Building B			1924	no	3	18,989	3.0 Plant Maintainability	100	63	63%	Borderline	
1924 Building B Unusable			1924	no	1	7,471	4.0 Building Safety and Security	200	106	53%	Borderline	
1924 Building B Attic			1924	no	1	1,679	5.0 Educational Adequacy	200	95	48%	Poor	
1928 Building A Unusable			1928	no	1	6,526	6.0 Environment for Education	200	115	58%	Borderline	
1928 Building A Addition			1928	no	1	12,760	LEED Observations	<	<	<	<	
1947 Building A Addition			1947	no	1	7,891	Commentary	<	<	<	<	
1947 Building A Unusable			1947	no	1	719	Total	1000	554	55%	Borderline	
1974 Building C			1974	no	1	39,556	Enhanced Environmental Hazards Assessment Cost Estimates					
1974 Building A Infill			1974	no	1	4,134	C=Under Contract					
1976 Building B Infill & stair tower			1976	no	1	4,486	Renovation Cost Factor					
Total					140,493		Cost to Renovate (Cost Factor applied)					
							104.16%					
							\$3,868,852.22					
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>												
*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: 2010												
A.	Heating System	3	\$617,142.50	-								
B.	Roofing	3	\$166,487.50	-								
C.	Ventilation / Air Conditioning	1	\$0.00	-								
D.	Electrical Systems	3	\$328,889.48	-								
E.	Plumbing and Fixtures	3	\$231,023.00	-								
F.	Windows	3	\$141,836.40	-								
G.	Structure: Foundation	2	\$5,000.00	-								
H.	Structure: Walls and Chimneys	2	\$180,945.00	-								
I.	Structure: Floors and Roofs	1	\$0.00	-								
J.	General Finishes	3	\$324,808.17	-								
K.	Interior Lighting	3	\$94,945.00	-								
L.	Security Systems	3	\$52,219.75	-								
M.	Emergency/Egress Lighting	3	\$18,989.00	-								
N.	Fire Alarm	3	\$28,483.50	-								
O.	Handicapped Access	2	\$269,393.90	-								
P.	Site Condition	2	\$110,410.95	-								
Q.	Sewage System	3	\$22,500.00	-								
R.	Water Supply	3	\$20,000.00	-								
S.	Exterior Doors	3	\$20,000.00	-								
T.	Hazardous Material	3	\$71,850.00	-								
U.	Life Safety	3	\$81,714.25	-								
V.	Loose Furnishings	3	\$94,945.00	-								
W.	Technology	3	\$103,490.05	-								
X.	Construction Contingency / Non-Construction Cost	-	\$729,262.40	-								
Total						\$3,714,335.85						

1924 Building B Unusable (1924) Summary

District: Willoughby-Eastlake City SD	County: Lake	Area: Northeastern Ohio (8)
Name: Willoughby-Eastlake Tech Centers A, B & C	Contact: Mr. Dave Palmer	
Address: 25 Public Square Willoughby, 44094	Phone: 440/602-5090	
Bldg. IRN: 64634	Date Prepared: 2010-03-16	By: Karen L Walker
	Date Revised: 2010-06-23	By: Karen L Walker

Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	48							
Current Enrollment	214	Classrooms:	45							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1915 Original A	1915	no	3	25,839	1.0 The School Site	100	63	63%	Borderline	
1915 Original A Unusable	1915	no	1	10,443	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
1924 Building B	1924	no	3	18,989	3.0 Plant Maintainability	100	63	63%	Borderline	
1924 Building B Unusable	1924	no	1	7,471	4.0 Building Safety and Security	200	106	53%	Borderline	
1924 Building B Attic	1924	no	1	1,679	5.0 Educational Adequacy	200	95	48%	Poor	
1928 Building A Unusable	1928	no	1	6,526	6.0 Environment for Education	200	115	58%	Borderline	
1928 Building A Addition	1928	no	1	12,760	LEED Observations	<	<	<	<	<
1947 Building A Addition	1947	no	1	7,891	Commentary	<	<	<	<	<
1947 Building A Unusable	1947	no	1	719	Total	1000	554	55%	Borderline	
1974 Building C	1974	no	1	39,556	Enhanced Environmental Hazards Assessment Cost Estimates					
1974 Building A Infill	1974	no	1	4,134	C=Under Contract					
1976 Building B Infill & stair tower	1976	no	1	4,486	Renovation Cost Factor					
Total				140,493	Cost to Renovate (Cost Factor applied)					

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

*HA =	Handicapped Access
*Rating =1	Satisfactory
=2	Needs Repair
=3	Needs Replacement
*Const P/S =	Present/Scheduled Construction

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2010				
A.	Heating System	3	\$56,032.50	-
B.	Roofing	3	\$0.00	-
C.	Ventilation / Air Conditioning	1	\$0.00	-
D.	Electrical Systems	3	\$129,397.72	-
E.	Plumbing and Fixtures	3	\$0.00	-
F.	Windows	3	\$0.00	-
G.	Structure: Foundation	2	\$0.00	-
H.	Structure: Walls and Chimneys	2	\$0.00	-
I.	Structure: Floors and Roofs	1	\$0.00	-
J.	General Finishes	3	\$0.00	-
K.	Interior Lighting	3	\$37,355.00	-
L.	Security Systems	3	\$13,074.25	-
M.	Emergency/Egress Lighting	3	\$7,471.00	-
N.	Fire Alarm	3	\$11,206.50	-
O.	Handicapped Access	2	\$0.00	-
P.	Site Condition	2	\$0.00	-
Q.	Sewage System	3	\$0.00	-
R.	Water Supply	3	\$0.00	-
S.	Exterior Doors	3	\$0.00	-
T.	Hazardous Material	3	\$2,000.00	-
U.	Life Safety	3	\$24,280.75	-
V.	Loose Furnishings	3	\$0.00	-
W.	Technology	3	\$40,716.95	-
X.	Construction Contingency / Non-Construction Cost	-	\$78,551.88	-
Total			\$400,086.55	

1924 Building B Attic (1924) Summary

District: Willoughby-Eastlake City SD Name: Willoughby-Eastlake Tech Centers A, B & C Address: 25 Public Square Willoughby, 44094 Bldg. IRN: 64634				County: Lake Area: Northeastern Ohio (8) Contact: Mr. Dave Palmer Phone: 440/602-5090 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker	
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary	
Proposed Grades	N/A	Teaching Stations:	48		
Current Enrollment	214	Classrooms:	45		
Projected Enrollment	N/A				
<u>Addition</u>	<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>	
1915 Original A	1915	no	3	25,839	
1915 Original A Unusable	1915	no	1	10,443	
1924 Building B	1924	no	3	18,989	
1924 Building B Unusable	1924	no	1	7,471	
1924 Building B Attic	1924	no	1	1,679	
1928 Building A Unusable	1928	no	1	6,526	
1928 Building A Addition	1928	no	1	12,760	
1947 Building A Addition	1947	no	1	7,891	
1947 Building A Unusable	1947	no	1	719	
1974 Building C	1974	no	1	39,556	
1974 Building A Infill	1974	no	1	4,134	
1976 Building B Infill & stair tower	1976	no	1	4,486	
Total				140,493	
*HA = Handicapped Access *Rating = 1 Satisfactory = 2 Needs Repair = 3 Needs Replacement *Const P/S = Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2010			Rating	Dollar Assessment	C
A.	Heating System		3	\$12,592.50	-
B.	Roofing		3	\$0.00	-
C.	Ventilation / Air Conditioning		1	\$0.00	-
D.	Electrical Systems		3	\$29,080.28	-
E.	Plumbing and Fixtures		3	\$0.00	-
F.	Windows		3	\$0.00	-
G.	Structure: Foundation		2	\$0.00	-
H.	Structure: Walls and Chimneys		2	\$0.00	-
I.	Structure: Floors and Roofs		1	\$0.00	-
J.	General Finishes		3	\$0.00	-
K.	Interior Lighting		3	\$8,395.00	-
L.	Security Systems		3	\$2,938.25	-
M.	Emergency/Egress Lighting		3	\$1,679.00	-
N.	Fire Alarm		3	\$2,518.50	-
O.	Handicapped Access		2	\$0.00	-
P.	Site Condition		2	\$0.00	-
Q.	Sewage System		3	\$0.00	-
R.	Water Supply		3	\$0.00	-
S.	Exterior Doors		3	\$0.00	-
T.	Hazardous Material		3	\$0.00	-
U.	Life Safety		3	\$5,456.75	-
V.	Loose Furnishings		3	\$0.00	-
W.	Technology		3	\$9,150.55	-
X.	Construction Contingency / Non-Construction Cost		-	\$17,543.60	-
Total				\$89,354.43	

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	<	<	<	<	<
1.0 The School Site	100	63	63%		Borderline
2.0 Structural and Mechanical Features	200	112	56%		Borderline
3.0 Plant Maintainability	100	63	63%		Borderline
4.0 Building Safety and Security	200	106	53%		Borderline
5.0 Educational Adequacy	200	95	48%		Poor
6.0 Environment for Education	200	115	58%		Borderline
LEED Observations	<	<	<	<	<
Commentary	<	<	<	<	<
Total	1000	554	55%		Borderline
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>					
C=Under Contract					
Renovation Cost Factor					104.16%
Cost to Renovate (Cost Factor applied)					\$93,071.58

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

1928 Building A Unusable (1928) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: Willoughby-Eastlake Tech Centers A, B & C				Contact: Mr. Dave Palmer			
Address: 25 Public Square Willoughby, 44094				Phone: 440/602-5090			
Bldg. IRN: 64634				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		10-12	Acreage:		5.60		
Proposed Grades		N/A	Teaching Stations:		48		
Current Enrollment		214	Classrooms:		45		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>1915 Original A</u>		1915	no	3	25,839		
<u>1915 Original A Unusable</u>		1915	no	1	10,443		
<u>1924 Building B</u>		1924	no	3	18,989		
<u>1924 Building B Unusable</u>		1924	no	1	7,471		
<u>1924 Building B Attic</u>		1924	no	1	1,679		
1928 Building A Unusable		1928	no	1	6,526		
<u>1928 Building A Addition</u>		1928	no	1	12,760		
<u>1947 Building A Addition</u>		1947	no	1	7,891		
<u>1947 Building A Unusable</u>		1947	no	1	719		
<u>1974 Building C</u>		1974	no	1	39,556		
<u>1974 Building A Infill</u>		1974	no	1	4,134		
<u>1976 Building B Infill & stair tower</u>		1976	no	1	4,486		
Total					140,493		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating	Dollar Assessment	C	
Cost Set: 2010							
A.	<u>Heating System</u>			3	\$48,945.00	-	
B.	<u>Roofing</u>			3	\$0.00	-	
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	-	
D.	<u>Electrical Systems</u>			3	\$113,030.32	-	
E.	<u>Plumbing and Fixtures</u>			3	\$0.00	-	
F.	<u>Windows</u>			3	\$0.00	-	
G.	<u>Structure: Foundation</u>			2	\$0.00	-	
H.	<u>Structure: Walls and Chimneys</u>			2	\$0.00	-	
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00	-	
J.	<u>General Finishes</u>			3	\$0.00	-	
K.	<u>Interior Lighting</u>			3	\$32,630.00	-	
L.	<u>Security Systems</u>			3	\$11,420.50	-	
M.	<u>Emergency/Egress Lighting</u>			3	\$6,526.00	-	
N.	<u>Fire Alarm</u>			3	\$9,789.00	-	
O.	<u>Handicapped Access</u>			2	\$0.00	-	
P.	<u>Site Condition</u>			2	\$0.00	-	
Q.	<u>Sewage System</u>			3	\$0.00	-	
R.	<u>Water Supply</u>			3	\$0.00	-	
S.	<u>Exterior Doors</u>			3	\$0.00	-	
T.	<u>Hazardous Material</u>			3	\$6,000.00	-	
U.	<u>Life Safety</u>			3	\$21,209.50	-	
V.	<u>Loose Furnishings</u>			3	\$0.00	-	
W.	<u>Technology</u>			3	\$35,566.70	-	
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$69,654.94	-	
Total					\$354,771.96		

CEFPI Appraisal Summary					
Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>					
1.0 <u>The School Site</u>	100	63	63%	Borderline	
2.0 <u>Structural and Mechanical Features</u>	200	112	56%	Borderline	
3.0 <u>Plant Maintainability</u>	100	63	63%	Borderline	
4.0 <u>Building Safety and Security</u>	200	106	53%	Borderline	
5.0 <u>Educational Adequacy</u>	200	95	48%	Poor	
6.0 <u>Environment for Education</u>	200	115	58%	Borderline	
<u>LEED Observations</u>					
<u>Commentary</u>					
Total	1000	554	55%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates	
C=Under Contract	
Renovation Cost Factor	104.16%
Cost to Renovate (Cost Factor applied)	\$369,530.48

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

1928 Building A Addition (1928) Summary

District: Willoughby-Eastlake City SD Name: Willoughby-Eastlake Tech Centers A, B & C Address: 25 Public Square Willoughby, 44094 Bldg. IRN: 64634				County: Lake Area: Northeastern Ohio (8) Contact: Mr. Dave Palmer Phone: 440/602-5090 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker																																																																			
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary																																																																			
Proposed Grades	N/A	Teaching Stations:	48																																																																				
Current Enrollment	214	Classrooms:	45	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td colspan="6">Cover Sheet</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>63</td> <td>63%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>112</td> <td>56%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>63</td> <td>63%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>106</td> <td>53%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>95</td> <td>48%</td> <td>Poor</td> <td></td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>115</td> <td>58%</td> <td>Borderline</td> <td></td> </tr> <tr> <td colspan="6">LEED Observations</td> </tr> <tr> <td colspan="6">Commentary</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>554</td> <td>55%</td> <td>Borderline</td> <td></td> </tr> </tbody> </table>		Section	Points Possible	Points Earned	Percentage	Rating	Category	Cover Sheet						1.0 The School Site	100	63	63%	Borderline		2.0 Structural and Mechanical Features	200	112	56%	Borderline		3.0 Plant Maintainability	100	63	63%	Borderline		4.0 Building Safety and Security	200	106	53%	Borderline		5.0 Educational Adequacy	200	95	48%	Poor		6.0 Environment for Education	200	115	58%	Borderline		LEED Observations						Commentary						Total	1000	554	55%	Borderline	
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				Renovation Cost Factor 104.16% Cost to Renovate (Cost Factor applied) \$2,017,851.20																																																																			
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FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment	C																																																																	
A.	Heating System	3	\$414,700.00	-																																																																			
B.	Roofing	3	\$93,251.62	-																																																																			
C.	Ventilation / Air Conditioning	1	\$0.00	-																																																																			
D.	Electrical Systems	3	\$221,003.20	-																																																																			
E.	Plumbing and Fixtures	3	\$0.00	-																																																																			
F.	Windows	3	\$104,830.54	-																																																																			
G.	Structure: Foundation	2	\$0.00	-																																																																			
H.	Structure: Walls and Chimneys	2	\$92,263.50	-																																																																			
I.	Structure: Floors and Roofs	1	\$0.00	-																																																																			
J.	General Finishes	3	\$219,922.80	-																																																																			
K.	Interior Lighting	3	\$63,800.00	-																																																																			
L.	Security Systems	3	\$35,090.00	-																																																																			
M.	Emergency/Egress Lighting	3	\$12,760.00	-																																																																			
N.	Fire Alarm	3	\$19,140.00	-																																																																			
O.	Handicapped Access	2	\$43,746.00	-																																																																			
P.	Site Condition	2	\$0.00	-																																																																			
Q.	Sewage System	3	\$0.00	-																																																																			
R.	Water Supply	3	\$0.00	-																																																																			
S.	Exterior Doors	3	\$10,000.00	-																																																																			
T.	Hazardous Material	3	\$8,085.00	-																																																																			
U.	Life Safety	3	\$84,970.00	-																																																																			
V.	Loose Furnishings	3	\$63,800.00	-																																																																			
W.	Technology	3	\$69,542.00	-																																																																			
- X.	Construction Contingency / Non-Construction Cost	-	\$380,356.48	-																																																																			
Total				\$1,937,261.14																																																																			

1947 Building A Addition (1947) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: Willoughby-Eastlake Tech Centers A, B & C				Contact: Mr. Dave Palmer						
Address: 25 Public Square Willoughby, 44094				Phone: 440/602-5090						
Bldg. IRN: 64634				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	48							
Current Enrollment	214	Classrooms:	45							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1915 Original A	1915	no	3	25,839	1.0 The School Site	100	63	63%	Borderline	
1915 Original A Unusable	1915	no	1	10,443	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
1924 Building B	1924	no	3	18,989	3.0 Plant Maintainability	100	63	63%	Borderline	
1924 Building B Unusable	1924	no	1	7,471	4.0 Building Safety and Security	200	106	53%	Borderline	
1924 Building B Attic	1924	no	1	1,679	5.0 Educational Adequacy	200	95	48%	Poor	
1928 Building A Unusable	1928	no	1	6,526	6.0 Environment for Education	200	115	58%	Borderline	
1928 Building A Addition	1928	no	1	12,760	LEED Observations	<	<	<	<	<
1947 Building A Addition	1947	no	1	7,891	Commentary	<	<	<	<	<
1947 Building A Unusable	1947	no	1	719	Total	1000	554	55%	Borderline	
1974 Building C	1974	no	1	39,556	Enhanced Environmental Hazards Assessment Cost Estimates					
1974 Building A Infill	1974	no	1	4,134	C=Under Contract					
1976 Building B Infill & stair tower	1976	no	1	4,486	Renovation Cost Factor					
Total				140,493	Cost to Renovate (Cost Factor applied)					
				The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.						
				Renovate/Replace Ratio: 104.16%						
				Total Cost to Renovate: \$1,342,979.11						
				*HA = Handicapped Access						
				*Rating = 1 Satisfactory						
				= 2 Needs Repair						
				= 3 Needs Replacement						
				*Const P/S = Present/Scheduled Construction						
FACILITY ASSESSMENT				Rating	Dollar					
Cost Set: 2010					Assessment	C				
A.	Heating System			3	\$256,457.50	-				
B.	Roofing			3	\$116,180.84	-				
C.	Ventilation / Air Conditioning			1	\$0.00	-				
D.	Electrical Systems			3	\$136,672.12	-				
E.	Plumbing and Fixtures			3	\$0.00	-				
F.	Windows			3	\$89,247.30	-				
G.	Structure: Foundation			2	\$0.00	-				
H.	Structure: Walls and Chimneys			2	\$79,982.00	-				
I.	Structure: Floors and Roofs			1	\$0.00	-				
J.	General Finishes			3	\$130,438.23	-				
K.	Interior Lighting			3	\$39,455.00	-				
L.	Security Systems			3	\$21,700.25	-				
M.	Emergency/Egress Lighting			3	\$7,891.00	-				
N.	Fire Alarm			3	\$11,836.50	-				
O.	Handicapped Access			2	\$22,574.10	-				
P.	Site Condition			2	\$2,295.00	-				
Q.	Sewage System			3	\$0.00	-				
R.	Water Supply			3	\$0.00	-				
S.	Exterior Doors			3	\$4,500.00	-				
T.	Hazardous Material			3	\$8,860.00	-				
U.	Life Safety			3	\$25,645.75	-				
V.	Loose Furnishings			3	\$39,455.00	-				
W.	Technology			3	\$43,005.95	-				
- X.	Construction Contingency / Non-Construction Cost			-	\$253,145.92	-				
Total					\$1,289,342.46					

1947 Building A Unusable (1947) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: Willoughby-Eastlake Tech Centers A, B & C				Contact: Mr. Dave Palmer						
Address: 25 Public Square Willoughby, 44094				Phone: 440/602-5090						
Bldg. IRN: 64634				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	10-12	Acreage:		5.60	CEFPI Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:		48						
Current Enrollment	214	Classrooms:		45						
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1915 Original A	1915	no	3	25,839	1.0 The School Site	100	63	63%	Borderline	
1915 Original A Unusable	1915	no	1	10,443	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
1924 Building B	1924	no	3	18,989	3.0 Plant Maintainability	100	63	63%	Borderline	
1924 Building B Unusable	1924	no	1	7,471	4.0 Building Safety and Security	200	106	53%	Borderline	
1924 Building B Attic	1924	no	1	1,679	5.0 Educational Adequacy	200	95	48%	Poor	
1928 Building A Unusable	1928	no	1	6,526	6.0 Environment for Education	200	115	58%	Borderline	
1928 Building A Addition	1928	no	1	12,760	LEED Observations	<	<	<	<	<
1947 Building A Addition	1947	no	1	7,891	Commentary	<	<	<	<	<
1947 Building A Unusable	1947	no	1	719	Total	1000	554	55%	Borderline	
1974 Building C	1974	no	1	39,556	Enhanced Environmental Hazards Assessment Cost Estimates					
1974 Building A Infill	1974	no	1	4,134	C=Under Contract					
1976 Building B Infill & stair tower	1976	no	1	4,486	Renovation Cost Factor					
Total				140,493	Cost to Renovate (Cost Factor applied)					
					104.16%					
					\$40,504.18					
					<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					
*HA =		Handicapped Access								
*Rating =		1 Satisfactory								
		=2 Needs Repair								
		=3 Needs Replacement								
*Const P/S =		Present/Scheduled Construction								
FACILITY ASSESSMENT				Rating	Dollar					
Cost Set: 2010					Assessment C					
A.	Heating System			3	\$5,392.50					
B.	Roofing			3	\$0.00					
C.	Ventilation / Air Conditioning			1	\$0.00					
D.	Electrical Systems			3	\$12,453.08					
E.	Plumbing and Fixtures			3	\$0.00					
F.	Windows			3	\$0.00					
G.	Structure: Foundation			2	\$0.00					
H.	Structure: Walls and Chimneys			2	\$0.00					
I.	Structure: Floors and Roofs			1	\$0.00					
J.	General Finishes			3	\$0.00					
K.	Interior Lighting			3	\$3,595.00					
L.	Security Systems			3	\$1,258.25					
M.	Emergency/Egress Lighting			3	\$719.00					
N.	Fire Alarm			3	\$1,078.50					
O.	Handicapped Access			2	\$0.00					
P.	Site Condition			2	\$0.00					
Q.	Sewage System			3	\$0.00					
R.	Water Supply			3	\$0.00					
S.	Exterior Doors			3	\$0.00					
T.	Hazardous Material			3	\$500.00					
U.	Life Safety			3	\$2,336.75					
V.	Loose Furnishings			3	\$0.00					
W.	Technology			3	\$3,918.55					
X.	Construction Contingency / Non-Construction Cost			-	\$7,634.87					
Total					\$38,886.50					

1974 Building C (1974) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: Willoughby-Eastlake Tech Centers A, B & C				Contact: Mr. Dave Palmer						
Address: 25 Public Square Willoughby, 44094				Phone: 440/602-5090						
Bldg. IRN: 64634				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	48							
Current Enrollment	214	Classrooms:	45							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1915 Original A	1915	no	3	25,839	1.0 The School Site	100	63	63%	Borderline	
1915 Original A Unusable	1915	no	1	10,443	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
1924 Building B	1924	no	3	18,989	3.0 Plant Maintainability	100	63	63%	Borderline	
1924 Building B Unusable	1924	no	1	7,471	4.0 Building Safety and Security	200	106	53%	Borderline	
1924 Building B Attic	1924	no	1	1,679	5.0 Educational Adequacy	200	95	48%	Poor	
1928 Building A Unusable	1928	no	1	6,526	6.0 Environment for Education	200	115	58%	Borderline	
1928 Building A Addition	1928	no	1	12,760	LEED Observations	<	<	<	<	<
1947 Building A Addition	1947	no	1	7,891	Commentary	<	<	<	<	<
1947 Building A Unusable	1947	no	1	719	Total	1000	554	55%	Borderline	
1974 Building C	1974	no	1	39,556	Enhanced Environmental Hazards Assessment Cost Estimates					
1974 Building A Infill	1974	no	1	4,134	C=Under Contract					
1976 Building B Infill & stair tower	1976	no	1	4,486	Renovation Cost Factor					
Total				140,493	Cost to Renovate (Cost Factor applied)					
				The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.						
				Renovate/Replace Ratio: 104.16%						
				Total Cost to Renovate: \$6,708,665.79						
				*HA = Handicapped Access						
				*Rating = 1 Satisfactory						
				= 2 Needs Repair						
				= 3 Needs Replacement						
				*Const P/S = Present/Scheduled Construction						
FACILITY ASSESSMENT				Cost Set: 2010		Rating		Dollar Assessment C		
A.	Heating System	3	\$1,285,570.00	-						
B.	Roofing	3	\$267,397.57	-						
C.	Ventilation / Air Conditioning	1	\$0.00	-						
D.	Electrical Systems	3	\$685,109.92	-						
E.	Plumbing and Fixtures	3	\$375,492.00	C						
F.	Windows	3	\$21,755.10	-						
G.	Structure: Foundation	2	\$2,775.00	-						
H.	Structure: Walls and Chimneys	2	\$379,403.00	-						
I.	Structure: Floors and Roofs	1	\$0.00	-						
J.	General Finishes	3	\$655,860.68	-						
K.	Interior Lighting	3	\$197,780.00	-						
L.	Security Systems	3	\$108,779.00	-						
M.	Emergency/Egress Lighting	3	\$39,556.00	-						
N.	Fire Alarm	3	\$59,334.00	-						
O.	Handicapped Access	2	\$288,480.60	-						
P.	Site Condition	2	\$43,709.96	-						
Q.	Sewage System	3	\$22,500.00	-						
R.	Water Supply	3	\$20,000.00	-						
S.	Exterior Doors	3	\$35,500.00	-						
T.	Hazardous Material	3	\$2,700.00	-						
U.	Life Safety	3	\$231,557.00	-						
V.	Loose Furnishings	3	\$237,336.00	-						
W.	Technology	3	\$215,580.20	-						
- X.	Construction Contingency / Non-Construction Cost	-	\$1,264,555.33	-						
Total				\$6,440,731.36						

1974 Building A infill (1974) Summary

District: Willoughby-Eastlake City SD Name: Willoughby-Eastlake Tech Centers A, B & C Address: 25 Public Square Willoughby, 44094 Bldg. IRN: 64634				County: Lake Area: Northeastern Ohio (8) Contact: Mr. Dave Palmer Phone: 440/602-5090 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker																																																																																																																																								
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X.	Construction Contingency / Non-Construction Cost	-	\$93,986.69	-																																																																																																																																								
Total			\$478,700.29																																																																																																																																									
Enhanced Environmental Hazards Assessment Cost Estimates C=Under Contract Renovation Cost Factor 104.16% Cost to Renovate (Cost Factor applied) \$498,614.22 The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																																																																																																												

1976 Building B infill & stair tower (1976) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: Willoughby-Eastlake Tech Centers A, B & C				Contact: Mr. Dave Palmer						
Address: 25 Public Square Willoughby, 44094				Phone: 440/602-5090						
Bldg. IRN: 64634				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	48							
Current Enrollment	214	Classrooms:	45							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1915 Original A	1915	no	3	25,839	1.0 The School Site	100	63	63%	Borderline	
1915 Original A Unusable	1915	no	1	10,443	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
1924 Building B	1924	no	3	18,989	3.0 Plant Maintainability	100	63	63%	Borderline	
1924 Building B Unusable	1924	no	1	7,471	4.0 Building Safety and Security	200	106	53%	Borderline	
1924 Building B Attic	1924	no	1	1,679	5.0 Educational Adequacy	200	95	48%	Poor	
1928 Building A Unusable	1928	no	1	6,526	6.0 Environment for Education	200	115	58%	Borderline	
1928 Building A Addition	1928	no	1	12,760	LEED Observations	<	<	<	<	<
1947 Building A Addition	1947	no	1	7,891	Commentary	<	<	<	<	<
1947 Building A Unusable	1947	no	1	719	Total	1000	554	55%	Borderline	
1974 Building C	1974	no	1	39,556	Enhanced Environmental Hazards Assessment Cost Estimates					
1974 Building A Infill	1974	no	1	4,134	C=Under Contract					
1976 Building B infill & stair tower	1976	no	1	4,486	Renovation Cost Factor					
Total				140,493	Cost to Renovate (Cost Factor applied)					
					104.16%					
					\$636,586.54					
					<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					
		*HA =	Handicapped Access							
		*Rating =	1 Satisfactory							
			=2 Needs Repair							
			=3 Needs Replacement							
		*Const P/S =	Present/Scheduled Construction							
FACILITY ASSESSMENT										
Cost Set: 2010				Rating	Dollar					
					Assessment					
A.	Heating System			3	\$145,795.00	-				
B.	Roofing			3	\$16,783.70	-				
C.	Ventilation / Air Conditioning			1	\$0.00	-				
D.	Electrical Systems			3	\$77,697.52	-				
E.	Plumbing and Fixtures			3	\$0.00	-				
F.	Windows			3	\$1,541.70	-				
G.	Structure: Foundation			2	\$0.00	-				
H.	Structure: Walls and Chimneys			2	\$5,218.50	-				
I.	Structure: Floors and Roofs			1	\$0.00	-				
J.	General Finishes			3	\$74,153.58	-				
K.	Interior Lighting			3	\$22,430.00	-				
L.	Security Systems			3	\$12,336.50	-				
M.	Emergency/Egress Lighting			3	\$4,486.00	-				
N.	Fire Alarm			3	\$6,729.00	-				
O.	Handicapped Access			2	\$42,638.60	-				
P.	Site Condition			2	\$0.00	-				
Q.	Sewage System			3	\$0.00	-				
R.	Water Supply			3	\$0.00	-				
S.	Exterior Doors			3	\$2,000.00	-				
T.	Hazardous Material			3	\$400.00	-				
U.	Life Safety			3	\$32,079.50	-				
V.	Loose Furnishings			3	\$22,430.00	-				
W.	Technology			3	\$24,448.70	-				
X.	Construction Contingency / Non-Construction Cost			-	\$119,993.89	-				
Total					\$611,162.19					

A. Heating System

Description:

The existing heating system for the overall facility is composed of four major steam boilers centrally located in the Building 'B' main mechanical room which were installed new in 1960 and also services Building 'A' and Building 'C'. The units are in decent condition. The heating system in the overall facility is part of the Original Construction and newly updated with each renovation and is a 2-pipe system supplying steam to Building 'B' and hot water through a steam to water converter system for Buildings 'A' and 'C'. Heating is also distributed through a forced air ducted system for majority of Building 'A', 'B' and 'C'. With very limited capacity for simultaneous heating and cooling operation, this system is not compliant with the OSDM requirements for basic system type. The forced draft steam boilers and hot water boilers, manufactured by York-Shipley were installed in 1960 and are in decent condition. Heating steam and/or heating hot water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes and air handler units. The terminal equipment was installed in 1960 and new with each addition/renovation and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The non DDC type system temperature controls were installed in 1960 and are in working condition. The system does feature individual heating temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with louvered interior doors in some rooms to facilitate Corridor utilization as return air plenums while others have a return air systems. The existing system is ducted in majority of the areas, and every areas floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being not in safe and efficient working order, though long term life expectancy of the existing system is anticipated. Building 'A' is equipped with central air condition, while Building 'B' is mostly equipped with central air conditioning as well as Building 'C' except shop areas. The site does not contain underground fuel tanks that are currently in use.

Rating:

3 Needs Replacement

Recommendations:

Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert to ducted system to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A Infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B Infill & stair tower (1976) 4,486 ft²	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required		Required			Required		Required		Required	Required	Required	\$2,841,375.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System Replacement	\$7.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$1,053,697.50	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$3,895,072.50	\$839,767.50	\$78,322.50	\$617,142.50	\$12,592.50	\$56,032.50	\$414,700.00	\$48,945.00	\$256,457.50	\$5,392.50	\$134,355.00	\$1,285,570.00	\$145,795.00		



Steam Boilers



Unit Heater

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B. Roofing

Description:

The roof over Building A is a built-up system that was installed prior to 1978 and is in poor condition. The roof over part of the Building B 1924 Original construction is asphalt shingles installed in 2002 and is in poor condition. The rest of the roof over Building B is a built-up system that was installed prior to 1977 and is in poor condition. The roof over most of Building C is asphalt shingles that were installed in 2002 and are in fair condition although the lack of insulation is causing buckling of the shingles. A few small areas of Building C are a built-up roofing system that was installed in 1974 and are in poor condition. The district reports current leaking near the west side of the 1915 Original Construction, near the chimney and roof hatch and former skylight on the 1924 Original Construction of Building B, near the joint between the 1924 Original Construction and the 1976 Addition to Building B, at both stair towers on Building C, and at the vent fan near the southern west wall of Building C. Signs of past leaking were observed during the physical assessment. Access to the roof on Building A and Building B were gained by access hatches that are in poor condition. Access to the roof of Building C was gained by access doors that are in poor condition and addressed in item S. Fall safety protection cages are required. Fall protection guard rail is required near mechanical units on Building A. Standing water was observed on the roofs over Building A and Building B. Glazed block copings on Building A, clay tile cap flashings on Building A and Building B, and metal cap flashings on Building C are in poor condition. Roof storm drainage on the built-up roofing areas of Building A and Building B is addressed through a system of roof drains which are improperly located and in poor condition. Roof storm drainage on the asphalt shingle roofing areas of Building B and Building C is addressed through a system of gutters and downspouts which are properly located and in poor condition. None of the roof areas are equipped with overflow roofing drains although they are needed on the built-up roofing areas of all three buildings. Roof penetrations were in poor condition, similar to the surrounding roofing system. There are not any covered walkways attached to this structure.

Rating:

3 Needs Replacement

Recommendations:

Replace roof to meet Ohio School Design Manual guidelines for age of system and due to condition. Provide tapered insulation on all low-slope roofing areas to provide positive slope to drain and for thermal purposes. Provide ventilated nail base on all shingle areas for thermal purposes. Replace flashing and coping on the overall facility due to condition. Stone and tile copings are addressed in Item H. Replace gutters and downspouts on the asphalt roofing areas and roof drains on the built-up roofing areas require replacement. Install overflow drainage on all surfaces drained with a roof drain. Replace roof ladders and provide fall safety cage protection. Provide roof rail. Replace roof hatches.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A Infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B Infill & stair tower (1976) 4,486 ft²	Sum	Comments
Asphalt Shingle with Ventilated Nail Base	\$7.75	sq.ft. (Qty)				1,721 Required								27,913 Required		\$229,663.50	
Membrane (all types):	\$8.27	sq.ft. (Qty)		10,439 Required		9,675 Required			6,506 Required		7,892 Required			1,416 Required	310 Required	\$299,688.26	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$17.50	in.ft.												1,118 Required	310 Required	\$24,990.00	
Gutters/Downspouts	\$12.50	in.ft.				88 Required								461 Required		\$6,862.50	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		6 Required		7 Required			2 Required		4 Required			2 Required	2 Required	\$27,600.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		6 Required		7 Required			2 Required		4 Required			2 Required	2 Required	\$57,500.00	
Roof Insulation:	\$3.00	sq.ft. (Qty)												892 Required		\$2,676.00	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	\$4.50	sq.ft. (Qty)		10,439 Required		9,675 Required			6,506 Required		7,892 Required			524 Required	310 Required	\$159,057.00	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required		1 Required										\$4,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.				6 Required			6 Required		6 Required			16 Required		\$3,400.00	(remove and replace)
Other: Roof rail	\$35.00	in.ft.							62 Required							\$2,170.00	Provide roof rail at edge of roof near mechanical equipment
Sum:			\$817,607.26	\$157,506.03	\$0.00	\$166,487.50	\$0.00	\$0.00	\$93,251.62	\$0.00	\$116,180.84	\$0.00	\$0.00	\$267,397.57	\$16,783.70		



Standing water on Building A 1915 Original Construction



Built-up roof on Building B Original Construction

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C. Ventilation / Air Conditioning

Description: The overall facility campus is not equipped with a central air conditioning system. However, Building 'A' is equipped with central air condition system, while Building 'B' is mostly equipped with central air conditioning as well as Building 'C' except for shop areas. Central systems consisting of an air handler and a remote condenser or a rooftop cooling package system is provided in Buildings 'A', 'B' and 'C' except in the Shop Areas. Window units are also provided in miscellaneous locations such as offices, some classrooms, technology closets and teachers lounges. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1960 and new with each addition / renovation and are in fair condition, providing fresh air to classrooms and other miscellaneous spaces. Relief air venting is provided by relief fans and roof vents. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility and no system is provided. The Art program is not equipped with a kiln nor a kiln ventilation hood. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets and Career Tech specialized areas are adequately placed, and in working condition.

Rating: 1 Satisfactory

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft ²	1915 Original A Unusable (1915) 10,443 ft ²	1924 Building B (1924) 18,989 ft ²	1924 Building B Attic (1924) 1,679 ft ²	1924 Building B Unusable (1924) 7,471 ft ²	1928 Building A Addition (1928) 12,760 ft ²	1928 Building A Unusable (1928) 6,526 ft ²	1947 Building A Addition (1947) 7,891 ft ²	1947 Building A Unusable (1947) 719 ft ²	1974 Building A infill (1974) 4,134 ft ²	1974 Building C (1974) 39,556 ft ²	1976 Building B infill & stair tower (1976) 4,486 ft ²	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Roof Top Condenser Units



Exhaust Fan/ Roof Venilater

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D. Electrical Systems

Description: The three buildings (A, B & C) have their own electrical services. Incoming service for Building 'A' has a 800 amp main switch which feeds a 1200 amp 277/480 volt 3 phase 4 wire switchboard and then transforms down to a 1600 amp 120/208 volt 3 phase 4 wire panelboards for its main load. Building 'B' service includes two (2) 400 amp main switches which feeds a 400 amp 120/240 volt 3 phase 3 wire panel and a 250 amp 120/240 volt 3 phase 4 wire panel for its electrical loads. Building 'C' electrical service is the larger of the three which has a 2000 amp main switch which feeds a 277/480 volt 3 phase, 4 wire main distribution panelboard and then transforms down to 120/240 volt 3 phase loads. Power is provided to the schools by pad mounted transformers to buildings 'A' and 'C', and vault enclosed transformer for building 'B'. These building main switchboard and distribution panels cannot be expanded to add additional capacity that would be required by the OSDM total power requirements. The technical classrooms of buildings 'A' and 'B' are not equipped with adequate electrical outlets in some of the original areas per OSFC recommendations; while the additions are adequate. There are some spaces in buildings 'A' and 'B' that have no electrical outlets such as storage areas and Janitor Closets. Some Corridors of buildings 'A' and 'B' are not equipped with adequate electrical outlets for electrical servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of all three buildings. None of the facilities ('A', 'B' or 'C'), are equipped with an emergency generator. Each of the buildings have a fire alarm panel which operates individually of each other. Adequate building lightning protection safeguards are not provided for any of the buildings. The overall electrical system for buildings 'A', 'B' or 'C' does not meet Ohio School Design Manual requirements, and will be inadequate to meet all of the facilities future needs.

Rating: 3 Needs Replacement

Recommendations: All of the buildings ('A', 'B' and 'C') electrical systems requires replacement to meet Ohio School Design Manual guidelines and the Ohio Building Code for overall capacity due to lack of OSDM - required features and due to age of the equipment that electrically feeds through-out buildings 'A', 'B' and 'C'.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft ²	1915 Original A Unusable (1915) 10,443 ft ²	1924 Building B (1924) 18,989 ft ²	1924 Building B Attic (1924) 1,679 ft ²	1924 Building B Unusable (1924) 7,471 ft ²	1928 Building A Addition (1928) 12,760 ft ²	1928 Building A Unusable (1928) 6,526 ft ²	1947 Building A Addition (1947) 7,891 ft ²	1947 Building A Unusable (1947) 719 ft ²	1974 Building A infill (1974) 4,134 ft ²	1974 Building C (1974) 39,556 ft ²	1976 Building B infill & stair tower (1976) 4,486 ft ²	Sum	Comments
System Replacement:	\$17.32	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$2,433,338.76	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$2,433,338.76	\$447,531.48	\$180,872.76	\$328,889.48	\$29,080.28	\$129,397.72	\$221,003.20	\$113,030.32	\$136,672.12	\$12,453.08	\$71,600.88	\$685,109.92	\$77,697.52		



Pad Mounted Transformer Site (A)



Main Utility Switch & Panel Site (B)

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E. Plumbing and Fixtures

Description: Building A The school contains 2 Large Group Restrooms for boys, 4 Large Group Restrooms for girls, and 1 Restrooms for staff. Boys' ground floor Large Group Restrooms contain 4 non-ADA wall mounted flush valve toilets, 6 non-ADA wall mounted flush valve urinals, and 2 non-ADA wall mounted lavatories. Girls' ground floor Large Group Restrooms contains 5 non-ADA wall mounted flush valve toilets, and 4 non-ADA wall mounted lavatories. Boys' first floor Large Group Restrooms contain 4 non-ADA wall mounted flush valve toilets, 6 non-ADA wall mounted flush valve urinals, and 2 non-ADA wall mounted lavatories. Girls' first floor Large Group Restrooms contains 4 non-ADA wall mounted flush valve toilets and 2 non-ADA wall mounted lavatories. Girls' second floor Large Group Restrooms contains 4 non-ADA wall mounted flush valve toilets and 2 non-ADA wall mounted lavatories. Staff Restrooms contain 1 non-ADA wall mounted flush valve toilets, 1 non-ADA wall mounted urinal and 1 non ADA wall mounted lavatory. The facility is equipped with 3 electric water coolers, 4 mop sinks and 2 double bowl sinks. Building B The school contains 1 Large Group Restrooms for boys, 1 Large Group Restrooms for girls, and 1 Restrooms for staff. Boys' second floor Large Group Restrooms contain 5 non-ADA wall mounted flush valve toilets, 5 non-ADA wall mounted flush valve urinals, and 2 non-ADA wall mounted lavatories. Girls' second floor Large Group Restrooms contains 5 non-ADA wall mounted flush valve toilets, and 2 non-ADA wall mounted lavatories. Staff Restrooms contain 7 non-ADA wall mounted flush valve toilets, 2 non-ADA wall mounted urinal and 8 non ADA wall mounted lavatory. The facility is equipped with 2 electric water coolers, 2 drinking fountains, 1 mop sink, 6 class room sinks and 1 double bowl sink. Building C The school contains 1 Large Group Restrooms for boys, 1 Large Group Restrooms for girls, and 3 Restrooms for staff. Boys' first floor Large Group Restrooms contain 2 non-ADA wall mounted flush valve toilets, 3 non-ADA wall mounted flush valve urinals, and 2 non-ADA wall mounted lavatories. Girls' first floor Large Group Restrooms contains 2 non-ADA wall mounted flush valve toilets, and 2 non-ADA wall mounted lavatories. Staff Restrooms contain 2 non-ADA wall mounted flush valve toilets, 1 non-ADA wall mounted urinal and 3 non ADA wall mounted lavatory. The facility is equipped with 5 electric water coolers, 3 wash fountains, 3 mop sink, 4 class room sinks and 1 shower.

Rating: 3 Needs Replacement

Recommendations: Provide additional new fixtures to replace existing fixtures because they are not the new low flow type and do not meet ADA requirements.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B infill & stair tower (1976) 4,486 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required		1 Required								1 Required		\$15,000.00	
Water Treatment System	\$5,500.00	unit												1 Required		\$5,500.00	(Chlorination type, per unit)
Domestic Supply Piping:	\$3.50	sq.ft.		Required		Required								Required		\$295,344.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required		Required								Required		\$295,344.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required		1 Required								1 Required		\$15,300.00	(remove / replace)
Toilet:	\$1,500.00	unit		22 Required		12 Required								7 Required		\$61,500.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		12 Required		7 Required								4 Required		\$34,500.00	(remove / replace)
Sink:	\$1,500.00	unit		19 Required		22 Required								14 Required		\$82,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		3 Required		2 Required								7 Required		\$36,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		52 Required		41 Required								25 Required		\$59,000.00	(average cost to remove/replace)
Three Station Modular Lavatory	\$4,000.00	unit												3 Required Under Contract		\$12,000.00	(remove / replace)
Sum:			\$911,988.00	\$305,473.00	\$0.00	\$231,023.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375,492.00	\$0.00		



Fixtures



Water heater

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F. Windows

Description: The overall facility is equipped with non-thermally broken aluminum frame windows with single pane non-insulated glazing type window system, which were installed at an undetermined time, and are in poor condition. Window system seals are in poor condition, with frequent air and water infiltration being reported by the district. Window system hardware is in poor condition. The window system features surface mounted shades, which are in poor condition. The window system is equipped with insect screens on some operable windows, which are in poor condition. Aluminum frame curtain wall systems are found in the overall facility, with single glazed non-tempered glazing system that is in poor condition. This facility does not feature any glass block windows. Window sills on Building "A" are metal clad wood and are in poor condition. On Building "A" in the 1947 addition there are steel frame single glazed windows with wired, and non-tempered glazing that are in poor condition. The school does contain skylights with metal framing and wired glass that are in poor condition. Skylights have been covered with built up asphalt roofing to control leaking. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace storefront window system in the overall facility.

Item	Cost	Unit	Whole Building	1915 Original A (1915)	1915 Original A Unusable (1915)	1924 Building B (1924)	1924 Building B Attic (1924)	1924 Building B (1924)	1928 Building A Addition (1928)	1928 Building A Unusable (1928)	1947 Building A Addition (1947)	1947 Building A Unusable (1947)	1974 Building A infill (1974)	1974 Building C (1974)	1976 Building B infill & stair tower (1976)	Sum	Comments
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		4,305 Required		2,484 Required			1,737 Required		1,563 Required			381 Required	27 Required	\$599,378.70	(includes blinds)
Curtain Wall/Storefront System:	\$64.18	sq.ft. (Qty)		176 Required					88 Required							\$16,943.52	(remove and replace)
Sum:			\$616,322.22	\$257,111.18	\$0.00	\$141,836.40	\$0.00	\$0.00	\$104,830.54	\$0.00	\$89,247.30	\$0.00	\$0.00	\$21,755.10	\$1,541.70		



Typical aluminum windows Building "A."



Typical aluminum windows Building "B."

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair condition. The District reports that there has been no past leaking. Minor grading and site drainage deficiencies were noted around the perimeter of structure at the north side of Building "B" and the south-west side of Building "C" that could contribute to future foundation / wall structural deterioration. The entry stoop at Building "B" shows signs of significant differential settlement and requires replacement.

Rating: 2 Needs Repair

Recommendations: Replace entry stoop foundation and stairs at Building "B" Regrade along south-west edge of Building "C" to prevent future erosion at foundation. Repair gutter at north face of building to prevent continued erosion at foundation wall. See Item B for scope of work.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B infill & stair tower (1976) 4,486 ft²	Sum	Comments
Other: Regrade around foundation wall.	\$15.00	in.ft.												185 Required		\$2,775.00	Regrade along foundation wall to prevent erosion.
Other: Replace concrete stoop	\$5,000.00	allowance				Required										\$5,000.00	Replace concrete footing, stoop and 3 stairs.
Sum:			\$7,775.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,775.00	\$0.00		



Basement wall in Building A



Crawl wall in Building B

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H. Structure: Walls and Chimneys

Description: Building A (1915 Original Construction, 1928 Addition and 1947 Addition) and Building B (1924 Original Construction and 1976 Addition) have a brick veneer on a masonry bearing wall system which displayed locations of deterioration and is in fair condition. Building C (1974 Original Construction) is a single-wythe masonry bearing wall system with stucco finish which displayed locations of deterioration and is in fair condition, with the stucco in poor condition. The exterior masonry in Building A and Building B have very few caulked control joints in poor condition. Building C has appropriately spaced and adequately caulked control joints in fair condition. In Building A and Building B control joints are not provided at lintel locations at doors and windows. In Building C control joints are provided at some lintel locations and are in poor condition. All three school buildings do not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation that would be remedied by expansion joints. The exterior masonry on Building A and Building B has not been cleaned and sealed in recent years and shows evidence of mortar deterioration at the former south wing of Building B 1924 Original Construction, at the lintels of the Building A 1947 Addition, and in various other locations. Architectural exterior accent materials on Building A consist of glazed block which is in poor condition. Architectural exterior accent materials on Building B consist of limestone which is fair condition. Interior walls are concrete masonry units and are in fair condition. Interior masonry in Building A and Building B appears to have no control joints, and interior masonry in Building C appears to have adequately spaced and caulked control joints in fair condition. Soffits are in poor condition. The window sills on Building A and Building B are a combination of brick, stone, and an element of the aluminum window system, and are in fair condition with some damage on each building. The exterior lintels are steel, and are sagging and rusting and in poor condition in many exposed locations. Chimneys on Building A are in poor condition with mortar deterioration. Chimney on Building B is in fair condition, although mortar has deteriorated. There are no chimneys on Building C. There are no protruding canopies over entrances.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing, cleaning and sealing in all areas of mortar deterioration as required through all buildings. Repair damaged brick throughout the facility as required. Rebuild deteriorated parts of chimneys and roof stack structures as required on Building A and Building B. Rebuild deteriorated structural masonry at stair towers on building C. Replace deteriorated glazed block on the 1915 Original Construction and 1928 Addition of Building A. Repair stucco finish throughout Building C. Provide masonry cleaning and sealing as required in Building A and Building B. Sawcut and caulk new appropriately spaced control joints in existing masonry in the 1928 Addition of Building A. Recaulk existing control joints as required in all buildings. Replace masonry lintels as required through the overall facility. Paint rusted exposed masonry lintels through the overall facility as required. Provide masonry sill as required in Building A.

Item	Cost	Unit	Whole Building	1915 Original A (1915)	1915 Original A (1915) Unusable	1924 Building B (1924)	1924 Building B Attic (1924)	1924 Building B (1924)	1928 Building A Addition (1928)	1928 Building A (1928) Unusable	1947 Building A Addition (1947)	1947 Building A (1947) Unusable	1974 Building A Infill (1974)	1974 Building C (1974)	1976 Building B Infill & stair tower (1976)	Sum	Comments
Tuckpointing:	\$5.00	sq.ft. (Qty)		25,839 ft ²	10,443 ft ²	18,989 ft ²	1,679 ft ²	7,471 ft ²	12,760 ft ²	6,526 ft ²	7,891 ft ²	719 ft ²	4,134 ft ²	39,556 ft ²	4,486 ft ²		
				2,623 Required		6,200 Required			1,032 Required		704 Required				32 Required	\$52,955.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		12,534 Required		15,376 Required			8,896 Required		4,375 Required				1,909 Required	\$64,635.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		12,534 Required		15,376 Required			8,896 Required		4,375 Required				1,909 Required	\$43,090.00	(wall surface)
Exterior Caulking:	\$5.50	in.ft.							57 Required		29 Required			66 Required	52 Required	\$1,122.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		72 Required		309 Required								50 Required		\$15,085.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	in.ft.		276 Required		178 Required			87 Required		87 Required			64 Required		\$173,000.00	(total removal and replacement including pinning and shoring)
Sill Replacement:	\$45.00	in.ft.		16 Required					23 Required		13 Required					\$2,340.00	(remove and replace)
Coping Replacement Stone and Masonry:	\$100.00	in.ft.		497 Required		561 Required			394 Required		424 Required					\$187,600.00	(remove and replace)
Install Control Joints	\$60.00	in.ft.							8 Required							\$480.00	
Other: Prep and Paint Steel Lintels	\$5.00	in.ft.		153 Required		18 Required			101 Required		126 Required					\$1,990.00	sand, prime, and paint lintels
Other: Repair existing stucco	\$15.00	sq.ft. (Qty)		445 Required					92 Required					24,086 Required		\$369,345.00	Clean and re-coat stucco
Sum:			\$911,642.00	\$173,830.00	\$0.00	\$180,945.00	\$0.00	\$0.00	\$92,263.50	\$0.00	\$79,982.00	\$0.00	\$0.00	\$379,403.00	\$5,218.50		



Deteriorated lintel and accent block on 1915 Original Construction to Building A



Deteriorated stucco on 1974 Original Construction Building C

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in fair condition. There is crawl space located under Building "A" 1915, 1924, 1928, and 1947 additions, and Building "B" 1924 addition. The floor construction of the intermediate floors of the overall facility is metal form deck with concrete fill on steel joist type construction, and is in fair condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of Buildings "A" and "B" is steel joists with metal deck and concrete fill and are in fair condition. The roof construction of Building "C" is tectum panels on steel joist or type construction, and is in fair condition.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	1915 Original A (1915)	1915 Original A Unusable (1915)	1924 Building B (1924)	1924 Building B Attic (1924)	1924 Building B Unusable (1924)	1928 Building A Addition (1928)	1928 Building A Unusable (1928)	1947 Building A Addition (1947)	1947 Building A Unusable (1947)	1974 Building A infill (1974)	1974 Building C (1974)	1976 Building B infill & stair tower (1976)	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Floor structure in crawl of Building B



Floor in Building A

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J. General Finishes

Description:

The overall facility features conventionally partitioned Classrooms. The 1915 Original Construction and Additions in Buildings A and B have vinyl tile and carpet flooring, acoustical tile and plaster ceilings, as well as painted plaster and drywall wall finishes, and they are in fair to poor condition. The Additions in building C have vinyl tile and concrete flooring, acoustical tile and exposed ceilings, and painted block and drywall wall finishes and they are in fair to poor condition. Building A Original Construction and Additions have corridors with terazzo, carpet, and vinyl tile flooring, acoustical tile ceilings, and plaster block walls in fair condition. Building B Additions have vinyl tile flooring, acoustical tile ceilings, and plaster block walls in fair to poor condition. Building C Additions have corridors with vinyl tile flooring, acoustical tile ceilings, and plaster block walls in fair condition. The 1915 Original Construction and Additions in building A have Restrooms with glazed brick and block as well as painted block wall finishes, plaster and acoustical tile ceilings, and terazzo floor finishes in fair to poor condition. The Building B Additions have Restrooms with painted block wall finishes, acoustical tile and plaster ceilings, and vinyl tile floors in fair to poor condition. The Building C Additions have Restrooms with painted block wall finishes, plaster ceilings, and terazzo floor finishes in fair condition. Toilet partitions in the overall facility are mostly metal, and are in fair to poor condition. Classroom casework in the overall facility is wood or metal type construction with plastic laminate or wood block tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 0 lineal feet of casework, and Classroom casework provided ranges from 0 to 42 feet. Classrooms are not provided adequate chalkboards, markerboards, and tackboards, which are in fair to poor condition. The lockers, located in the Corridors, are adequately provided, and in fair to poor condition. Lockers vary in size per building and within each building. Observation was that lockers in corridors are not used by students in Buildings A and C. Art is provided at the Lake Academy space, and no kiln is provided. The 1915 Original Construction and Additions to Building A and Building B are equipped with wood louvered and non-louvered interior doors that are flush mounted and partially recessed without proper ADA hardware and in poor condition. The Building C Addition is equipped with metal and some wood non-louvered and louvered interior doors that are flush mounted and partially recessed without proper ADA hardware and in fair to poor condition. Generally, door closers in the overall facility are set with more than 5 pounds pull force. The 1915 Original Construction and Building A and B Additions had a Gymnasium space at one time. An interstitial floor was added to the 1915 Original Construction and 1928 Building A Addition Gymnasium as the 1974 Building A infill. An interstitial floor was added to the 1924 Building B Addition as the 1976 Building B infill. No Physical Education spaces are available on the site. The subfloor of the 1915 Original Construction and 1928 Building A Addition is now unusable crawl space storage. The subfloor of the 1924 Building B Addition as part of the infill is now leased as the Lake County Indian Museum. An OSDM defined Media Center is not available on site. An OSDM defined Student Dining space is not provided. An area in the 1915 Original Construction is set with tables and chairs, and is used by the Hotel and Resorts Career Tech program. The space has vinyl tile flooring, coved plaster ceilings, and plaster walls in fair to poor condition. The 1976 Building B infill addition, leased to the Lake Academy, has a multi-purpose room used for Student Dining. The space has vinyl tile flooring, painted block walls, and acoustical tile ceiling in fair to poor condition. OSDM-required fixed equipment for Stage, located in the 1928 Building A Addition is inadequately provided, and in fair condition. An OSDM defined Kitchen is not provided at the facility for the Tech Center students. A non-OSDM residential style kitchen is located in the 1976 Building B infill as part of the Lake Academy.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, and T and lack of design manual compliance. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Replace toilet partitions and accessories. Rework toilet room walls addressed in item O.

Item	Cost	Unit	Whole Building	1915 Original A (1915)	1915 Original A (1915)	1924 Building B (1924)	1924 Building B Attic (1924)	1924 Building B (1924)	1928 Building A Addition (1928)	1928 Building A Addition (1928)	1947 Building A Addition (1947)	1947 Building A Addition (1947)	1974 Building A Infill (1974)	1974 Building C (1974)	1976 Building B Infill & stair tower (1976)	Sum	Comments
Complete Replacement of Finishes and Casework (High):	\$16.33	sq.ft.		25,839 ft ²	Unusable (1915) 10,443 ft ²	18,989 ft ²	1,679 ft ²	7,471 ft ²	12,760 ft ²	6,526 ft ²	7,891 ft ²	719 ft ²	4,134 ft ²	39,556 ft ²	4,486 ft ²	\$1,855,986.15	(high school, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		10 Required		9 Required			9 Required					2 Required		\$30,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required		Required			Required		Required		Required	Required	Required	\$22,731.00	(per building area)
Other: Rework Non-ADA Toilet Room Walls	\$10.00	sq.ft. (Qty)				192 Required										\$1,920.00	Rework walls to provide ADA clearance in toilet rooms
Sum:			\$1,910,637.15	\$437,118.67	\$0.00	\$324,808.17	\$0.00	\$0.00	\$219,922.80	\$0.00	\$130,438.23	\$0.00	\$68,335.02	\$655,860.68	\$74,153.58		



Banquet room



Building B corridor

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K. Interior Lighting

Description:

The typical technical classrooms of buildings 'A', 'B' and 'C' in general are equipped with T-12, 2X4 recessed fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 50 to 60 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors of buildings 'A' and 'C' are equipped with T-12, 2X4 surface mounted fluorescent fixtures with single level switching. Building 'B' typical corridor fixtures are surface mounted 6"X4' fluorescent fixtures. Corridor fixtures of all three buildings are in fair condition, providing an average illumination of 20 to 25 FC, thus complying with the 20 FC recommended by the OSDM. The Dining/Break space of building 'B' is equipped with T12, 2X4 recessed fluorescent type lighting, in good condition, providing an average illumination of 60 to 65 FC, thus complying with the 50 ES FC recommended by the OSDM. The Data Lab in building 'A' Technical Center is equipped with T12, 1X4 surface mounted fluorescent type lighting in good condition, providing an average illumination of 50 to 60 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen space in building 'B' is equipped with 2X4 recessed mounted, T12 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in all the building facilities are equipped with 1X4 surface mounted T12 fluorescent type lighting in fair to poor condition. The typical Administrative spaces in buildings 'A', 'B' and 'C' are equipped with 2X4 recessed mounted fluorescent type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of all the buildings are not compliant with Ohio School Design Manual requirements due to age, condition and the utilization of T12 fluorescent (lamp and ballast) fixtures.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting systems in all buildings due to condition, utilization of T12 fixtures and installation of fire protection system. Note: Recommendation made at assesment and lighting fixtures should be examined before replacement, as they were scheduled to be replaced prior to assesment.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A Infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B Infill & stair tower (1976) 4,486 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$702,465.00	Includes demo of existing fixtures
Sum:			\$702,465.00	\$129,195.00	\$52,215.00	\$94,945.00	\$8,395.00	\$37,355.00	\$63,800.00	\$32,630.00	\$39,455.00	\$3,595.00	\$20,670.00	\$197,780.00	\$22,430.00		



Classroom Lighting Site (B)



Computer Room Lighting Site (C)

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L. Security Systems

Description: The security systems for buildings 'A', 'B' and 'C' are similar throughout the overall facilities containing multiple camera locations. The security systems are in fair condition for all three buildings. Motion detectors are adequately provided for all three buildings in the main entries, central gathering areas, offices, main corridors, and spaces where 6 or more computers are located. All exterior doors of the buildings are not equipped with door contacts. An automatic visitor control system is provided at main entrance for buildings 'A', 'B' and 'C'. A compliant color CCTV camera is provided at main entry area only. No security cameras or controls are provided for parking lots in this campus style facility. CCTV is monitored in Administrative Area of each building with the use of TV, VCR, and multiplexer. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided in either building. None of the systems is equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with recessed incandescent entry lights in fair to poor condition for all three buildings. Pedestrian walkways in this campus style facility are not illuminated with lighting although each building has building mounted illumination. Parking and bus pick-up / drop off areas are illuminated with pole mounted mercury vapor type fixtures in fair condition. The exterior site lighting system around each building provides inadequate coverage per the OSDM guidelines

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A Infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B Infill & stair tower (1976) 4,486 ft²	Sum	Comments
Security System:	\$1.75	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$245,862.75	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required		Required			Required		Required		Required	Required	Required	\$113,655.00	building
Sum:				\$359,517.75	\$71,057.25	\$18,275.25	\$2,219.75	\$2,938.25	\$13,074.25	\$35,090.00	\$11,420.50	\$21,700.25	\$1,258.25	\$11,368.50	\$108,779.00	\$12,336.50	



Entrance Visitor Access



Security Device Panel

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M. Emergency/Egress Lighting

Description: Buildings 'A', 'B' and 'C' are equipped with an emergency egress lighting system consisting of some combination incandescent illuminated exit signs and emergency floodlights. There are stand alone emergency floodlight units throughout in all three buildings. Most of the systems are in good condition, but some is in need of repair. The emergency egress lighting units are provided with appropriate battery backup but, no written battery replacement schedule was available in either building. The systems are not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements in all cases.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system in buildings 'A', 'B' and 'C' to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B infill & stair tower (1976) 4,486 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$140,493.00	(complete, area of building)
Sum:			\$140,493.00	\$25,839.00	\$10,443.00	\$18,989.00	\$1,679.00	\$7,471.00	\$12,760.00	\$6,526.00	\$7,891.00	\$719.00	\$4,134.00	\$39,556.00	\$4,486.00		



Ceiling Mounted Exit Sign



Wall Mounted Emergency Lighting

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N. Fire Alarm

Description: Buildings 'A' and 'B' is equipped with a Fire Lite fire alarm system, and in fair condition, consisting of manual pull stations, bells, horns and strobe indicating devices. The systems are zoned and is monitored by a third party. Building 'C' has a Simplex fire alarm system and is equipped with manual pulls, audible horns, strobe devices, flow switches, tamper switches, smoke detectors and heat detectors. All the systems thus will not support future fire addressable systems as specified. All the building systems are not fully compliant with Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm systems in buildings 'A', 'B' and 'C' to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B infill & stair tower (1976) 4,486 ft²	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$210,739.50	(complete new system, including removal of existing)
Sum:			\$210,739.50	\$38,758.50	\$15,664.50	\$28,483.50	\$2,518.50	\$11,206.50	\$19,140.00	\$9,789.00	\$11,836.50	\$1,078.50	\$6,201.00	\$59,334.00	\$6,729.00		



Fire Alarm Pull Device Site (A)



Fire Alarm Panel Site (B)

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to at least one entrance to each building. Access to some entrances and portions of the site is impeded by steps and curbs. Adequate handicap parking is not provided. Most exterior doors are equipped with ADA hardware. The main entries are not equipped with ADA power assist door openers. On the interior of the buildings, space allowances and reach ranges are mostly compliant. The accessible route through the buildings does not contain protruding objects. Ground and floor surfaces are compliant. Elevation changes within the 1915 Original Construction and 1928 Addition at Building A are facilitated by three stairwells in fair condition and one chair lift in good condition. Access to the Stage is not facilitated by a chair lift. The single story 1947 Addition to Building A does not require special provisions for floor level changes. Elevation changes within the 1924 Original Construction and 1976 Addition at Building B are facilitated by three stairwells in fair to poor condition. No Stage is provided in Building B. Elevation changes within the 1974 Original Construction at Building C are facilitated by two stairwells in fair condition. No Stage is provided in Building C. Mezzanine storage areas in Building C are accessed via non-compliant steps. Interior doors throughout the facility are not recessed, and are not provided with ADA compliant hardware. Many doors are not provided adequate clearances. Throughout the facility, toilet partitions are metal and most do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted, mirrors do not meet ADA requirements for mounting heights, and some private toilets are not provided adequate clearances. ADA signage is not provided on either the interior or the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage throughout the facility. Provide three power assist door openers, one at the accessible entry to each building. Provide a chair lift at the Stage in the 1928 Addition at Building A. Provide a compliant elevator with stops at each level in Buildings A, B and C. At building B, provide a ramp connecting the 1976 Infill to the second floor of the 1924 Original Construction. At group toilets, provide compliant toilet partitions and accessories where required and remount mirrors to compliant heights. Rework walls to provide adequate clearances at private toilets where required. Costs for reworked walls are covered in Item J. Replacement of plumbing fixtures is covered in Item E. Parking issues are corrected in Item P. Rework narrow and recessed door openings to provide adequate clearances where required.

Item	Cost	Unit	Whole Building	1915 Original A (1915)	1915 Original A Unusable (1915)	1924 Building B (1924)	1924 Building B Attic (1924)	1924 Building B Unusable (1924)	1928 Building A Addition (1928)	1928 Building A Unusable (1928)	1947 Building A Addition (1947)	1947 Building A Unusable (1947)	1974 Building A infill (1974)	1974 Building C (1974)	1976 Building B infill & stair tower (1976)	Sum	Comments
Signage:	\$0.10	sq.ft.		25,839 ft ²	10,443 ft ²	18,989 ft ²	1,679 ft ²	7,471 ft ²	12,760 ft ²	6,526 ft ²	7,891 ft ²	719 ft ²	4,134 ft ²	39,556 ft ²	4,486 ft ²	\$11,365.50	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)													48 Required	\$1,920.00	(per ramp/interior-exterior complete)
Elevators:	\$50,000.00	each		3 Required		2 Required								3 Required		\$400,000.00	(per stop, \$100,000 minimum)
Toilet Partitions:	\$1,000.00	stall		4 Required		7 Required			2 Required						2 Required	\$15,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required		1 Required								1 Required		\$22,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,100.00	leaf		38 Required		60 Required			9 Required		15 Required		10 Required	46 Required	7 Required	\$203,500.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf				1 Required								2 Required	4 Required	\$35,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		15 Required		16 Required			6 Required		1 Required			13 Required	2 Required	\$265,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		4 Required		7 Required			2 Required		1 Required			5 Required	2 Required	\$5,985.00	
Sum:			\$960,270.50	\$282,023.90	\$0.00	\$269,393.90	\$0.00	\$0.00	\$43,746.00	\$0.00	\$22,574.10	\$0.00	\$11,413.40	\$288,480.60	\$42,638.60		



Typical non-compliant toilet partitions



Chair lift

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P. Site Condition

Description: The 5.6 acre relatively flat site is located in the historic center of downtown Willoughby with generous tree and shrub landscaping. No problems with erosion were observed. The site is bordered by heavily traveled city streets. The site has multiple vehicular entries. One way bus traffic is provided adjacent to Building B, however busses are not separated from other vehicular traffic. Loading also takes place at the curb along the city street adjacent to the site. A bus loop is not provided. Staff, visitor and student parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 178 parking places, which provides adequate parking for staff members, visitors and students. Adequate parking for the disabled is not provided. The site and parking lot drainage design consists of sheet drainage and catch basins. Evidence of parking lot ponding was observed. Concrete curbs in fair condition are generally appropriately placed. No curb is provided to separate the parking lot at Building B from the adjacent public sidewalk. No loading docks, service drives or dumpster pads are provided at any of the buildings. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good to poor condition. No playgrounds or athletic facilities are provided. Site features are suitable for outdoor instruction, though no related equipment is provided to facilitate doing so. There is not room on the site for substantial additions to the buildings. A small maintenance building is also located on the site.

Rating: 2 Needs Repair

Recommendations: Repair retaining walls where required. Provide a guard rail at the retaining wall near the 1947 Addition to Building A. Replace concrete sidewalks and steps where required. Provide new wearing course on all asphalt drives and parking lots. Provide concrete curb along east edge of parking lot at Building B. Provide a concrete dumpster pad for each building. Provide a bus drop-off loop. Designate additional accessible parking spaces. Costs for ADA signage are covered in item O.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A Infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B Infill & stair tower (1976) 4,486 ft²	Sum	Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		5,474 Required		4,728 Required								1,872 Required		\$225,180.10	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Career Technical	\$68.75	per student				200 Required										\$13,750.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 50% of career technical students riding)
Concrete Curb:	\$17.87	in.ft.				125 Required										\$2,233.75	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		1,720 Required									1,364 Required			\$14,463.96	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$42.50	in.ft.		0 Required							54 Required					\$2,295.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		312 Required		50 Required										\$11,584.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required		1 Required								1 Required		\$7,200.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required												\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required												\$150,000.00	Include this one or the previous. (Applies for whole building, so only one addition should have this item)
Other: Repair Retaining Wall	\$10.00	sq.ft. (Qty)		309 Required		225 Required										\$5,340.00	Repair damaged retaining wall
Sum:			\$482,046.81	\$325,630.90	\$0.00	\$110,410.95	\$0.00	\$0.00	\$0.00	\$0.00	\$2,295.00	\$0.00	\$0.00	\$43,709.96	\$0.00		



Deteriorated exterior steps



Ramp at building entry

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Q. Sewage System

Description: Buildings A, B and C The sanitary sewer system is tied in to the city system and is in fair condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 3 Needs Replacement

Recommendations: Buildings A, B and C Replace existing system due to age of pipe.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft ²	1915 Original A Unusable (1915) 10,443 ft ²	1924 Building B (1924) 18,989 ft ²	1924 Building B Attic (1924) 1,679 ft ²	1924 Building B Unusable (1924) 7,471 ft ²	1928 Building A Addition (1928) 12,760 ft ²	1928 Building A Unusable (1928) 6,526 ft ²	1947 Building A Addition (1947) 7,891 ft ²	1947 Building A Unusable (1947) 719 ft ²	1974 Building A infill (1974) 4,134 ft ²	1974 Building C (1974) 39,556 ft ²	1976 Building B infill & stair tower (1976) 4,486 ft ²	Sum	Comments
Sewage Main:	\$45.00	n.ft.		500 Required		500 Required								500 Required		\$67,500.00	(include excavation and backfilling)
Sum:			\$67,500.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,500.00	\$0.00		



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Facility Assessment

R. Water Supply

Description: Buildings A, B and C The domestic water supply system is tied in to the municipal system. The District was not able to provide water supply flow test data. The existing domestic water service does meet the facility's current needs

Rating: 3 Needs Replacement

Recommendations: The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft ²	1915 Original A Unusable (1915) 10,443 ft ²	1924 Building B (1924) 18,989 ft ²	1924 Building B Attic (1924) 1,679 ft ²	1924 Building B Unusable (1924) 7,471 ft ²	1928 Building A Addition (1928) 12,760 ft ²	1928 Building A Unusable (1928) 6,526 ft ²	1947 Building A Addition (1947) 7,891 ft ²	1947 Building A Unusable (1947) 719 ft ²	1974 Building A infill (1974) 4,134 ft ²	1974 Building C (1974) 39,556 ft ²	1976 Building B infill & stair tower (1976) 4,486 ft ²	Sum	Comments
Domestic Water Main	\$40.00	in.ft.		500 Required		500 Required								500 Required		\$60,000.00	(new)
Sum:			\$60,000.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00		



Piping



Piping

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S. Exterior Doors

Description: Typical exterior doors in the overall facility of Building "A" are aluminum type construction, installed on aluminum frames, and are in poor condition. Typical exterior doors feature single glazed non-insulated tempered and non-tempered, and glass vision panels. Solid core wood doors with single glazed wired and non-tempered-non-wired glazing that are in poor condition. Typical exterior doors in the overall facility of Building "B" metal clad wood doors with tempered glazing type construction, installed on hollow metal frames, and are in poor condition. Typical exterior doors feature single glazed non-insulated vision panels and are installed on hollow metal frames. Solid core wood doors in poor condition on hollow metal frames in poor condition. Typical exterior doors in the overall facility of Building "C" are aluminum hollow metal type construction, installed on hollow metal frames, and are in fair to poor condition. Typical exterior doors feature single glazed non-insulated tempered glass vision panels. Overhead doors on Building "A" are wood overhead type in poor condition. Overhead doors are on Building "C" are insulated aluminum overhead type in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replace overhead doors in Building "A" and "C" due to poor condition. Sidelite replacement included in item F.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft ²	1915 Original A (1915) Unusable 10,443 ft ²	1924 Building B (1924) 18,989 ft ²	1924 Building B Attic (1924) 1,679 ft ²	1924 Building B (1924) Unusable 7,471 ft ²	1928 Building A Addition (1928) 12,760 ft ²	1928 Building A (1928) Unusable 6,526 ft ²	1947 Building A Addition (1947) 7,891 ft ²	1947 Building A (1947) Unusable 719 ft ²	1974 Building A infill (1974) 4,134 ft ²	1974 Building C (1974) 39,556 ft ²	1976 Building B infill & stair tower (1976) 4,486 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		4 Required		10 Required			5 Required		1 Required			14 Required	1 Required	\$70,000.00	(includes removal of existing)
Overhead doors and hardware:	\$2,500.00	per leaf									1 Required			3 Required		\$10,000.00	(8 x 10 sectional, manual operation)
Sum:			\$80,000.00	\$8,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$4,500.00	\$0.00	\$0.00	\$35,500.00	\$2,000.00		



Typical hollow metal door.



Typical aluminum door Building "A".

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by CTG Environmental LLC, and dated 2006, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, pipe insulation and fittings containing hazardous materials are located in the overall facility in fair to poor condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition with significant to light damage. There are no underground fuel oil storage tanks on the site. Due to the construction date, there is a potential for lead based paint.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B infill & stair tower (1976) 4,486 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form		
Pipe Insulation Removal	\$10.00	in.ft.		235 Required	500 Required	7,185 Required	0 Required	200 Required	0 Required	0 Required	646 Required	50 Required	0 Required	150 Required	40 Required	\$90,060.00	
Pipe Fitting Insulation Removal	\$20.00	each		15 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	15 Required	0 Required	\$600.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	\$12.00	in.ft.		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	500 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$6,000.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$30.00	each		0 Required	0 Required	0 Required	0 Required	0 Required	40 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$1,200.00	
Laboratory Table/Counter Top Removal	\$100.00	each		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	1 Required	0 Required	\$100.00	See J
Fire Door Removal	\$100.00	each		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	8 Required	0 Required	\$800.00	See S
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		3,691 Required	2,500 Required	0 Required	0 Required	0 Required	2,295 Required	0 Required	800 Required	0 Required	0 Required	0 Required	0 Required	\$27,858.00	See J
Sum:			\$126,618.00	\$13,723.00	\$12,500.00	\$71,850.00	\$0.00	\$2,000.00	\$8,085.00	\$6,000.00	\$8,860.00	\$500.00	\$0.00	\$2,700.00	\$400.00		



Crawl tunnel



9x9 Resilient tile

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are present in the 1928 Building A Addition and the 1924 Building B. Building A features 4 interior stair towers and Building B features 3 stair towers which are not protected by two hour fire enclosure. The 1974 Building C features 2 stair towers that are protected by a two hour enclosure. Building B stair towers have non compliant doors without panic hardware. Building A features 1 exterior concrete stairway providing egress from the basement level, which is in fair condition. Most guardrails are constructed with vertical bars having less than 4" clearance. Guardrails to the 1928 Building A Addition balcony, 1947 Building B infill and stair tower, and 1974 Building C do not meet the 4" ball test. Handrails in the overall facility do not extend past the top and bottom stair risers as required by the Ohio Building Code. Stairs wider than 5' are not provided with an intermediate handrail. The Kitchen located within the facilities is part of the Lake Academy, and is appointed with residential appliances. A hood with UL 300 compliant wet chemical fire suppression system is not provided. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Most rooms with a capacity greater than 50 occupants are equipped with adequate egress, in some cases through another classroom. Some egress paths are blocked with furniture and storage materials.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new guard and handrails to meet the requirements of the Ohio Building Code. Provide stair enclosure in Building A for stairs spanning more than 2 floors. Stair towers extending two floors do not require enclosure due to sprinkler system recommendation. Provide second means of egress for dead end corridors and rooms that are more than 50 occupants. Replace non compliant stair enclosures and fire doors.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A Infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B infill & stair tower (1976) 4,486 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		25,839 Required	10,443 Required	18,989 Required	1,679 Required	7,471 Required	12,760 Required	6,526 Required	7,891 Required	719 Required	4,134 Required	39,556 Required	4,486 Required	\$456,602.25	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		9 Required		4 Required			3 Required					8 Required		\$120,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	per level		9 Required					3 Required						2 Required	\$70,000.00	
Other: Guardrail	\$7,500.00	per level							1 Required					8 Required	1 Required	\$75,000.00	Provide OBC compliant guardrail
Other: Second egress door	\$3,000.00	each							2 Required					1 Required		\$9,000.00	Provide second means of egress from room with more than 50 occupants
Sum:				\$730,602.25	\$173,976.75	\$33,939.75	\$81,714.25	\$5,456.75	\$24,280.75	\$84,970.00	\$21,209.50	\$25,645.75	\$2,336.75	\$13,435.50	\$231,557.00	\$32,079.50	



Non compliant door and handrails



Non complaint stair and handrails

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, tables, computer workstations, bookcases, wastebaskets, and other pieces. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 3 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements. Welding tables are in good condition. High bay furniture is in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture. Replace high bay furniture.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft ²	1915 Original A Unusable (1915) 10,443 ft ²	1924 Building B (1924) 18,989 ft ²	1924 Building B Attic (1924) 1,679 ft ²	1924 Building B (1924) Unusable (1924) 7,471 ft ²	1928 Building A Addition (1928) 12,760 ft ²	1928 Building A Unusable (1928) 6,526 ft ²	1947 Building A Addition (1947) 7,891 ft ²	1947 Building A Unusable (1947) 719 ft ²	1974 Building A Infill (1974) 4,134 ft ²	1974 Building C (1974) 39,556 ft ²	1976 Building B Infill & stair tower (1976) 4,486 ft ²	Sum	Comments
CEFPI Rating 0 to 3	\$5.00	sq.ft.		Required		Required			Required		Required		Required	Required	Required	\$568,275.00	
High Bay Loose Furnishings Allowance	\$1.00	sq.ft.												Required		\$39,556.00	If this item is entered, then none of the items based on CEFPI ratings should be entered.
Sum:			\$607,831.00	\$129,195.00	\$0.00	\$94,945.00	\$0.00	\$0.00	\$63,800.00	\$0.00	\$39,455.00	\$0.00	\$20,670.00	\$237,336.00	\$22,430.00		



Classroom furniture



Welding tables

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W. Technology

Description: The typical Classroom in buildings 'A', 'B' and 'C' are equipped with one data port for teacher use / no voice port with a digitally based phone system / and no cable port and monitor of the required components, to meet Ohio School Design Manual requirements. The typical Classrooms are similar in each building and is not equipped with the required four technology data ports for student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. Each building facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Stage, Auditorium, and Offices are not adequately provided in building 'A' for those types of spaces. OSDM-compliant computer network infrastructure is also inadequately provided in building 'A', 'B' and 'C'.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems in buildings 'A', 'B' and 'C' to meet Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	1915 Original A (1915) 25,839 ft²	1915 Original A Unusable (1915) 10,443 ft²	1924 Building B (1924) 18,989 ft²	1924 Building B Attic (1924) 1,679 ft²	1924 Building B Unusable (1924) 7,471 ft²	1928 Building A Addition (1928) 12,760 ft²	1928 Building A Unusable (1928) 6,526 ft²	1947 Building A Addition (1947) 7,891 ft²	1947 Building A Unusable (1947) 719 ft²	1974 Building A Infill (1974) 4,134 ft²	1974 Building C (1974) 39,556 ft²	1976 Building B Infill & stair tower (1976) 4,486 ft²	Sum	Comments
HS portion of building with total SF 133,601 to 200,400	\$5.45	sq.ft. (Qty)		25,839 Required	10,443 Required	18,989 Required	1,679 Required	7,471 Required	12,760 Required	6,526 Required	7,891 Required	719 Required	4,134 Required	39,556 Required	4,486 Required	\$765,686.85	
Sum:				\$140,822.55	\$56,914.35	\$103,490.05	\$9,150.55	\$40,716.95	\$69,542.00	\$35,566.70	\$43,005.95	\$3,918.55	\$22,530.30	\$215,580.20	\$24,448.70		



MDF Site (A)



Technology Outlet Site (B)

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$16,798,153.55
7.00%	Construction Contingency	\$1,175,870.75
Subtotal		\$17,974,024.30
16.29%	Non-Construction Costs	\$2,927,968.56
Total Project		\$20,901,992.86

Construction Contingency	\$1,175,870.75
Non-Construction Costs	\$2,927,968.56
Total for X.	\$4,103,839.31

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$5,392.21
Soil Borings / Phase I Envir. Report	0.10%	\$17,974.02
Agency Approval Fees (Bldg. Code)	0.15%	\$26,961.04
Construction Testing	0.25%	\$44,935.06
Printing - Bid Documents	0.27%	\$48,529.87
Advertising for Bids	0.03%	\$5,392.21
Builder's Risk Insurance	0.11%	\$19,771.43
Design Professional's Compensation	7.50%	\$1,348,051.82
CM Compensation	6.00%	\$1,078,441.46
Commissioning	0.42%	\$75,490.90
Maintenance Plan Advisor	0.11%	\$19,771.43
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$237,257.12
Total Non-Construction Costs	16.29%	\$2,927,968.56

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School Facility Appraisal

Name of Appraiser Karen L Walker **Date of Appraisal** 2010-03-16
Building Name Willoughby-Eastlake Tech Centers A, B & C
Street Address 25 Public Square
City/Town, State, Zip Code Willoughby, 44094
Telephone Number(s) 440/602-5090
School District Willoughby-Eastlake City SD

Setting: Suburban

Site-Acreage	5.60	Building Square Footage	140,493
Grades Housed	10-12	Student Capacity	1,125
Number of Teaching Stations	48	Number of Floors	3
Student Enrollment	214		
Dates of Construction	1915,1915,1924,1924,1924,1928,1928,1947,1947,1974,1974,1976		

Energy Sources: Fuel Oil Gas Electric Solar
Air Conditioning: Roof Top Windows Units Central Room Units
Heating: Central Roof Top Individual Unit Forced Air
 Hot Water Steam

Type of Construction
 Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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1.0 The School Site

School Facility Appraisal

		Points Allocated	Points
1.1	Site is large enough to meet educational needs as defined by state and local requirements <i>The 5.6 acre site undersized based on design manual requirements.</i>	25	5
1.2	Site is easily accessible and conveniently located for the present and future population <i>The site is located at the center of town and is convenient to nearby businesses and civic institutions, bus stops, and residential neighborhoods.</i>	20	20
1.3	Location is removed from undesirable business, industry, traffic, and natural hazards <i>Located at the center of town, the site is subject traffic noise and hazard. No undesirable business or industry uses are located near the site.</i>	10	7
1.4	Site is well landscaped and developed to meet educational needs <i>The site is well landscaped with trees, shrubs, walkways and retaining walls which provide a pleasant pedestrian environment and reinforce the image of the campus as a center of civic life.</i>	10	10
1.5	ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>No outdoor athletic facilities are provided.</i>	10	0
1.6	Topography is varied enough to provide desirable appearance and without steep inclines <i>Topography is pleasantly varied. Level changes are mitigated with retaining walls, ramps, steps and berms. Steep inclines are not present.</i>	5	5
1.7	Site has stable, well drained soil free of erosion <i>Site has generally stable, well drained soil that is free of erosion. Some signs of ponding were observed in parking lots and under tall trees.</i>	5	3
1.8	Site is suitable for special instructional needs , e.g., outdoor learning <i>Site is suitable for outdoor learning. Although some outdoor seating is present, adequate furnishings for outdoor learning are not provided.</i>	5	3
1.9	Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Public sidewalks run along the edges of the site, and paved walkways and exterior steps connect to the public sidewalks with building entries, parking lots and outdoor seating.</i>	5	5
1.10	ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Sufficient on-site, solid surface parking is provided for faculty, students, staff and community. The site exceeds design manual parking requirements for the present population.</i>	5	5
TOTAL - The School Site		100	63

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural	Points Allocated	Points
2.1 Structure meets all barrier-free requirements both externally and internally <i>The campus is not handicap accessible throughout.</i>	15	5
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>Roofs are reported to leak, with some evidence of deterioration.</i>	15	5
2.3 Foundations are strong and stable with no observable cracks <i>Foundations appear stable, though some area of soil erosion has begun around Building B and C.</i>	10	5
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Expansion joints are provided, though some evidence of deterioration is present, especially in stair towers.</i>	10	7
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Wayfinding through buildings is straightforward.</i>	10	9
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>The buildings do not meet current ASHRAE standards.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>The buildings have asbestos, chrysotile, and other hazardous materials.</i>	10	2
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Classrooms are below design manual standards.</i>	10	5

Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Most areas of buildings 'A', 'B' and 'C' are maintained and properly placed while other area lighting needs repair or replaced due to being incandescent or T-12 type. No lighting was noticed as being subject to overheating.</i>	15	6
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system.</i>	15	15
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Some up-dating has occurred in Technology in buildings 'A', 'B' and 'C' for the teaching / learning areas. Still more up-dating is needed regarding outlets, phones and computer cabling.</i>	15	6

2.12	Electrical controls are safely protected with disconnect switches easily accessible	10	4
	<i>The electrical controls noticed in buildings 'A', 'B' and 'C' are safely protected with disconnect switches or over current protection devices and was easily accessible but, due to the age of the equipment it does not meet the requirements of the OSDM.</i>		
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	10
	<i>Electric water coolers do not meet ADA requirements.</i>		
2.14	Number and size of restrooms meet requirements	10	8
	<i>The quantity of fixtures provided is adequate for the current population.</i>		
2.15	Drainage systems are properly maintained and meet requirements	10	10
	<i>Replace sanitary waste piping in the overall facility due to the age of drainage piping.</i>		
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	4
	<i>The Fire Alarm system in buildings 'A', 'B' and 'C' are zoned systems which does not meet the requirements of the Ohio Design Manual. There is not a sprinkler system within either facility.</i>		
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	4
	<i>Intercommunication system in buildings 'A', 'B' and 'C' consists of a central unit via telephones that allow two-way communication between the Office and certain areas only but, also needs replacement per the OSDM requirements.</i>		
2.18	Exterior water supply is sufficient and available for normal usage	5	5
	<i>The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system.</i>		
TOTAL - Structural and Mechanical Features		200	112

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3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Most materials are of an age that require some maintenance for increasing their longevity.</i>	15	10
3.2	Floor surfaces throughout the building require minimum care <i>Most floor surfaces are easily maintained.</i>	15	12
3.3	Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceiling and walls show stains and are in need of some repair.</i>	10	6
3.4	Built-in equipment is designed and constructed for ease of maintenance <i>Most classrooms do not have built-in equipment. Existing equipment is in good condition.</i>	10	5
3.5	Finishes and hardware , with compatible keying system, are of durable quality <i>Most rooms are compatible with the district system. Areas that are leased to outside entities are not accessible with the master key. Many doors are in poor condition.</i>	10	5
3.6	Restroom fixtures are wall mounted and of quality finish <i>Many fixtures are floor mounted. None are water efficient models.</i>	10	5
3.7	Adequate custodial storage space with water and drain is accessible throughout the building <i>Storage for custodial services is well provided.</i>	10	8
3.8	Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets and power for routine cleaning is not available in some areas of building 'A' and 'B' due to that fact that very few outlets are provided in such areas as classrooms and none in other areas such as small toilet rooms or storage areas. Building 'B' does provide adequate outlets and power for routine cleaning.</i>	10	6
3.9	Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Buildings 'A', 'B' and 'C' outdoor light fixtures are maintained and accessible for repair and / or replacement, but exterior electrical outlets are non-existent for all buildings in many cases as required by the Ohio School Design Manual.</i>	10	6
TOTAL - Plant Maintainability		100	63

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety	Points Allocated	Points
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading areas are not segregated from other vehicular traffic and pedestrian walkways. Building A lacks a drop-off lane, and the drop-off lane for Buildings B and C is part of the parking lot.</i></p>	15	0
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are provided both on and off site. Public sidewalks run along the edges of the site, and paved walks and steps connect to the building entries.</i></p>	10	8
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>Access streets have sufficient signals to permit safe entries to and exit from school areas.</i></p>	5	5
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Two vehicular entries facilitate safe one-way traffic flow at Buildings B and C. The lots serving Building A do not provide one-way traffic flow.</i></p>	5	3
<p>4.5 ES Playground equipment is free from hazard</p> <p>MS Location and types of intramural equipment are free from hazard</p> <p>HS Athletic field equipment is properly located and is free from hazard</p> <p><i>No athletic facilities are provided.</i></p>	5	0

Building Safety	Points Allocated	Points
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>Heating units are away from students.</i></p>	20	18
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>Multiple stair towers are available for egress.</i></p>	15	13
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Doors open outward and have panic hardware.</i></p>	10	8
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency lighting and exit signs are provided throughout buildings 'A', 'B' and 'C'. Exits signs have battery backup but are not on a separate electrical circuit. Some emergency units are not per the Ohio Building Code or the NEC.</i></p>	10	6
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Classroom doors open outward, though some are not recessed. Most are in poor condition.</i></p>	10	5
<p>4.11 Building security systems are provided to assure uninterrupted operation of the educational program</p>	10	4

Building security systems are provided to assure uninterrupted operation of the educational program in buildings 'A', 'B' and 'C'. The system does not meet all requirements of the OSDM.

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Floors are uneven in some parts of the buildings, causing minor trip conditions.</i>	5	2
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair risers in towers meet OBC requirements. Stairs and steps in other locations are not equally spaced.</i>	5	2
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass is wired, tempered, and sheet glass.</i>	5	3
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Most areas do not have projection issues.</i>	5	4
4.16	Traffic areas terminate at an exit or a stairway leading to an egress <i>A few dead end situations are present within the buildings.</i>	5	1

Emergency Safety

		Points Allocated	Points
4.17	Adequate fire safety equipment is properly located <i>Fire equipment is well located.</i>	15	12
4.18	There are at least two independent exits from any point in the building <i>A few dead end situations are present within the buildings.</i>	15	1
4.19	Fire-resistant materials are used throughout the structure <i>Untreated wood was noted within the structure.</i>	15	5
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>Automatic and manual emergency alarm system with a distinctive sound is provided in buildings 'A', 'B' and 'C'. Alarms are also equipped with strobe lights. The Fire Alarm System is not per the OSDM requirements.</i>	15	6
TOTAL - Building Safety and Security		200	106

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<p>Size of academic learning areas meets desirable standards</p> <p><i>Academic spaces are below design manual standards. Most classrooms are 680 square feet or smaller.</i></p>	25	10
5.2	<p>Classroom space permits arrangements for small group activity</p> <p><i>Due to lack of design manual size standards, small group activities are inhibited.</i></p>	15	5
5.3	<p>Location of academic learning areas is near related educational activities and away from disruptive noise</p> <p><i>Academic spaces are removed from "live" spaces like Welding and Auto Services.</i></p>	10	9
5.4	<p>Personal space in the classroom away from group instruction allows privacy time for individual students</p> <p><i>Due to lack of design manual size standards, private space is not well provided.</i></p>	10	4
5.5	<p>Storage for student materials is adequate</p> <p><i>Locker quantities are more than sufficient for the student population.</i></p>	10	10
5.6	<p>Storage for teacher materials is adequate</p> <p><i>Academic spaces lack casework.</i></p>	10	2

Special Learning Space		Points Allocated	Points
5.7	<p>Size of special learning area(s) meets standards</p> <p><i>Special learning areas are well provided. Academic spaces are undersized, but vocational spaces provide an impetus for student learning.</i></p>	15	10
5.8	<p>Design of specialized learning area(s) is compatible with instructional need</p> <p><i>Vocational areas for special learners is appropriately provided.</i></p>	10	8
5.9	<p>Library/Resource/Media Center provides appropriate and attractive space</p> <p><i>A Library/Media Center was not available. Two computer labs are present.</i></p>	10	2
5.10	<p>Gymnasium (or covered P.E. area) adequately serves physical education instruction</p> <p><i>A Gymnasium is not provided.</i></p>	5	0
5.11	<p>ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction</p> <p>MS/HS Science program is provided sufficient space and equipment</p> <p><i>Science programs are not offered with the Tech Center.</i></p>	10	0

5.12	Music Program is provided adequate sound treated space <i>Music is not provided.</i>	5	0
5.13	Space for art is appropriate for special instruction, supplies, and equipment <i>Art is not offered within the Tech Center.</i>	5	0

School Facility Appraisal

		Points Allocated	Points
5.14	Space for technology education permits use of state-of-the-art equipment <i>Two computer labs are available for student use.</i>	5	4
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms <i>Remedial instruction space is not available within the Tech Center.</i>	5	1
5.16	Storage for student and teacher material is adequate <i>Student storage is adequate, teacher storage is not.</i>	5	3

Support Space

		Points Allocated	Points
5.17	Teacher's lounge and work areas reflect teachers as professionals <i>The teacher's lounge is adequate.</i>	10	9
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>Student Dining is not offered and a Kitchen for serving students is not provided.</i>	10	0
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>The Administrative suite is appropriate for the students served.</i>	5	5
5.20	Counselor's office insures privacy and sufficient storage <i>Offices are private, with some storage.</i>	5	4
5.21	Clinic is near administrative offices and is equipped to meet requirements <i>A clinic was not well appointed per the design manual.</i>	5	2
5.22	Suitable reception space is available for students, teachers, and visitors <i>Reception space is appropriate for students, teachers, and visitors. Administration is on the second floor.</i>	5	3
5.23	Administrative personnel are provided sufficient work space and privacy <i>Sufficient work space and privacy are provided.</i>	5	4

TOTAL - Educational Adequacy

200

95

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment	Points Allocated	Points
6.1 Overall design is aesthetically pleasing to age of students <i>The overall campus appearance is disjointed in style. Buildings A and B are attractive, but in poor condition. The building C is in poor condition.</i>	15	5
6.2 Site and building are well landscaped <i>The site is attractively landscaped, adjoining public commons spaces.</i>	10	9
6.3 Exterior noise and poor environment do not disrupt learning <i>The sites sit between heavily traveled downtown streets that can be disruptive to learning.</i>	10	6
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>Many entries are not sheltered and walkways are only protected by deciduous trees.</i>	10	4
6.5 Building materials provide attractive color and texture <i>The 1920s structures have attractive materials and detailing. The 1970s structure requires re-painting.</i>	5	2

Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The overall color palettes in the three buildings are dated. A few areas are current with design trends.</i>	20	10
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>While most of the buildings are air conditioned, the temperature is inconsistent and ineffective.</i>	15	10
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The ventilation system does not provide adequate air exchanges.</i>	15	10
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>Buildings 'A', 'B' and 'C' in most cases the lighting system does provide proper intensity, diffusion and distribution of illumination. The corridors are adequately illuminated.</i>	15	9
6.10 Drinking fountains and restroom facilities are conveniently located <i>Restrooms are well located.</i>	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization <i>Areas for student interaction are limited to corridors and the banquet room.</i>	10	5
6.12 Traffic flow is aided by appropriate foyers and corridors	10	6

Ease of wayfinding is maintained through each the three buildings. Corridors are undersized in width per the OSDM.

6.13	Areas for students to interact are suitable to the age group <i>Areas for student interaction are limited to corridors and the banquet room.</i>	10	5
6.14	Large group areas are designed for effective management of students <i>Corridors are undersized per the OSDM. Large areas are not available for student congregation.</i>	10	5
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Acoustical treatment in the structures does not meet LEED minimum requirements for sound control.</i>	10	5
6.16	Window design contributes to a pleasant environment <i>Most rooms have daylight available. Some room windows are clearstory.</i>	10	9
6.17	Furniture and equipment provide a pleasing atmosphere <i>Furniture is mismatched and inconsistant in design.</i>	10	3
<hr/> TOTAL - Environment for Education		200	115

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LEED Observation Notes

School District: Willoughby-Eastlake City SD
County: Lake
School District IRN: 45104
Building: Willoughby-Eastlake Tech Centers A, B & C
Building IRN: 64634

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are build on productive agricultural, wildlife or open areas. Several measures can be take however to prevent the impact on undeveloped lands or to improve previously contaminated sites. Appropriate location reduces the need for private transportation and helps to prevent an increase in air pollution. Developing buildings in urban areas and on brownfield sites instead of greenfield locations has economical and environmental benefits. Controlling stormwater runoff and erosion can prevent the worsening of water quality in receiving bodies of water and the impact on aquatic life. Once the building is constructed, it's important to decrease heat island effects and reduce the light pollution on the site.

(source: LEED Reference Guide, 2001:9)

Construction activity pollution prevention can be successfully managed on this site. The building is known to contain hazardous materials. The site is not known to be prime agricultural farmland, within a flood plain, habitat for an endangered species, within or near a wetland, or near a previously undeveloped body of water. The site is located on a previously developed site within 1/2 mile of a residential area with the potential density of more than 10 units per acre. The site is located within 1/2 mile of 10 basic services. The site does have pedestrian access between the school and basic services. The site is not a brownfield. The site appears to be located within 1/4 mile walking of a bus stop or 1/2 mile walking of a rail station. School busses do not have a dedicated lane on site. The site does not have sufficient bicycle storage or changing facilities. The site does not have dedicated parking for fuel efficient or low emitting vehicles. The site exceeds current OSDM parking requirements. The site does not have sufficient area to restore 50% to a natural state. The site does not have more than 20% vegetative spaces. Storm water management and detention is mitigated through catch basins and storm sewers. The hard surfaces of the site do not meet the high albedo reflectance requirements to mitigate heat island effect. The roof material does not meet the high albedo reflectance requirement to mitigate heat island effect. Light pollution on the site is created from wall packs, and classroom lighting. The site does not have sufficient area to create a master plan with stormwater management, open space, parking capacity, and heat island non-roof. The property is used by the community during or after hours.

characters remaining in Sustainable Sites.

Water Efficiency

In the US ca. 340 billion gallons of fresh water are withdrawn daily from surface sources, 65% of which is discharged later after use. Water is also withdrawn from underground aquifers. The excessive usage of water results in the current water deficit, estimated at 3,700 billion gallons. Water efficiency measures in commercial buildings can reduce water usage by at least 30%. Low-flow fixtures, sensors or using non potable water for landscape irrigation, toilet flushing and building systems are just some of available strategies. Not only do they result in environmental savings, but also bring about financial benefits, related to lower water use fees, lower sewage volumes to treat and energy use reductions.

(source: LEED Reference Guide, 2001:65)

The building plumbing fixtures are not water conserving models. A baseline water consumption report is required for water efficiency LEED credits. The site does not irrigate. Recommendations in items E, Q and R enhance water use reduction targets.

characters remaining in Water Efficiency.

Energy & Atmosphere

Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases CO2 into the Atmosphere and contributes to global warming. Moreover, coal fired electric utilities release nitrogen oxides and sulfur dioxide, where the former contribute to smog and the latter to acid rain. Other types of energy production are not less harmful. Burning of natural gas produces nitrogen oxides and greenhouse gases as well, nuclear power creates nuclear wastes, while hydroelectric generating plants disrupt natural water flows. Luckily there are several practices that can reduce energy consumption and are environmentally and economically beneficial. Not only will they reduce the air pollution and mitigate global warming thanks to being less dependent on power plants, but also they will reduce operational costs and will quickly pay back. In order to make the most of those practices, it's important to adopt a holistic approach to the building's energy load and integrate different energy saving strategies.

(source: LEED Reference Guide, 2001:93)

An energy audit or fundamental commissioning of the system is required for a baseline for any energy optimization measures. The system potentially contains equipment with CFCs or HCFCs. The building does not comply with current ASHRAE envelop standards. The system does not comply with current energy consumption requirements. Renewable energy appliances are not present on the site. (The property does not have sufficient area for wind turbines. The building does have sufficient roof area for solar panels. The building does not have a measurement and verification plan in place. The building does not purchase green power.

characters remaining in Energy & Atmosphere.

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents them from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

The building does not have an area for the collection of recyclables, including yard waste. The building shell is viable for renovation. The interior partitions are viable for renovation. The classrooms do not meet OSDM standards. No comments relating to construction credits of recycled content, regional products, rapidly renewable materials, or certified wood are included.

characters remaining in Material & Resources.

Indoor Environmental Quality

As we spend a big majority of our time indoors, the emphasis should be put on optimal indoor environmental quality strategies while (re)designing a building . Otherwise, a poor IEQ will have adverse effects on occupants' health, productivity and quality of life. IEQ strategies such as ventilation effectiveness and control of contaminants or a building flush-out prior to occupancy can reduce potential liability, increase the market value of the building but can also result in a significantly higher productivity (16%). Other strategies involve automatic sensors and controls, introducing fresh air to the building or providing lots of daylighting views.

(source: LEED Reference Guide, 2001:215)

The building does not meet the ASHRAE standards for indoor air quality. Smoking occurs on site. The building does not have adequate acoustical separation of spaces. Outdoor air monitoring is not provided. Fresh air intake is through windows and a central air system. The building ventilation is inadequate. Refer to items A and C for additional information. Indoor chemical and pollution is not controlled. Individual controls for thermal comfort and lighting levels are not provided. The building does not meet ASHRAE standards for thermal comfort levels. The building does not have a thermal comfort verification plan in place. The building does have daylight to meet the 35 foot candle LEED requirement for some classrooms and other occupied spaces. The building does not have a system in place for mold prevention.

characters remaining in Indoor Environmental Quality.

Innovation & Design Process

This category is aimed at recognizing projects that implemented innovative building features and sustainable building knowledge, and whose strategy or measure results exceeded those which are required by the LEED Rating System. Expertise in sustainable design is the key element of the innovative design and construction process.

(source: LEED Reference Guide, 2001:271)

The school is within the region CGB271 Urban-Rural which capitalizes on credits pertaining to site storm water management quality and quantity, wastewater innovation, renewable energy, construction waste management, and rapidly renewable materials.

characters remaining in Innovation & Design Process.

Justification for Allocation of Points

Building Name and Level: **Willoughby-Eastlake Tech Centers A, B & C**

10-12

Building features that clearly exceed criteria:

1. The Practical Nursing program has an abundance of classrooms available.
2. Building B houses an Indian Museum.
3. The site is pleasantly landscaped.
4. The site is near the city center of Willoughby.
5. Building A has a large stage and banquet room for the Hotel and Resort program.
6. The High Bay space is well designed for its functional use.

Building features that are non-existent or very inadequate:

1. The school is separated into three buildings.
2. The buildings are reported to contain asbestos and other hazardous materials.
3. The buildings sit on heavily traveled streets.
4. Handicap access is not well provided on the site.
5. Dead end corridors are present.
6. The roofs leak and the buildings are not thermally efficient.

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Environmental Hazards Assessment Cost Estimates

Owner:	Willoughby-Eastlake City SD
Facility:	Willoughby-Eastlake Tech Centers A, B & C
Date of Initial Assessment:	Mar 16, 2010
Date of Assessment Update:	Jun 23, 2010
Cost Set:	2010

District IRN:	45104
Building IRN:	64634
Firm:	The Collaborative, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1915 1915 Original A	25,839	\$13,723.00	\$2,650.00
1915 1915 Original A Unusable	10,443	\$12,500.00	\$5,000.00
1924 1924 Building B	18,989	\$71,850.00	\$71,850.00
1924 1924 Building B Attic	1,679	\$0.00	\$0.00
1924 1924 Building B Unusable	7,471	\$2,000.00	\$2,000.00
1928 1928 Building A Addition	12,760	\$8,085.00	\$1,200.00
1928 1928 Building A Unusable	6,526	\$6,000.00	\$6,000.00
1947 1947 Building A Addition	7,891	\$8,860.00	\$6,460.00
1947 1947 Building A Unusable	719	\$500.00	\$500.00
1974 1974 Building A infill	4,134	\$0.00	\$0.00
1974 1974 Building C	39,556	\$2,700.00	\$2,700.00
1976 1976 Building B infill & stair tower	4,486	\$400.00	\$400.00
Total	140,493	\$126,618.00	\$98,760.00
Total with Regional Cost Factor (104.16%)		\$131,885.31	\$102,868.42
Regional Total with Soft Costs & Contingency		\$164,105.29	\$127,999.48

Building Summary - Willoughby-Eastlake Tech Centers A, B & C (64634)

District: Willoughby-Eastlake City SD					County: Lake		Area: Northeastern Ohio (8)			
Name: Willoughby-Eastlake Tech Centers A, B & C					Contact: Mr. Dave Palmer					
Address: 25 Public Square Willoughby, 44094					Phone: 440/602-5090					
Bldg. IRN: 64634					Date Prepared: 2010-03-16		By: Karen L Walker			
					Date Revised: 2010-06-23		By: Karen L Walker			
Current Grades		10-12		Acreage:		5.60		CEFPI Appraisal Summary		
Proposed Grades		N/A		Teaching Stations:		48				
Current Enrollment		214		Classrooms:		45				
Projected Enrollment		N/A								
Addition		Date		HA		Number of Floors		Current Square Feet		
1915 Original A		1915		no		3		25,839		
1915 Original A Unusable		1915		no		1		10,443		
1924 Building B		1924		no		3		18,989		
1924 Building B Unusable		1924		no		1		7,471		
1924 Building B Attic		1924		no		1		1,679		
1928 Building A Unusable		1928		no		1		6,526		
1928 Building A Addition		1928		no		1		12,760		
1947 Building A Addition		1947		no		1		7,891		
1947 Building A Unusable		1947		no		1		719		
1974 Building C		1974		no		1		39,556		
1974 Building A Infill		1974		no		1		4,134		
1976 Building B Infill & stair tower		1976		no		1		4,486		
Total						140,493				
		*HA =		Handicapped Access						
		*Rating =		1 Satisfactory						
				=2 Needs Repair						
				=3 Needs Replacement						
		*Const P/S =		Present/Scheduled Construction						
FACILITY ASSESSMENT					Cost Set: 2010		Rating		Dollar Assessment	
A. Heating System				3		\$3,895,072.50		-		
B. Roofing				3		\$817,607.26		-		
C. Ventilation / Air Conditioning				1		\$0.00		-		
D. Electrical Systems				3		\$2,433,338.76		-		
E. Plumbing and Fixtures				3		\$911,988.00		C		
F. Windows				3		\$616,322.22		-		
G. Structure: Foundation				2		\$7,775.00		-		
H. Structure: Walls and Chimneys				2		\$911,642.00		-		
I. Structure: Floors and Roofs				1		\$0.00		-		
J. General Finishes				3		\$1,910,637.15		-		
K. Interior Lighting				3		\$702,465.00		-		
L. Security Systems				3		\$359,517.75		-		
M. Emergency/Egress Lighting				3		\$140,493.00		-		
N. Fire Alarm				3		\$210,739.50		-		
O. Handicapped Access				2		\$960,270.50		-		
P. Site Condition				2		\$482,046.81		-		
Q. Sewage System				3		\$67,500.00		-		
R. Water Supply				3		\$60,000.00		-		
S. Exterior Doors				3		\$80,000.00		-		
T. Hazardous Material				3		\$126,618.00		-		
U. Life Safety				3		\$730,602.25		-		
V. Loose Furnishings				3		\$607,831.00		-		
W. Technology				3		\$765,686.85		-		
- X. Construction Contingency / Non-Construction Cost				-		\$4,103,839.31		-		
Total						\$20,901,992.86				

Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet	<	<	<	<	<
1.0 The School Site	100	63	63%	Borderline	
2.0 Structural and Mechanical Features	200	112	56%	Borderline	
3.0 Plant Maintainability	100	63	63%	Borderline	
4.0 Building Safety and Security	200	106	53%	Borderline	
5.0 Educational Adequacy	200	95	48%	Poor	
6.0 Environment for Education	200	115	58%	Borderline	
LEED Observations	<	<	<	<	<
Commentary	<	<	<	<	<
Total	1000	554	55%	Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates					
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
104.16%					
\$21,771,515.76					

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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Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1915 Original A

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 64634
Facility: Willoughby-Eastlake Tech Centers A, B & C **BuildingAdd:** 1915 Original A
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	235	\$10.00	\$2,350.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	15	\$20.00	\$300.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	3691	\$3.00	\$11,073.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$13,723.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$2,650.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 25839	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation \$0.00	
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition \$0.00	

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$13,723.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$2,650.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1915 Original A Unusable

Owner: Willoughby-Eastlake City SD Bldg. IRN: 64634
 Facility: Willoughby-Eastlake Tech Centers A, B & C BuildingAdd: 1915 Original A Unusable
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	500	\$10.00	\$5,000.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	2500	\$3.00	\$7,500.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$12,500.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$5,000.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 10443	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$12,500.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$5,000.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1924 Building B

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 64634
Facility: Willoughby-Eastlake Tech Centers A, B & C **BuildingAdd:** 1924 Building B
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	7185	\$10.00	\$71,850.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$71,850.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$71,850.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 18989	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
	Description	Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$71,850.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$71,850.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1924 Building B Attic

Owner: Willoughby-Eastlake City SD Bldg. IRN: 64634
 Facility: Willoughby-Eastlake Tech Centers A, B & C BuildingAdd: 1924 Building B Attic
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
ACM Found		Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2.	Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3.	Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4.	Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5.	Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11.	Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12.	Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13.	Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14.	Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15.	Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18.	Cement Board Removal	Not Present	0	\$5.00	\$0.00
19.	Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22.	Fire Door Removal	Not Present	0	\$100.00	\$0.00
23.	Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25.	Soil Removal	Not Present	0	\$150.00	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30.	Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31.	Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33.	Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34.	Roofing Removal	Not Present	0	\$2.00	\$0.00
35.	(Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$0.00
36.	(Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$0.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported						
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1.	(Sum of Lines 1-0)				Total Cost For Removal Of Underground Storage Tanks	\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980			
1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00	
2.	Special Engineering Fees for LBP Mock-Ups	\$0.00	
3.	(Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups	\$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	1679	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported			
	Description	Cost Estimate	
1.	(Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2.	(Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries			
1.	A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$0.00
2.	A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$0.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1924 Building B Unusable

Owner: Willoughby-Eastlake City SD Bldg. IRN: 64634
 Facility: Willoughby-Eastlake Tech Centers A, B & C BuildingAdd: 1924 Building B Unusable
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	200	\$10.00	\$2,000.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$2,000.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$2,000.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 7471	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation \$0.00	
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition \$0.00	

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$2,000.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$2,000.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1928 Building A Addition

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 64634
Facility: Willoughby-Eastlake Tech Centers A, B & C **BuildingAdd:** 1928 Building A Addition
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	40	\$30.00	\$1,200.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	2295	\$3.00	\$6,885.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$8,085.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$1,200.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980			
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups			\$0.00
2. Special Engineering Fees for LBP Mock-Ups			\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups		\$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 12760	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
	Description	Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$8,085.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$1,200.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1928 Building A Unusable

Owner: Willoughby-Eastlake City SD Bldg. IRN: 64634
 Facility: Willoughby-Eastlake Tech Centers A, B & C BuildingAdd: 1928 Building A Unusable
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	500	\$12.00	\$6,000.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$6,000.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$6,000.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 6526	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$6,000.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$6,000.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1947 Building A Addition

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 64634
Facility: Willoughby-Eastlake Tech Centers A, B & C **BuildingAdd:** 1947 Building A Addition
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found		Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$10.00 \$0.00
2.	Breeching Insulation Removal	Not Present	0	\$10.00 \$0.00
3.	Tank Insulation Removal	Not Present	0	\$8.00 \$0.00
4.	Duct Insulation Removal	Not Present	0	\$8.00 \$0.00
5.	Pipe Insulation Removal	Reported Asbestos-Containing Material	646	\$10.00 \$6,460.00
6.	Pipe Fitting Insulation Removal	Not Present	0	\$20.00 \$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00 \$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00 \$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00 \$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00 \$0.00
11.	Flexible Duct Connection Removal	Not Present	0	\$100.00 \$0.00
12.	Acoustical Plaster Removal	Not Present	0	\$7.00 \$0.00
13.	Fireproofing Removal	Not Present	0	\$15.00 \$0.00
14.	Hard Plaster Removal	Not Present	0	\$7.00 \$0.00
15.	Gypsum Board Removal	Not Present	0	\$6.00 \$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00 \$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$100.00 \$0.00
18.	Cement Board Removal	Not Present	0	\$5.00 \$0.00
19.	Electric Cord Insulation Removal	Not Present	0	\$1.00 \$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	\$50.00 \$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00 \$0.00
22.	Fire Door Removal	Not Present	0	\$100.00 \$0.00
23.	Door and Window Panel Removal	Not Present	0	\$100.00 \$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00 \$0.00
25.	Soil Removal	Not Present	0	\$150.00 \$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00 \$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00 \$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00 \$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	800	\$3.00 \$2,400.00
30.	Carpet Mastic Removal	Not Present	0	\$2.00 \$0.00
31.	Carpet Removal (over RFC)	Not Present	0	\$1.00 \$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	\$3.00 \$0.00
33.	Sink Undercoating Removal	Not Present	0	\$100.00 \$0.00
34.	Roofing Removal	Not Present	0	\$2.00 \$0.00
35.	(Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work		\$8,860.00
36.	(Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work		\$6,460.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 7891	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description		Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation \$8,860.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition \$6,460.00

- * INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):
- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
 - Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
 - Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1947 Building A Unusable

Owner: Willoughby-Eastlake City SD Bldg. IRN: 64634
 Facility: Willoughby-Eastlake Tech Centers A, B & C BuildingAdd: 1947 Building A Unusable
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	50	\$10.00	\$500.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$500.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$500.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 719	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description		Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$500.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$500.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1974 Building A infill

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 64634
Facility: Willoughby-Eastlake Tech Centers A, B & C **BuildingAdd:** 1974 Building A infill
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2.	Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3.	Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4.	Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5.	Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11.	Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12.	Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13.	Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14.	Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15.	Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18.	Cement Board Removal	Not Present	0	\$5.00	\$0.00
19.	Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22.	Fire Door Removal	Not Present	0	\$100.00	\$0.00
23.	Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25.	Soil Removal	Not Present	0	\$150.00	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30.	Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31.	Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33.	Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34.	Roofing Removal	Not Present	0	\$2.00	\$0.00
35.	(Sum of Lines 1-34)				
36.	(Sum of Lines 1-27)				
				Total Asb. Hazard Abatement Cost for Renovation Work	\$0.00
				Total Asb. Hazard Abatement Cost for Demolition Work	\$0.00

B. Removal Of Underground Storage Tanks						<input type="checkbox"/> None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1.	(Sum of Lines 1-0)					
						Total Cost For Removal Of Underground Storage Tanks \$0.00

C. Lead-Based Paint (LBP) - Renovation Only		<input type="checkbox"/> Addition Constructed after 1980
1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2.	Special Engineering Fees for LBP Mock-Ups	\$0.00
3.	(Sum of Lines 1-2)	
		Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1.	4134	\$0.10		\$0.00

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> None Reported
	Description		Cost Estimate
1.	(Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2.	(Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1.	A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation \$0.00
2.	A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition \$0.00

- * INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):
- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
 - b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
 - c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1974 Building C

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 64634
Facility: Willoughby-Eastlake Tech Centers A, B & C **BuildingAdd:** 1974 Building C
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	150	\$10.00	\$1,500.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	15	\$20.00	\$300.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Reported Asbestos-Containing Material	1	\$100.00	\$100.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	8	\$100.00	\$800.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$2,700.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$2,700.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 39556	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$2,700.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$2,700.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Willoughby-Eastlake Tech Centers A, B & C (64634) - 1976 Building B infill & stair tower

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 64634
Facility: Willoughby-Eastlake Tech Centers A, B & C **BuildingAdd:** 1976 Building B infill & stair tower
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	40	\$10.00	\$400.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$400.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$400.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 4486	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
Description	Cost Estimate	
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation \$0.00	
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition \$0.00	

F. Environmental Hazards Assessment Cost Estimate Summaries			
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation		\$400.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition		\$400.00

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.