## 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

Next Page

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



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 Building C is slab on grade and composite. The floor system for Building C is slab on grade and metal deck. The roof fructure for Buildings A and B are composite concrete. The roofing system for Building C is asphalt shingles with some built up asphalt. The roofing system for Building C is asphalt shingles with some built up asphalt. 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 propert

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.

Previous Page

Next Page

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

Name	Year	Handicapped Access	Floors	Square Feet
1915 Orginal 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

Previous Page

Next Page

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 Orginal 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 Plann Consideratio			e has been occ ance of the site								dification sho	ould be s	ensitive to t	he cultural

Previous Page

Next Page

Page 5

# Existing CT Programs for Assessment

## Next Page

## Previous Page

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

Not in current design manual

In current design manual but missing from assessment

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

District: Willowski			00					Country	1 -1	A			
District: Willought Name: Willought	-	-			c			County: Contact:	Lake Mr. Dave Palme		: Northeastern Ohio (8)		
			in Center	5 A, D &	C			Phone:		51			
Address: 25 Public	-								440/602-5090	D./	Karan L Walkar		
Willought Bldg. IRN: 64634	y, 4409	4						Date Prepared Date Revised:		By: By:	Karen L Walker Karen L Walker		
Current Grades		10-12	Acrea	<b>a</b> o:		5.60				Dy.			
Proposed Grades		N/A		ing Stati	ions:	48	CEFFIAp	praisal Summary	/				
Current Enrollment		214		rooms:	10115.	40	-	Section	Po	oints Po	ossible Points Earned	Percentage	Rating Category
Projected Enrollment		214 N/A	Ciassi	00115.		43	Cover Sh			, ,	<pre></pre>	د د. ده. است. ر	ر
Addition		Date H	A Num	nber of	Curr	ent Square		chool Site		100	63	63%	Borderline
/ ddillon		Date		oors	oun	Feet		ural and Mechan	ical Features	200		56%	Borderline
1915 Orginal A		1915 n	0	3		25,839	-	Maintainability		100		63%	Borderline
1915 Original A Unus	able_	1915 no	0	1				ng Safety and Se	curity	200	) 106	53%	Borderline
1924 Building B		1924 no	D	3		18,989	5.0 Educa	ational Adequacy		200	) 95	48%	Poor
1924 Building B Unus	<u>able</u>	1924 no	D	1		7,471	6.0 Enviro	onment for Educa	ition	200	) 115	58%	Borderline
1924 Building B Attic		1924 no	0	1		1,679	LEED Ob	servations		(	(	(	<
1928 Building A Unus	<u>able</u>	1928 no	0	1		6,526	Comment	ary		(	(	(	<
1928 Building A Addit	ion	1928 no	0	1		12,760	-	-		100	0 554	55%	Borderline
1947 Building A Addit	ion	1947 no	0	1		7,891	Enhanced	Environmental I	Hazards Assessr	nent Co	ost Estimates		
1947 Building A Unus	able	1947 no	0	1		719							
1974 Building C		1974 no	0	1		39,556	C=Under	Contract					
1974 Building A infill		1974 no	0	1		4,134							
1976 Building B infill a	<u>k stair</u>	1976 n	0	1		4,486	Renovatio	on Cost Factor					104.16%
tower								enovate (Cost Fa					\$21,771,515.76
Total						140,493	The Repla	acement Cost Pe	r SF and the Rei	novate/	Replace ratio are only p	rovided wher	n this summary is
*HA			oped Acc	ess			requested	l from a Master F	rlan.				
*Rating		atisfact											
		eeds R	•										
			eplaceme										
			Schedule	d Consti	ruction		-						
FACILITY A	SSESS et: 2010			Rating	۵۵	Dollar ssessment C							
A. Heating Syster		5		3		95,072.50	-						
B. Roofing	<u>u</u>			3		17,607.26	-						
C. Ventilation / Air	Conditi	ionina		1	φυ	\$0.00 -							
D. Electrical Syste		loning		3	\$2.4	33,338.76 -							
E. Plumbing and				3		11,988.00 C							
F. Windows	interoo	-		3		16,322.22 -	-						
G. Structure: Four	Idation			2	ΨŪ	\$7,775.00 -	1						
H. Structure: Wall		himnev	S	2	\$9	11,642.00 -	1						
I. Structure: Floo			_	1	+0	\$0.00 -							
J. General Finish				3	\$1,9	10,637.15 -	1						
K. Interior Lighting	_			3		02,465.00 -	1						
L. Security System	-			3		59,517.75 -	1						
M. Emergency/Eg		hting		3		40,493.00 -	1						
M. Fire Alarm				3	\$2	10,739.50 -	1						
C. Handicapped A	Access			2	\$9	60,270.50 -	1						
P. Site Condition				2	\$4	82,046.81 -	]						
C Q. Sewage System	n			3	\$	67,500.00 -	]						
R. Water Supply				3	\$	60,000.00 -							
S. Exterior Doors				3	\$	80,000.00 -	]						
🛅 T. Hazardous Ma	terial			3	\$1	26,618.00 -							
🔂 U. Life Safety				3	\$7	30,602.25 -							
C V. Loose Furnishi	ngs			3	\$6	07,831.00 -							
🔂 W. <u>Technology</u>				3	\$7	65,686.85 -							
					C 4 4	03,839.31 -	1						
- X. Construction C Non-Construct				-	<b>Φ</b> 4, I	03,639.31							

Previous Page

1915 Orginal A (1915) Summary

District: Milloughbur D							<b>O</b> a serie to a	Lalia	A	Nextherestern Ohie (0)		
District: Willoughby-E Name: Willoughby-E		-		~			County: Contact:	Lake Mr. Dave Paln		: Northeastern Ohio (8)		
Address: 25 Public Squ		ecn	Centers A, B & C				Phone:					
								440/602-5090		Karan L Malkar		
Willoughby, 4 Bldg. IRN: 64634	4094						Date Prepared: Date Revised:		By: By:	Karen L Walker Karen L Walker		
Current Grades	10-1	2	A area area		5.60		praisal Summary		By.			
Proposed Grades	N/A	2	Acreage: Teaching Station	nc:	48	CEFFIAp	Sidisal Summary					
Current Enrollment	214		Classrooms:	115.	40		Section	P	oints Po	ssible Points Earned	Percentage	Rating Category
Projected Enrollment	214 N/A		Classicollis.		45	Cover She		•	, onneo i		(	ر د
Addition	Date	нΔ	Number of	Curre	ent Square	1.0 The So			100		63%	Borderline
Addition	Date		Floors	-	Feet		Iral and Mechani	cal Features	200		56%	Borderline
1915 Orginal A	1915	no	3				/laintainability		100		63%	Borderline
1915 Original A Unusable			1				g Safety and Se	curity	200		53%	Borderline
1924 Building B	1924	no	3				tional Adequacy		200		48%	Poor
1924 Building B Unusable	1924	no	1				nment for Educa	tion	200		58%	Borderline
1924 Building B Attic	1924	no	1			LEED Obs			<	(	<	(
1928 Building A Unusable	1928	no	1			Commenta			(	(	<	(
1928 Building A Addition	1928		1		12,760				100		55%	Borderline
1947 Building A Addition	1947		1				Environmental H	lazards Assess				
1947 Building A Unusable			1		719							
1974 Building C	1974		1			C=Under (	Contract					
1974 Building A infill	1974	no	1		4,134							
1976 Building B infill & sta	air 1976	no	1		4,486	Renovatio	n Cost Factor					104.16%
tower						Cost to Re	novate (Cost Fa	ctor applied)				\$5,183,045.34
Total					<u>140,493</u>	The Repla	cement Cost Pe	r SF and the Re	enovate/l	Replace ratio are only pi	rovided wher	this summary is
*HA =	Handic	appe	ed Access			requested	from a Master P	lan.				
*Rating =	1 Satisfa	ctory	/									
=	2 Needs	Rep	air									
=	3 Needs	Rep	lacement									
*Const P/S =	Preser	nt/Sc	heduled Constru	uction								
FACILITY ASS		Т			Dollar							
Cost Set:	2010		Rating		sessment C							
A. <u>Heating System</u>			3		89,767.50 -							
B. <u>Roofing</u> C. Ventilation / Air Co	a diti a a ia a		3	\$15	\$7,506.03 -							
C. Ventilation / Air Co	nailioning	1	1	¢ 4 4	\$0.00 -							
			3		7,531.48 -							
E. <u>Plumbing and Fixtu</u> F. Windows	iles		3		)5,473.00 - 57,111.18 -							
G. Structure: Found	ation		2	φZθ	<b>\$0.00</b> -							
H. Structure: Walls ar			2	¢17	3,830.00 -							
I. Structure: Floors a		_	1	φ1/	\$0.00 -							
J. <u>General Finishes</u>	10 10015		3	¢/2	37,118.67 -							
K. Interior Lighting			3		29,195.00 -							
L. Security Systems			3		1,057.25 -							
M. Emergency/Egress	Lighting		3		25,839.00 -							
N. Fire Alarm	groung		3									
O. Handicapped Acce	SS		2		32,023.90 -							
P. Site Condition			2		25,630.90 -							
Q. <u>Sewage System</u>			3		2,500.00 -							
R. Water Supply			3		20,000.00 -							
S. Exterior Doors			3		58,000.00 -							
T. Hazardous Materia			3		3,723.00 -							
U. Life Safety	-		3		3,976.75 -							
V. Loose Furnishings			3		29,195.00 -							
W. Technology			3		0,822.55 -							
- X. Construction Conti	ngencv /		-		6,982.28 -							
Non-Construction												
Total				\$4,97	6,041.99							

1915 Original A Unusable (1915) Summary

Distri	ct: Willoughby-East	laka C		۲ ۲		County: Lake Area: Northeastern Ohio (8)
Name			-		_	Contact: Mr. Dave Palmer
	ss: 25 Public Square		ecnic	Jenters A, D & C	<i>,</i>	Phone: 440/602-5090
Addre						
Bida	Willoughby, 4409 IRN: 64634	94				Date Prepared:     2010-03-16     By:     Karen L Walker       Date Revised:     2010-06-23     By:     Karen L Walker
<u> </u>	t Grades	10-1	2 1	A araa ga	5.60	
	sed Grades	N/A		Acreage: Teaching Statio		CEFPI Appraisal Summary
· ·	t Enrollment	214		Classrooms:	40 45	Section Points Possible Points Earned Percentage Rating Categor
	ted Enrollment	214 N/A	-		45	Cover Sheet
Additic		Date		Number of	Current Square	
Additio	<u>11</u>	Date		Floors	Feet	2.0 <u>Structural and Mechanical Features</u> 200 112 56% Borderlin
1915 (	Drginal A	1915	no	3		39 3.0 Plant Maintainability 100 63 63% Borderlin
	-	1915		1		43 4.0 Building Safety and Security 200 106 53% Borderlin
	Building B	1924	no	3		89 5.0 Educational Adequacy 200 95 48% Po
	Building B Unusable	1924	no	1		71 6.0 Environment for Education 200 115 58% Borderlin
	Building B Attic	1924		1		79 LEED Observations
1928 E	Building A Unusable	1928	no	1		26 <u>Commentary</u>
	Building A Addition	1928		1		60 Total 1000 554 55% Borderlin
	Building A Addition	1947		1	7,891	
<u>1947</u> E	Building A Unusable	1947		1	719	
1974 E	Building C	1974	no	1	39,556	56 C=Under Contract
	Building A infill	1974	no	1	4,134	
1976 E	Building B infill & stair	1976	no	1	4,486	86 Renovation Cost Factor 104.16
tower						Cost to Renovate (Cost Factor applied) \$595,084.5
<u>Total</u>					<u>140,493</u>	93 The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is
	*HA = H	landic	appe	d Access		requested from a Master Plan.
	*Rating =1 S	Satisfa	ctory			
		leeds				
				acement		
	*Const P/S = F			eduled Constru		
	FACILITY ASSES		Т	Deting	Dollar	
	Cost Set: 201	10		Rating	Assessment C	+
	Heating System			3	\$78,322.50 -	+-1
	Roofing Ventilation / Air Condi	tioning		3	\$0.00 -	+-1
		uoninę	1	3	\$0.00 -	+-1
0.	Electrical Systems			3	\$180,872.76 -	+-1
_	Plumbing and Fixtur Windows	es		3	\$0.00 - \$0.00 -	+
	Structure: Foundation	<b>.</b>		2	\$0.00 -	+-1
_	Structure: Walls and	_	nove		\$0.00 -	+-1
<u> </u>	Structure: Floors and		-	<u> </u>	\$0.00 -	+
<u> </u>	General Finishes			3	\$0.00 -	
	Interior Lighting			3	\$52,215.00 -	
	Security Systems			3	\$18,275.25	
_	Emergency/Egress Li	ahtina		3	\$10,443.00 -	
	Fire Alarm	<u>a</u>		3	\$15,664.50	
	Handicapped Acces	s		2	\$0.00 -	
	Site Condition	_		2	\$0.00	+
	Sewage System			3	\$0.00	+
	Water Supply			3	\$0.00 -	
	Exterior Doors			3	\$0.00	+
	Hazardous Material			3	\$12,500.00 -	+
_	Life Safety			3	\$33,939.75 -	
	Loose Furnishings			3	\$0.00 -	
	Technology			3	\$56,914.35 -	+
	Construction Continge	ency /			\$112,171.02 -	
	Non-Construction Cos					
Total					\$571,318.13	

1924 Building B (1924) Summary

District: V	A (11)				Country Lake Areas Marthagatary Ohia (0)
	Villoughby-East			0	County: Lake Area: Northeastern Ohio (8)
	Villoughby-East		Centers A, B &	C	Contact: Mr. Dave Palmer
	25 Public Square				Phone: 440/602-5090
	Villoughby, 440	94			Date Prepared: 2010-03-16 By: Karen L Walker
Bldg. IRN: 6					Date Revised: 2010-06-23 By: Karen L Walker
Current Grad		10-12	Acreage:	5.60	CEFPI Appraisal Summary
Proposed Gra	ades	N/A	Teaching Stati		
Current Enro	llment	214	Classrooms:	45	Section Points Possible Points Earned Percentage Rating Category
Projected En	rollment	N/A			Cover Sheet
Addition		Date HA		Current Square	
			Floors	Feet	2.0 <u>Structural and Mechanical Features</u> 200 112 56% Borderline
1915 Orginal		1915 no	3		9 3.0 Plant Maintainability 100 63 63% Borderline
	I A Unusable	1915 no	1		34.0 Building Safety and Security 200 106 53% Borderline
1924 Buildin	-	1924 no	3		9 5.0 <u>Educational Adequacy</u> 200 95 48% Poor
	g B Unusable	1924 no	1		16.0 Environment for Education20011558%Borderline
1924 Building		1924 no	1		9 <u>LEED Observations</u>
	<u>g A Unusable</u>	1928 no	1		6 <u>Commentary</u> ( ( (
1928 Building	· · · · · · · · · · · · · · · · · · ·	1928 no	1		0 Total 1000 554 55% Borderline
1947 Building		1947 no	1	7,891	
	<u>g A Unusable</u>	1947 no	1	719	
1974 Building	g C	1974 no	1	39,556	6 C=Under Contract
1974 Building	<u>g A infill</u>	1974 no	1	4,134	
1976 Building	<u>g B infill &amp; stair</u>	1976 no	1	4,486	6 Renovation Cost Factor 104.16%
tower					Cost to Renovate (Cost Factor applied) \$3,868,852.22
<u>Total</u>				<u>140,493</u>	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is
			ed Access		requested from a Master Plan.
1	*Rating =1 S	Satisfactor	У		
	=2 1	Needs Rep	pair		
			olacement		
5	*Const P/S = F	Present/So	cheduled Constr	ruction	
FAG	CILITY ASSES		_	Dollar	
	Cost Set: 201	10	Rating	Assessment C	
	ng System		3	\$617,142.50 -	-
B. <u>Roofin</u>	-		3	\$166,487.50 -	•
	ation / Air Condi	itioning	1	\$0.00 -	•
	ical Systems		3	\$328,889.48 -	·
	oing and Fixture	<u>s</u>	3	\$231,023.00 -	·
🛅 F. <u>Windo</u>	-		3	\$141,836.40 -	·
G. Structi	ure: Foundation		2	\$5,000.00 -	·
H. Structu	ure: Walls and (	<u>Chimneys</u>	2	\$180,945.00 -	•
	ure: Floors and	Roofs	1	\$0.00 -	·
🛅 J. <u>Gener</u>	al Finishes		3	\$324,808.17 -	-
🛅 K. <u>Interio</u>	r Lighting		3	\$94,945.00 -	-
🛅 L. Securi	ity Systems		3	\$52,219.75 -	-
🛅 M. Emerg	gency/Egress Li	ghting	3	\$18,989.00 -	-
🛅 N. <u>Fire Al</u>	larm		3	\$28,483.50 -	-
🛅 O. <u>Handi</u>	capped Access		2	\$269,393.90 -	-
🛅 P. <u>Site C</u>	ondition		2	\$110,410.95 -	•
🛅 Q. <u>Sewac</u>	ge System		3	\$22,500.00 -	•
🛅 R. Water	Supply		3	\$20,000.00 -	•
🛅 S. Exterio	or Doors		3	\$20,000.00 -	•
	dous Material		3	\$71,850.00 -	
🛅 U. Life Sa			3	\$81,714.25 -	-
	Furnishings		3	\$94,945.00 -	-
W. Techn			3	\$103,490.05	
	ruction Continge	encv /	-	\$729,262.40	-
	Construction Cos			,	
Total				\$3,714,335.85	

1924 Building B Unusable (1924) Summary

District	: Willoughby-Eastl	ako City S	20		County: Lake Area: Northeastern Ohio (8)
Name:	Willoughby-East			C	Contact: Mr. Dave Palmer
	s: 25 Public Square		Centers A, D &	C	Phone: 440/602-5090
Addres	•				
Bida I	Willoughby, 4409 RN: 64634	14			Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker
-		10.10	A	E 60	
Current		10-12 N/A	Acreage: Teaching Station	5.60 ons: 48	CEFPI Appraisal Summary
	ed Grades			45	Section Points Possible Points Earned Percentage Rating Category
	Enrollment	214	Classrooms:	45	Cover Sheet
	d Enrollment	N/A Date HA	Number of	Current Causes	
Addition			Number of Floors	Current Square Feet	2.0 Structural and Mechanical Features 200 112 56% Borderline
1915 Or	rainal A	1915 no	3		93.0 Plant Maintainability 100 63 63% Borderline
	iginal A Unusable	1915 no	1		34.0 Building Safety and Security 200 106 53% Borderline
1924 Bu	· · · · · · · · · · · · · · · · · · ·	1924 no	3		95.0 Educational Adequacy 200 95 48% Poor
	uilding B Unusable		1		1 6.0 Environment for Education 200 115 58% Borderline
	ilding B Attic	1924 no	1		9 LEED Observations
	ilding A Unusable	1928 no	1		6 <u>Commentary</u>
	ilding A Addition	1928 no	1		0 Commentary 0 Total 1000 554 55% Borderline
	ilding A Addition	1947 no	1	7,891	
	ilding A Unusable	1947 no	1	719	
	uilding C	1974 no	1		6 C=Under Contract
	uilding A infill	1974 no	1	4,134	
		1976 no	1		6 Renovation Cost Factor 104.16%
tower			•	1,100	Cost to Renovate (Cost Factor applied) \$416,730.16
Total				140,493	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is
	*HA = H	landicapp	ed Access		requested from a Master Plan.
	*Rating =1 S	atisfactor	y		
1	=2 N	leeds Rep	air		
	=3 N	leeds Rep	lacement		
	*Const P/S = P	resent/Sc	heduled Constr	uction	
	FACILITY ASSESS	SMENT		Dollar	
	Cost Set: 201	0	Rating	Assessment C	
<u>С</u> А. <u>Н</u>	leating System		3	\$56,032.50 -	•
	oofing		3	\$0.00 -	•
	entilation / Air Condition	tioning	1	\$0.00 -	•
	lectrical Systems		3	\$129,397.72 -	•
	lumbing and Fixtur	<u>es</u>	3	\$0.00 -	•
-	Vindows		3	\$0.00 -	•
	tructure: Foundatio	_	2	\$0.00 -	•
	tructure: Walls and	-		\$0.00 -	•
	tructure: Floors and	Roofs	1	\$0.00 -	•
	eneral Finishes		3	\$0.00 -	
	nterior Lighting		3	\$37,355.00 -	·
	ecurity Systems		3	\$13,074.25 -	-
	mergency/Egress Lig	ghting	3	\$7,471.00 -	•
	ire Alarm		3	\$11,206.50 -	-
	andicapped Access	<u>5</u>	2	\$0.00 -	•
	ite Condition		2	\$0.00 -	
	ewage System		3	\$0.00 -	·
	Vater Supply		3	\$0.00 -	•
	xterior Doors		3	\$0.00 -	· ]
	lazardous Material		3	\$2,000.00 -	
	ife Safety		3	\$24,280.75 -	·]
	oose Furnishings		3	\$0.00 -	·
	echnology		3	\$40,716.95 -	·
	Construction Continge		-	\$78,551.88 -	-
- i i i i -				\$400,086.55	

1924 Building B Attic (1924) Summary

							•					
District:	Willoughby-East						County:	Lake		Northeastern Ohio (8)		
Name:	Willoughby-East		Centers A, B &	C			Contact:	Mr. Dave Palm	er			
Address:	25 Public Square						Phone:	440/602-5090				
	Willoughby, 4409	94					Date Prepared		By:	Karen L Walker		
Bidg. IRN:	: 64634						Date Revised:	2010-06-23	By:	Karen L Walker		
Current Gra	ades	10-12	Acreage:		5.60	CEFPI App	raisal Summary	,				
Proposed (	Grades	N/A	Teaching Stati	ons:	48							
Current En	rollment	214	Classrooms:		45		Section	Po		ssible Points Earned F		Rating Category
Projected E	Enrollment	N/A				Cover Shee	_		(	(	(	(
Addition		Date HA		Current		1.0 <u>The Scl</u>			100	63	63%	Borderline
			<u>Floors</u>	<u>Fe</u>	_		ral and Mechan	cal Features	200	112	56%	Borderline
<u>1915 Orgin</u>		1915 no	3				aintainability		100	63	63%	Borderline
	nal A Unusable	1915 no	1				Safety and Se	curity	200		53%	Borderline
1924 Buildi		1924 no	3				onal Adequacy		200	95	48%	Poor
	ing B Unusable	1924 no	1				ment for Educa	tion	200	115	58%	Borderline
	ling B Attic	1924 no	1			LEED Obse			(	(	(	(
1928 Buildi	ing A Unusable	1928 no	1		6,526	Commenta	ry		(	(	(	(
	ing A Addition	1928 no	1		12,760	Total			1000	554	55%	Borderline
1947 Buildi	ing A Addition	1947 no	1		7,891	Enhanced I	Environmental H	lazards Assessn	nent Cos	t Estimates		
	ing A Unusable	1947 no	1		719							
1974 Buildi	ing C	1974 no	1			C=Under C	ontract					
1974 Buildi	ing A infill	1974 no	1		4,134							
1976 Buildi	ing B infill & stair	1976 no	1		4,486	Renovation	Cost Factor					104.16%
tower							novate (Cost Fa	,				\$93,071.58
<u>Total</u>					<u>140,493</u>				novate/R	eplace ratio are only pro	vided when t	his summary is
			ed Access			requested f	from a Master P	lan.				
	*Rating =1 S	Satisfactor	у									
	=2 N	leeds Re	pair									
	=3 N	leeds Re	placement									
	*Const P/S = F	Present/So	cheduled Constr	uction								
F	ACILITY ASSES		D.C.		Dollar							
<b>~</b>	Cost Set: 201	10	Rating		sment C							
	ting System		3	\$12,5	592.50 -							
🛅 B. <u>Roo</u>			3		\$0.00 -							
_	tilation / Air Condi	tioning	1		\$0.00 -							
	trical Systems		3	\$29,0	080.28 -							
	mbing and Fixtur	<u>es</u>	3		\$0.00 -							
_	<u>dows</u>		3		\$0.00 -							
	cture: Foundatio		2		\$0.00 -							
	cture: Walls and				\$0.00 -							
	cture: Floors and	Roofs	1		\$0.00 -							
	eral Finishes		3		\$0.00 -							
	rior Lighting		3		395.00 -							
	urity Systems		3		38.25 -							
	ergency/Egress Lig	ghting	3		679.00 -							
	Alarm		3	\$2,5	518.50 -							
	dicapped Acces	<u>s</u>	2		\$0.00 -							
🛅 P. Site	Condition		2		\$0.00 -							
	vage System		3		\$0.00 -							
🛅 R. <u>Wat</u>	er Supply		3		\$0.00 -							
	erior Doors		3		\$0.00 -							
	ardous Material		3		\$0.00 -							
🛅 U. Life	Safety		3	\$5,4	156.75 -							
🔂 V. Loo	se Furnishings		3		\$0.00 -							
🔁 W. Tech			3	\$9.1	50.55 -							
	struction Continge	ency /	-		543.60 -							
	-Construction Cos			÷,e								
Total				\$89,3	354.43							
				. ,-								

1928 Building A Unusable (1928) Summary

District:	Willoughby-Eastl	ake Citv	SD		County: Lake Area: Northeastern Ohio (8)
Name:	Willoughby-East			с	Contact: Mr. Dave Palmer
	25 Public Square				Phone: 440/602-5090
	Willoughby, 4409				Date Prepared: 2010-03-16 By: Karen L Walker
Bldg. IRN					Date Revised: 2010-06-23 By: Karen L Walker
Current Gr		10-12	Acreage:	5.60	
Proposed		N/A	Teaching Stati		
Current En		214	Classrooms:	45	Section Points Possible Points Earned Percentage Rating Cate
Projected I	Enrollment	N/A			Cover Sheet
Addition		Date HA	Number of	Current Square	re 1.0 The School Site 100 63 63% Borde
			Floors	Feet	2.0 <u>Structural and Mechanical Features</u> 200 112 56% Borde
<u>1915 Orgir</u>		1915 no			139 3.0 <u>Plant Maintainability</u> 100 63 63% Borde
	nal A Unusable	1915 no	-		43         4.0         Building Safety and Security         200         106         53%         Borde
1924 Build		1924 no			1895.0Educational Adequacy2009548%
	ing B Unusable	1924 no			71         6.0         Environment for Education         200         115         58%         Borde
	ing B Attic	1924 no			79 LEED Observations
	ding A Unusable				26 Commentary
	ing A Addition ing A Addition	1928 no 1947 no			60         Total         1000         554         55%         Borde           01         Factors of Environmental University Open Enviteversity
	ing A Unusable	1947 no		7,891	
1974 Build		1974 no			556 C=Under Contract
1974 Build		1974 no		4,134	
-		1976 no	-		104 Internation Cost Factor
tower				-,-00	Cost to Renovate (Cost Factor applied) \$369,53
Total			I.	140,493	193 The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary
	*HA = H	landicap	ped Access		requested from a Master Plan.
	*Rating =1 S	atisfacto	ry		
	=2 N	leeds Re	pair		
	=3 N	leeds Re	placement		
	*Const P/S = P	resent/S	cheduled Constr	ruction	
F	ACILITY ASSESS			Dollar	
<b>7</b>	Cost Set: 201	0	Rating	Assessment C	
	ting System		3	\$48,945.00 -	
	ofing	tioning	3	\$0.00	+
	tilation / Air Condit ctrical Systems	uoning	1	+ 0.00 +	
	mbing and Fixtur		3	\$113,030.32 - \$ <b>0.00</b> -	
	idows	<u>es</u>	3	\$0.00 -	
	icture: Foundatio	n	2	\$0.00 -	
	cture: Walls and	_		\$0.00 -	+
	cture: Floors and		1	\$0.00 -	+
	eral Finishes		3	\$0.00 -	
	rior Lighting		3	\$32,630.00 -	
	urity Systems		3	\$11,420.50 -	
	ergency/Egress Lig	ghting	3	\$6,526.00 -	+
M. Fire			3	\$9,789.00 -	
	dicapped Access	<u>s</u>	2	\$0.00 -	
	Condition		2	\$0.00 -	
🙆 Q. <u>Sew</u>	vage System		3	\$0.00 -	0 -
🛅 R. Wat	er Supply		3	\$0.00 -	
🛅 S. Exte	erior Doors		3	\$0.00 -	) -
🛅 T. Haz	ardous Material		3	\$6,000.00 -	) -
🛅 U. Life	Safety_		3	\$21,209.50 -	) -
🛅 V. Loo	se Furnishings		3	\$0.00 -	) -
🖆 W. <u>Tec</u>	hnology		3	\$35,566.70 -	<u>) - </u>
	struction Continge		-	\$69,654.94 -	¥ -
	-Construction Cos	<u>st</u>		•••••	
Total				\$354,771.96	<u> </u>

1928 Building A Addition (1928) Summary

		<u> </u>		Country Later Areas Marthagatary Ohia (0)
District: Willoughby-East			0	County: Lake Area: Northeastern Ohio (8)
Name: Willoughby-East		Centers A, B &	C	Contact: Mr. Dave Palmer
Address: 25 Public Square				Phone: 440/602-5090
Willoughby, 440	94			Date Prepared: 2010-03-16 By: Karen L Walker
Bldg. IRN: 64634	10.10			Date Revised: 2010-06-23 By: Karen L Walker
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary
Proposed Grades	N/A	Teaching Stati		Section Points Possible Points Earned Percentage Rating Category
Current Enrollment	214	Classrooms:	45	Cover Sheet
Projected Enrollment	N/A			
Addition	Date HA		Current Square	
1915 Orginal A	1915 no	Floors 3	Feet	2.0 Structural and Mechanical Features20011256%Borderline9.3.0 Plant Maintainability1006363%Borderline
1915 Original A Unusable	1915 no	1		
1924 Building B	1924 no	3		34.0 Building Safety and Security         200         106         53%         Borderline           95.0 Educational Adeguacy         200         95         48%         Poor
1924 Building B Unusable	1924 no	1		
1924 Building B Attic	1924 no	1		16.0 Environment for Education 200 115 58% Borderline
	1924 no	1		9 LEED Observations
1928 Building A Unusable				6 <u>Commentary</u> ( ( ( )
1928 Building A Addition	1928 no 1947 no	<b>1</b>	-	0 Total 1000 554 55% Borderline
1947 Building A Addition			7,891	
1947 Building A Unusable	1947 no 1974 no	1		9 6 <mark>C=Under Contract</mark>
1974 Building C		1		
1974 Building A infill	1974 no		4,134	6 Renovation Cost Factor 104.16%
<u>1976 Building B infill &amp; stair</u> tower	1976 no	1	4,486	Cost to Renovate (Cost Factor applied) \$2,017,851.20
Total			140 493	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is
	Jandican	bed Access	<u></u>	requested from a Master Plan.
	Satisfacto			
	Veeds Re	,		
		placement		
		cheduled Constr	uction	
FACILITY ASSES		cheduled Consti	Dollar	
Cost Set: 20		Rating	Assessment	C
A. Heating System	-	3	\$414,700.00 -	
B. Roofing		3	\$93,251.62 -	-
C. Ventilation / Air Condi	tionina	1	\$0.00 -	-
D. Electrical Systems		3	\$221,003.20 -	•
E. Plumbing and Fixtur	es	3	\$0.00 -	-
F. Windows	<u></u>	3	\$104,830.54 -	-
G. Structure: Foundatio	on	2	\$0.00 -	-
H. Structure: Walls and C			\$92,263.50 -	-
I. Structure: Floors and		1	\$0.00	-
J. <u>General Finishes</u>		3	\$219,922.80 -	-
K. Interior Lighting		3	\$63,800.00 -	-
L. Security Systems		3	\$35,090.00 -	
M. Emergency/Egress Li	ahtina	3	\$12,760.00 -	-
N. Fire Alarm	grung	3	\$12,780.00 -	-
O. Handicapped Access		2	\$43,746.00 -	-
P. Site Condition		2	\$43,748.00 - \$0.00 -	-
Q. Sewage System		3	\$0.00 -	
R. Water Supply		3	\$0.00 - \$0.00 -	
S. Exterior Doors		3	\$0.00 - \$10,000.00 -	
T. <u>Hazardous Material</u>		3	\$8,085.00 -	
V. Lose Furnishings		3	\$84,970.00 -	
		3	\$63,800.00 -	-
W. <u>Technology</u>		3	\$69,542.00 -	-
- X. Construction Continge Non-Construction Cos		-	\$380,356.48 -	-
Total			\$1,937,261.14	

1947 Building A Addition (1947) Summary

	4-1 04							Lalia				
District: Willoughby-Eas				<u> </u>			ounty:	Lake		: Northeastern Ohio (8)		
Name: Willoughby-Eas		ch Center	SA, D &	C			ontact:	Mr. Dave Palm	ier			
Address: 25 Public Squar							hone:	440/602-5090	-			
Willoughby, 440	)94						ate Prepared:		By:	Karen L Walker		
Bldg. IRN: 64634	10.10						ate Revised:		By:	Karen L Walker		
Current Grades	10-12		•		5.60	CEFPI Appra	aisal Summary					
Proposed Grades	N/A		ing Statio	ons:	48		Section	•	ainta De	ssible Points Earned	Deveentere	Deting Cotogon
Current Enrollment	214	Classr	ooms:		45	Cover Sheet		F			rcentage	Kating Category
Projected Enrollment	N/A			-								
Addition	Date H		ber of	-	ent Square	1.0 The Sch		and Existence	100		63%	Borderline
101E Orginal A	1915 r		oors		Feet		al and Mechani	cal Features	200		56%	Borderline
1915 Orginal A			3			3.0 <u>Plant Ma</u>			100		63%	Borderline
1915 Original A Unusable	1915 r		1				Safety and Se	curity	200		53%	Borderline
1924 Building B	1924 r		3				nal Adequacy		200		48%	Poor
1924 Building B Unusable	1924 r		1				nent for Educa	tion	200		58%	Borderline
1924 Building B Attic	1924 r		1			LEED Obser			(	(	<	<
1928 Building A Unusable	1928 r		1			Commentary	<u> </u>		(	(	(	(
1928 Building A Addition	uilding A Addition 1947 no 1 7, uilding A Unusable 1947 no 1								100		55%	Borderline
1947 Building A Addition	-				7,891	Enhanced E	nvironmental H	lazards Assess	ment Co	st Estimates		
1947 Building A Unusable	-				719						1	
<u>1974 Building C</u>	1974 r		1			C=Under Co	ntract					
1974 Building A infill	1974 r	0	1		4,134							
1976 Building B infill & stair	1976 r	0	1		4,486	Renovation (						104.16%
tower							ovate (Cost Fa	11 /				\$1,342,979.11
Total					<u>140,493</u>				enovate/l	Replace ratio are only p	rovided when	this summary is
		pped Acc	ess			requested tr	om a Master P	lan.				
Ŭ Ŭ 🗖	Satisfac											
=2	Needs F	Repair										
=3	Needs F	Replaceme	ent									
*Const P/S =	Present	Schedule/	d Constr	uction								
FACILITY ASSES					Dollar							
Cost Set: 20	10		Rating		sessment C							
A. Heating System			3		6,457.50 -							
B. Roofing			3	\$11	6,180.84 -							
C. Ventilation / Air Conc	litioning		1		\$0.00 -							
D. Electrical Systems			3	\$13	6,672.12 -							
E. Plumbing and Fixtu	res		3		\$0.00 -							
🔂 F. <u>Windows</u>			3	\$8	9,247.30 -							
G. Structure: Foundati			2		\$0.00 -							
H. Structure: Walls and		<u>/S</u>	2	\$7	9,982.00 -							
I. Structure: Floors and	Roofs		1		\$0.00 -							
🔂 J. General Finishes			3	\$13	0,438.23 -							
K. Interior Lighting			3	\$3	9,455.00 -							
L. Security Systems			3	\$2	1,700.25 -							
M. Emergency/Egress L	ighting		3	\$	7,891.00 -							
M. Fire Alarm			3		1,836.50 -							
C. Handicapped Access	3		2		2,574.10 -							
P. Site Condition			2		2,295.00 -							
Q. <u>Sewage System</u>			3	+	\$0.00 -							
R. Water Supply			3		\$0.00 -							
S. Exterior Doors			3	\$	4,500.00 -							
T. <u>Hazardous Material</u>			3		8,860.00 -							
U. Life Safety			3		25,645.75 -							
V. Loose Furnishings												
			3		9,455.00 -							
W. <u>Technology</u>			3		3,005.95 -							
- X. Construction Conting Non-Construction Co			-		3,145.92 -							
Total				\$1,28	9,342.46							

1947 Building A Unusable (1947) Summary

<b>D</b> <sup>1</sup> <b>1 1 1</b>							<b>.</b>		• · · · ·			
District:	Willoughby-East						County:	Lake		: Northeastern Ohio (8)		
Name:	Willoughby-East		Centers A, B a	x C			Contact:	Mr. Dave Paln				
Address	: 25 Public Square						Phone:	440/602-5090				
	Willoughby, 4409	94					Date Prepared Date Revised:		By:	Karen L Walker Karen L Walker		
Bldg. IRI		10.10	A		5.00				By:	Karen L Waiker		
Current G		10-12	Acreage:	ianai	5.60 48		aisal Summary					
Proposed		N/A	Teaching Stat	ions:	48		Section	Р	oints Po	ssible Points Earned	Percentage F	Rating Category
		214 N/A	Classrooms:		45	Cover Shee			۰ ( cinits		,	
Addition	Enrollment	Date HA	Number of	Curro	nt Square	1.0 The Sch	-		100	63	63%	Borderline
Addition			Floors		Feet	-	al and Mechani	ical Features	200		56%	Borderline
1915 Org	inal A	1915 no	3			3.0 Plant Ma			100		63%	Borderline
	ginal A Unusable	1915 no	1				Safety and Se	curity	200		53%	Borderline
1924 Buil		1924 no	3				onal Adequacy		200		48%	Poor
	ding B Unusable	1924 no	1				ment for Educa	tion	200		58%	Borderline
	ding B Attic	1924 no	1			LEED Obse				(	(	<
		1928 no	1			Commentar			(	(	<	<
	ding A Addition	1928 no	1		12,760		-		1000		55%	Borderline
	ding A Addition	1947 no	1		7,891		invironmental H	lazards Assess				
1947 Bui	Iding A Unusable	1947 no	1		719							
1974 Buil	ding C	1974 no	1		39,556	C=Under Co	ontract					
1974 Buil	ding A infill	1974 no	1		4,134							
1976 Buil	ding B infill & stair	1976 no	1		4,486	Renovation	Cost Factor					104.16%
tower						ovate (Cost Fa	,				\$40,504.18	
<u>Total</u>					<u>140,493</u>				enovate/F	Replace ratio are only p	rovided when t	his summary is
		ed Access			requested fi	rom a Master P	lan.					
	*Rating =1 S	atisfactor	У									
	=2 N	leeds Rep	bair									
			olacement									
	*Const P/S = P	resent/Sc	cheduled Const	ruction								
l	FACILITY ASSESS Cost Set: 201		Dating	1.00	Dollar							
		0	Rating 3		essment C							
	ating System		3	ۍ ۵:	5,392.50 - <b>\$0.00</b> -							
	ofing ntilation / Air Condi	tioning	1		\$0.00 -							
	ectrical Systems	lioning	3	¢1/								
	umbing and Fixtur		3	φ12								
	ndows	<u>ts</u>	3		\$0.00 - \$0.00 -							
	ructure: Foundatio	n	2		\$0.00 -							
	ructure: Walls and				\$0.00 -							
	ucture: Floors and		<u>/s 2</u> 1		\$0.00 -							
	eneral Finishes		3		\$0.00 -							
	erior Lighting		3	\$	3,595.00 -							
	curity Systems		3		1,258.25 -							
	nergency/Egress Lig	ahtina	3		\$719.00 -							
	e Alarm	<u></u>	3		1,078.50 -							
	indicapped Acces	5	2	Ψ 	\$0.00 -							
	e Condition	-	2		\$0.00 -							
	wage System		3		\$0.00 -							
	ater Supply		3		\$0.00 -							
	terior Doors		3		\$0.00 -							
	zardous Material		3		\$500.00 -							
U. Life			3		2,336.75 -							
	ose Furnishings		3		\$0.00 -							
	chnology		3	\$	3,918.55 -							
·			-									
	nstruction Continae	ency /	-	\$	7,634.87 -							
- X. <u>Co</u>	nstruction Continge		-	\$	7,634.87 -							

1974 Building C (1974) Summary

District: Willoughby-East			<u> </u>	County: Lake Area: Northeastern Ohio (8)
Name: Willoughby-East		Centers A, B &	C	Contact: Mr. Dave Palmer
Address: 25 Public Square				Phone: 440/602-5090
Willoughby, 440	94			Date Prepared: 2010-03-16 By: Karen L Walker
Bldg. IRN: 64634		1.		Date Revised: 2010-06-23 By: Karen L Walker
Current Grades	10-12	Acreage:	5.60	CEFPI Appraisal Summary
Proposed Grades	N/A	Teaching Stati		Continue
Current Enrollment	214	Classrooms:	45	Section Points Possible Points Earned Percentage Rating Category
Projected Enrollment	N/A			
Addition	Date HA	Number of Floors	Current Square	
1915 Orginal A	1915 no	3	Feet 25.830	2.0 Structural and Mechanical Features20011256%Borderline3.0 Plant Maintainability1006363%Borderline
1915 Original A Unusable	1915 no	1		
1924 Building B	1913 no	3		
1924 Building B Unusable	1924 no	1		
1924 Building B Attic	1924 no	1		
	1924 no	1		
1928 Building A Unusable	1928 no	1	12,760	Commentary ( ( ( (
1928 Building A Addition 1947 Building A Addition	1928 no	1	7,891	
1947 Building A Addition 1947 Building A Unusable	1947 no	1	7,891	
	1947 no	1		C=Under Contract
1974 Building C 1974 Building A infill	1974 no	1	4,134	
	1974 no	1	,	Renovation Cost Factor 104.16%
<u>1976 Building B infill &amp; stair</u> tower	1976 110	1	4,480	Cost to Renovate (Cost Factor applied) \$6,708,665.79
Total			140,493	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is
	Handicapp	ed Access	1.10,100	requested from a Master Plan.
	Satisfactor			
	Veeds Rep			
		placement		
		cheduled Consti	ruction	
FACILITY ASSES			Dollar	
Cost Set: 201		Rating	Assessment C	
A. Heating System		3	\$1,285,570.00 -	
B. Roofing		3	\$267,397.57 -	
C. Ventilation / Air Condi	tioning	1	\$0.00 -	
D. Electrical Systems		3	\$685,109.92 -	
E. Plumbing and Fixture	S	3	\$375,492.00 C	
F. Windows		3	\$21,755.10 -	
G. Structure: Foundation		2	\$2,775.00 -	
H. Structure: Walls and G		2	\$379,403.00 -	
I. Structure: Floors and	· · · ·	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 Li	ghting	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 -	
C Q. Sewage System		3	\$22,500.00 -	
R. Water Supply		3	\$20,000.00 -	1
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 Continge Non-Construction Cost		-	\$1,264,555.33 -	
Total	21		\$6,440,731.36	4
			<i>40,110,701.00</i>	1

1974 Building A infill (1974) Summary

Name:       Willoughby-Eastlake Tech Centers A, B & C       Contact:       Mr. Dave Palmer         Address:       25 Public Square Willoughby, 44094       Contact:       Mr. Dave Palmer       Phone:       440/602-5090         Bldg. IRN: 64634       Current Grades       10-12       Acreage:       5.60       CEFPI Apprach:       2010-06-23       By:       Karen L Walker         Current Grades       10-12       Acreage:       5.60       CEFPI Apprach:       2010-06-23       By:       Karen L Walker         Current Grades       N/A       Teaching Stations:       48       Cover Sheet       c													
Address:         25 Public Square United System         Market 2403         Pice Address:         Pice Address: <t< td=""><td></td><td></td><td></td><td></td><td>•</td><td></td><td></td><td>County:</td><td>Lake</td><td></td><td>: Northeastern Ohio (8)</td><td></td><td></td></t<>					•			County:	Lake		: Northeastern Ohio (8)		
Sutional All controls         Main         Processed 2010-03-16         By:         Karon L Walker           Current Grandes         10-12         Acreage:         560         CEPPI Appriatal Summary         By:         Karon L Walker           Proposed Grandes         NA         Tranching Stations:         46         Socion         Points Possible Points Earned Percentage Rating C           Proposed Grandes         NA         Teaching Stations:         46         Socion         Points Possible Points Earned Percentage Rating C           Proposed Enrollment         NA         Current Strutumatic         10         10         363         65%         B           1915 Orginal Al Linabile         Points Possible Points Earned Percentage Rating C         Court Shate         20         65         65%         B           1924 Eukling B Linabile         10         10.43         4.05         Building States and Security         200         65         65%         B           1924 Eukling B Linabile         10         1.77         1.65         Enhander Beauty         200         65         65%         B           1924 Eukling B Linabile         1.02         1.07         1.07         1.07         5.05         6         6           1925 Eukling B Andin         1.08 <td></td> <td>• •</td> <td></td> <td>Centers A, B &amp;</td> <td>. C</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		• •		Centers A, B &	. C								
Bidg, RN: 0653         Date Ravised: 2010.06.23         By:         Karen L Walker           Corrent Grandes         NA         Teaching Stations: 44         Corrent Grandes         Pointeed Formalisment         Pointeed Formalisment         Pointeed Formalisment         Pointeed Formalisment         Pointeed Formalisment         Pointeed Formalisment         Corrent Grandes         NA         Teaching Stations: 45         Corrent Grandes         Pointeed Formalisment         Pointeed Formalisment         Pointeed Formalisment         Pointeed Formalisment         Corrent Grandes         10 The Sational State	Address:	•											
Current Enrolment         IO-12         Arrage:         5.00         CEFPI Appraid Summary           Projected Grades         NA         Current Enrolment         PA           Current Enrolment         IVA         Classrooms:         45           Additor         Date         Section         Points Possible Points Earned Percentage Rating C           Additor         Date         MA         Current Succes         100         63         63%         Bit           1315 Orginal A         1915 hon         1         10.443         40         Build Scale         20         Structure Instantability         100         63         63%         Bit           1242 Building B         1024 for 3         18.0806         O Environment for Education         200         16         63%         Bit           1242 Building A         1018 for 3         10.043         40         Building Addetinic 1024 (and 1         1         7.771         60         Environment for Education         200         15         59%         Bit           1242 Building A         1         1.7771         60         Environment for Education         200         15         55%         Bit           1242 Building A Linuable         14.7970         1         7.987			94										
Progue Grades         NA         Teaching Stimutors         45           Current Evolument         VA         Classrooms:         45           Orginited Enrollment         INA         Classrooms:         45           Orginited Enrollment         INA         Classrooms:         45           Orginital A         1915 Orginital A         Points Possible Points Enrod Percentage Rating C           1915 Orginital A         1915 Orginital A         1915 Orginital A         100         63         63%         Bit           1915 Orginital A         1915 Orginital A         1915 Orginital A         100         63         63%         Bit           1924 Building B         Unusable         195 Into         1         0.044         Orginital A         100         63         63%         Bit           1924 Building A         1         1.6780         LED Observations         4         4         4           1924 Building A         1         1.7780         EEO Observations         4         4         6           1924 Building A         11         7.7801         Febrinded Enrolmental Hazarda Assessment Cost Estimates         9           1924 Building A         1101         4.168         Sectoro         54         9 <t< td=""><td>Bldg. IRN:</td><td>64634</td><td>_</td><td></td><td></td><td></td><td></td><td>Date Revised:</td><td>2010-06-23</td><td>By:</td><td>Karen L Walker</td><td></td><td></td></t<>	Bldg. IRN:	64634	_					Date Revised:	2010-06-23	By:	Karen L Walker		
Current Envolument         214         Closenses         Section         Point Possible Points Earned Precentage Rating Correspondence           Addition         Date         MA	Current Gra	ades	10-12	0		5.60	CEFPI App	oraisal Summary	,				
Porjected Enrolment         NA         Cover Sheet         ( <th< td=""><td>Proposed G</td><td>Grades</td><td>N/A</td><td>Teaching Stati</td><td>ons:</td><td>48</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Proposed G	Grades	N/A	Teaching Stati	ons:	48							
Addition         Date HA         Mumber of Deck         Current Searce Test         10 The School Site         100 63         63%         BB           1915 Orginal A         1915 for         3         25.503         30 Part Maniarabiliy         100 63         63%         BB           1915 Orginal A         1915 for         1         10.443         40 Building Stervard Security         200         106         53%         BB           1924 Building B         1924 ho         1         7.471         60 Environment for Education         200         115         68%         BB           1924 Building A         101 the 5.620         50 Educational Advectavics         200         115         68%         BB           1924 Building A         102 the 1.         7.671         60 Environmentary         4         4         4         4         4         6         6         6         6         6         6         6         6         6         6         6         6         6         6         6         1         1         1         1         1         1         1         1         1         1         6         1         1         1         1         1         1         1         1	Current Enr	rollment	214	Classrooms:		45			Р	oints Po	ssible Points Earned		Rating Category
Instrument         Image of the process of theproces of theprocess of the proces of theprocess of theproces o	Projected E	nrollment	N/A										(
1915_Original A     1915 po     3     25.833     3.0 Plant Maintanability     100     63     63%     Bit       1915_Original A Unusable     1915 po     1     10.443     4.0 Building Safety and Security     200     106     53%     Bit       1924_Building B     1024 ho     1     7.471     60 Environment Or Education     200     115     68%       1924_Building A Linusable     1924 ho     1     7.471     60 Environment Or Education     200     115     68%       1928_Building A Addition     1928 ho     1     6.526     Commentary     <	Addition		Date HA		Curre					100	63	63%	Borderline
111 Contradi A Lunashin         1915 no         1         10.443 4.0 Building Sately and Sourtly         200         106         53%         Bail           1242 Building B Unashin         1924 no         1         7.477         10.0 Environment for Education         200         95         48%.         Bail           1242 Building B Unashin         1924 no         1         7.477         10.0 Environment for Education         200         115         58%.         Bail           1242 Building A Unashin         1924 no         1         6.777         10.0 Environment for Education         200         554         58%.         Bail           1228 Building A Addition         1947 no         1         7.771         10.0 Environmental Hazards Assessment Cost Estimates         1000         554         55%.         Bail           1247 Building A Unashin         1947 no         1         7.781         10.0 Environmental Hazards Assessment Cost Estimates         1047           1247 Building A Unashin         1         4.486         Renovation Cost Factor applied)         549.0 Environmental Hazards Assessment Cost Estimates         549.0 Envintenvironmental Hazards Assessment Cost Parts Parts         <									ical Features				Borderline
1224 Building B         1924 no         3         19.898 50 Educational Adequacy         200         95         48%           1224 Building B         1924 no         1         7.477 6.0 Environment for Education         200         115         58% B           1224 Building B         1102 F         100 F         115         58% B         11         58% B           1228 Building A         1102 F         100 F         11         56% B         11         1107 B           1228 Building A         1987 B         1         12.75% B         11         100 S         55% B           1247 Building A         1987 no         1         7.891 Enhanced Environmental Hazards Assessment Cost Estimates         11         1107 B           1274 Building A         118 A star         197 no         1         7.891 Enhanced Environmental Hazards Assessment Cost Estimates         1107 B           1274 Building A         118 A star         197 no         1         4.1436 Environment Cost P S F and the Renovate/Replace ratio are only provided when this sum requested from a Master Plan.         5491 F           1275 Building A         3         514.000 e         54         5491 F           1276 Building A         3         51.000 e         54         5491 F           128 Bood B <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Borderline</td></td<>													Borderline
1324 Building & Junusable         1924 no         1         7.471         6.0 Environment for Education         200         115         58%         Bit           1324 Building A Attic         1984 no         1         1.679         LEED Observations         4									<u>curity</u>				Borderline
1222 Building A Attig       1       1679       LED Observations       4       4       4       4         1228 Building A Addition       1928 (n)       1       0.538       Commentary       4       4       4       4         1228 Building A Addition       1928 (n)       1       12,760       Total       1000       554       55%       Bit         1247 Building A Addition       1347 (n)       1       7,781       Enhanced Environmental Hazards Assessment Cost Estimates       1000       554       55%       Bit         1274 Building A Unusable       1974 (n)       1       7,781       Phanced Environmental Hazards Assessment Cost Estimates       1000       544       55%       Bit       1000       54       55%       Bit       1000       54       55%       Bit       1000       54       55%       Bit       1000       1       4,486       1000       1000       1000       1000       1000       10000       10000       10000       10000       10000       10000       100000       1000000       10000000       1000000000000       1000000000000000000000000000000000000	-												Poor
1222 Building A Unusable         1228 no         1         6.526         Commentary         4         4         6           1228 Building A Addition         1947 no         1         7.1276         Total         1000         554         55%         Bt           1247 Building A Addition         1947 no         1         7.138         Total         1000         554         55%         Bt           1247 Building A Linusable         1947 no         1         7.138         Total         1010         1010         1010         1010         10111         10111         10111		-							tion	200	115	58%	Borderline
1222 Building A Addition 1947 Building A Influe         11         17.760         1000         554         55%         Brit           1947 Building A Addition 1947 Building A Unusable         1947 In         1         7.781         Enhanced Environmental Hazards Assessment Cost Estimates										(	(	(	(
1947 Building A Addition         1947 no         1         7.891           1947 Building A Unusable         1947 no         1         719           1947 Building C         1974 no         1         9566           1947 Building A Infili         1974 no         1         49566           1947 Building C         1974 no         1         49566           1947 Building C         1974 no         1         4,134           1975 Building B Infill & stati.         1976 no         1         4,436           1018         1         4,468         Renovation Cost Factor applied)         \$491           1028         1946 Respire         1         44.86         Renovation Cost Factor applied)         \$491           1029         1         140.493         The Replacement Cost Pactor applied)         \$491           1041         -         1         543.55.00         -         -           1041         Stota S55.00         -         Stota S55.00         -         -         -           1051         Respire         3         \$174.855.50         -         -         -         -         -         -         -         -         -         -         -         -         -								iry		(	(	(	(
1947 Building A Unusable         1947 no         1         719           1947 Building C         1974 no         1         39,550           1948 Building A Infill         1974 no         1         4,134           1947 Building A Infill         1976 no         1         4,436           1947 Building B Infill & stati         1976 no         1         4,436           1947 Building B Infill & stati         1976 no         1         4,468           1947 Building B Infill & stati         1976 no         1         4,468           1940 Building C         18 Statisfactory         Cost to Renovate (Cost Factor applied)         \$490           1941 Total         1978 Building B Infill & Statisfactory         Cost Set Set Statisfactory         Cost Set Set Set Set Set Set Set Set Set Se		-				,	Total			100	0 554	55%	Borderline
1974 Building C         1974 no         1         39,566         G=Under Contract           1974 Building A Infill         1974 no         1         4,134         Image: Statistical Statiste Statistical Statistical Statiste Statistical Statistic	1947 Buildi	ng A Addition		1		-	Enhanced	Environmental H	lazards Assess	ment Co	st Estimates		
1974 Building A Infill       1974 no       1       4,134         1976 Building B Infill & Statir       1976 no       1       4,486         1976 Building B Infill & Statir       1976 no       1       4,486         Renovation Cost Factor applied)       \$491         Total       140.493       The Replacement Cost Factor applied)       \$491         Total       140.493       The Replacement Cost Factor applied)       \$491         Cost Stressenscheduled Construction       Image Access       Image Access       Image Access         2 Needs Replacement			1947 no	1			-						
1976 Building B Infil & stair         1976 no         1         4,466         Renovation Cost Factor         Cost to Renovate (Cost Factor applied)         5490           Total         1         1         4,466         Cost to Renovate (Cost Factor applied)         5490           Total         1         1         1         1         1         1         5490           Total         1         1         1         1         1         1         1         1         3490           Total         1         1         1         1         1         1         1         1         1         1         1         1         1         3         1			1974 no	1		39,556	C=Under C	Contract					
Ever         Cost to Renovate (Cost Factor applied)         \$490           Ictal         140.493         The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace ratio are only provided when this summary in the Renovate/Replace/Renovate/Replace/Renov/Renovate/Replace/Renovate/Replace/Renov/Renevate/Replace/Renov/R	1974 Build	ing A infill	1974 no	1		-							
Total         140.433         The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summ requested from a Master Plan.           *HA         = Handicapped Access *Rating         = Statisfactory = 2 Needs Replacement '2 Onest P/S = Present/Scheduled Construction           FACILITY ASSESSMENT Cost Set 2010         Rating Assessment C 6 A. Heating System         3 \$134,355.00 - 3 \$14,355.00 - 6 C. Ventilation / Ar Conditioning         1 \$50.00 - 7 \$100		ng B infill & stair	1976 no	1		4,486							104.16%
HA         =         Handicapped Access           "Rating         =1         Satisfactory           -2         Needs Repair           -3         Needs Replacement           "Const P/S]         Present/Scheduled Construction           TACLITY ASSESSEMENT         Solution           Cost Set: 2010         Rating           As: teating System         3           G         A.           B:         Roofing           3         \$134,355.00 -           G         C.           C:         Ventilation / Air Conditioning           1         \$50.00 -           G         C.           G         Pumbing and Fixtures.           3         \$0.00 -           G         F.           Mindows         3           G         Structure: Foors and Roofs           1         Structure: Structure: Structure:           G         Structure:           G         Structure:           G         Structure:           G         Structure:           G         N.           Enerrical System         3           G         Structure:           Stascorthoute <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td> /</td> <td></td> <td></td> <td></td> <td>\$498,614.22</td>									/				\$498,614.22
Rating         =1         Satisfactory           =2         Needs Repair         =3           =3         Needs Replacement         =3           *Const PrS         =         Present/Scheduled Construction           FACILITY ASSESSMENT Cost Set: 2010         Rating         Assessment C           *A         Heating System         3         \$134,355.00 -           *G         A.         Heating System         3         \$171,600.88 -           *G         C         Ventilation / Air Conditioning         1         \$0.00 -           *G         D         Electrical Systems         3         \$71,600.88 -           *G         E         Plumbing and Fixtures         3         \$0.00 -           *G         Structure: Foundation         2         \$0.00 -           *G         Structure: Walls and Chimneys         2         \$0.00 -           *G         Istructure: Roundation         2         \$0.00 -           *G         Structure: Boundation         3         \$68,350.0 -           *G         Istructure: Roundation         3         \$20,670.00 -           *G         K         Interior Lighting         3         \$62,201.00 -           *G         N.         F	<u>Total</u>	· · · ·			L	<u>140,493</u>				enovate/F	Replace ratio are only pr	ovided when	this summary is
Image: Second							requested	from a Master P	lan.				
Source         Source           *Const P/S]         Present/Scheduled Construction           FACILITY ASSESSMENT Cost Set: 2010         Rating Assessment, C           A. Heating System         3           B. Roofing         3           C. Ventilistion / Ar Conditioning         1           S. Plumbing and Fixtures         3           S. Purubing and Fixtures         3           G. Ventilistion / Ar Conditioning         1           S. Tructure: Foundation         2           G. Structure: Foundation         2           G. Structure: Foundation         3           G. Structure: Foundation         3           G. J. General Finishes         3           G. Structure: Foundation         3           Structure: Foundation         3           Structure: Foundation         3           G. J. General Finishes         3           G. Structure: Foundation         3           Structure: Foundation         2           G. M. Fire/Alam         3           Structure: Foundation         2           G. M. Fire/Alam         3           Structure: Foundation         2           Structure: Foundation         2           G. M. Fire/Alam         3<		I		,									
Const P/S         Present/Scheduled Construction           FACILITY ASSESSMENT Cost Set: 2010         Dollar Assessment C           A.         Heating System         3         \$134,355.00           B.         Roofing         3         \$104,355.00         -           C.         Ventilation / Air Conditioning         1         \$0.00         -           C.         Ventilation / Air Conditioning         1         \$0.00         -           G.         Ventilation / Air Conditioning         1         \$0.00         -           G.         Pumbing and Fixtures         3         \$71,600.88         -           G.         Structure: Foundation         2         \$0.00         -           G.         Structure: Foundation         2         \$0.00         -           G.         Structure: Floors and Roofs         1         \$0.00         -           G.         Structure: Floors and Roofs         3         \$21,070.00         -           G.         Structure: Floors and Roofs         3         \$21,070.00         -           G.         Structure: Floors and Roofs         3         \$21,070.00         -           G.         Stercarity Systems         3         \$21,1413.400         -													
FACILITY ASSESSMENT Cost Set: 2010         Rating Rating         Dollar Assessment C           G         A. Heating System         3         \$134,355.00         -           G         B. Roofing         3         \$0.00         -           G         C. Ventilation / Air Conditioning         1         \$0.00         -           G         D. Electrical Systems         3         \$71,600.88         -           G         F. Windows         3         \$0.00         -           G         G. Structure: Foundation         2         \$0.00         -           G         G. Structure: Foundation         2         \$0.00         -           G         Interior Lighting         3         \$20,00         -           G         K. Interior Lighting         3         \$21,368.50         -           G         M. Emergency/Egress Lighting         3         \$11,434.0         -           G         O. Handicapped Access         2         \$11,413													
Cost Set: 2010         Rating         Assessment C           A. Heating System         3         \$134,355.00 -           B. Roofing         3         \$0.00 -           C. Ventilation / Air Conditioning         1         \$0.00 -           D. Electrical Systems         3         \$71,600.88 -           E. Nortilation / Air Conditioning         1         \$0.00 -           F. Windows         3         \$0.00 -           G. S. Structure: Foundation         2         \$0.00 -           G. J. Structure: Foundation         2         \$0.00 -           G. J. Structure: Foundation         2         \$0.00 -           G. J. Structure: Floors and Roofs         1         \$0.00 -           J. Structure: Floors and Roofs         1         \$0.00 -           G. K. Interior Lighting         3         \$20,670.00 -           G. L. Security Systems         3         \$11,368.50 -           G. M. Emergency/Egress Lighting         3         \$6,201.00 -           G. N. Fire Alarm         3         \$6,201.00 -           G. N. Brite Condition         2         \$0.00 -           G. R. Water Supply         3         \$0.00 -           G. R. Water Supply         3         \$0.00 -           G. T. Hazardou				heduled Consti	ruction								
Image: System       3       \$134,355.00         Image: System       3       \$0.00         Image: System       3       \$0.00         Image: System       3       \$71,600.88         Image: System       3       \$71,600.88         Image: System       3       \$0.00         Image: System       3       \$20,670.00         Image: System       3       \$66,201.00         Image: System       3       \$61,334.00         Image: System       3       \$0.00         Image:	F.												
B.       Roofing       3       \$0.00       -         C.       Ventilation / Air Conditioning       1       \$0.00       -         G.       D.       Electrical Systems       3       \$71,600.88       -         G.       F.       Windows       3       \$0.00       -         G.       F.       Windows       3       \$0.00       -         G.       Structure: Foundation       2       \$0.00       -         G.       Structure: Floors and Roofs       1       \$0.00       -         G.       Structure: Systems       3       \$20,670.00       -         G.       K.       Interior Lighting       3       \$20,670.00       -         G.       N.       Erectgency/Egress Lighting       3       \$6,201.00       -         G.       N. Adver Supply       3       \$0.00       -         G.       N. Hadridous Adversion       2       \$0.00       -			10										
G       C. Ventilation / Air Conditioning       1       \$0.00       -         G       D. Electrical Systems       3       \$71,600.88       -         G       E. Plumbing and Fixtures       3       \$0.00       -         G       F. Windows       3       \$0.00       -         G       F. Windows       3       \$0.00       -         G       G. Structure: Foundation       2       \$0.00       -         G       I. Structure: Walls and Chimneys       2       \$0.00       -         G       I. Structure: Hoors and Roofs       1       \$0.00       -         G       I. Structure: Stores and Roofs       1       \$0.00       -         G       I. Security Systems       3       \$68,335.02       -         G       K. Interior Lighting       3       \$20,670.00       -         G       M. Emergency/Egress Lighting       3       \$6,201.00       -         G       N. Fire Alarm       3       \$6,201.00       -         G       P. Site Condition       2       \$0.00       -         G       Sewage System       3       \$0.00       -         G       Sexerior Doors       3					\$13	-							
B       Electrical Systems       3       \$71,600.88         E       Plumbing and Fixtures       3       \$0.00         F       Windows       3       \$0.00         G       Structure: Foundation       2       \$0.00         H       Structure: Valls and Chimneys       2       \$0.00         J       General Finishes       3       \$0.00         J       General Finishes       3       \$0.00         K       Interior Lighting       3       \$20,670.00         L       Security Systems       3       \$11,368.50         M       Emergency/Egress Lighting       3       \$4,134.00         N       Fire Alarm       3       \$6,201.00         Q       Hadicapped Access       2       \$11,413.40         P       Site Condition       2       \$0.00         Q       General Supply       3       \$0.00         R       Water Supply       3       \$0.00         S       Exterior Doors       3       \$0.00         M       Lie Safety       3       \$0.00         V       Loose Furnishings       3       \$0.00													
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         J.       Structure: Floors and Roofs       1       \$0.00         J.       General Finishes       3       \$68,335.02         K.       Interior Lighting       3       \$20,670.00         L       Security Systems       3       \$11,368.50         M.       Emergency/Egress Lighting       3       \$6,201.00         N.       Fire Alarm       3       \$6,201.00         Q.       Handicapped Access       2       \$11,413.40         P.       Site Condition       2       \$0.00         Q.       Sewage System       3       \$0.00         R.       Water Supply       3       \$0.00         S.       Exterior Doors       3       \$0.00         U.       Life Safety       3       \$13,435.50         V.       Loose Furnishings       3       \$20,670.00			tioning		<b>^-</b>								
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       \$68,335.02       -         K.       Interior Lighting       3       \$20,670.00       -         L.       Security Systems       3       \$11,388.50       -         M.       Emergency/Egress Lighting       3       \$20,670.00       -         M.       Fire Alarm       3       \$62,01.00       -         M.       Fire Alarm       3       \$6,201.00       -         M.       Fire Alarm       3       \$6,201.00       -         M.       Fire Alarm       3       \$0.00       -         G.       Nage System       3       \$0.00       -         G.       Sewage System       3       \$0.00       -         S.       Exterior Doors       3       \$0.00       -         J.       U.       Life Safety       3       \$13,435.50       -	_				\$1								
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       \$68,335.02       -         K       Interior Lighting       3       \$20,670.00       -         L       Security Systems       3       \$11,368.50       -         M       Emergency/Egress Lighting       3       \$4,134.00       -         N       Fire Alarm       3       \$6,201.00       -         O       Handicapped Access       2       \$0.00       -         Q.       Sewage System       3       \$0.00       -         R.       Water Supply       3       \$0.00       -         S.       Exterior Doors       3       \$0.00       -         J.       Heazardous Material       3       \$0.00       -         V.       Loss Eurnishings       3       \$20,670.00       -			es										
H.       Structure: Walls and Chimneys       2       \$0.00       -         I.       Structure: Floors and Roofs       1       \$0.00       -         J.       General Finishes       3       \$68,335.02       -         K.       Interior Lighting       3       \$20,670.00       -         L.       Security Systems       3       \$11,368.50       -         M.       Emergency/Egress Lighting       3       \$6,201.00       -         M.       Emergency/Egress Lighting       3       \$6,201.00       -         M.       Fire Alarm       3       \$6,201.00       -         O.       Handicapped Access       2       \$11,413.40       -         P.       Site Condition       2       \$0.00       -         R.       Water Supply       3       \$0.00       -         R.       Water Supply       3       \$0.00       -         S.       Exterior Doors       3       \$0.00       -         M.       Life Safety       3       \$13,435.50       -         M.       Life Safety       3       \$20,670.00       -						-							
I.       Structure: Floors and Roofs       1       \$0.00 -         J.       General Finishes       3       \$68,335.02 -         K.       Interior Lighting       3       \$20,670.00 -         L.       Security Systems       3       \$11,368.50 -         M.       Emergency/Egress Lighting       3       \$4,134.00 -         N.       Fire Alarm       3       \$6,201.00 -         O.       Handicapped Access       2       \$11,413.40 -         P.       Site Condition       2       \$0.00 -         Q.       Sewage System       3       \$0.00 -         R.       Water Supply       3       \$0.00 -         T.       Hazardous Material       3       \$0.00 -         U.       Life Safety       3       \$13,435.50 -         V.       Loose Furnishings       3       \$20,670.00 -			_										
J.       General Finishes       3       \$68,335.02 -         K.       Interior Lighting       3       \$20,670.00 -         G.       Security Systems       3       \$11,368.50 -         G.       Security Systems       3       \$4,134.00 -         G. N.       Fire Alarm       3       \$6,201.00 -         G. O.       Handicapped Access       2       \$11,413.40 -         G. O.       Handicapped Access       2       \$1000 -         G. O.       Handicapped Access       3       \$0.00 -         G. Sewage System       3       \$0.00 -         G. Sewage System       3       \$0.00 -         G. Setterior Doors       3       \$0.00 -         G. T.       Hazardous Material       3       \$0.00 -         G. U.       Life Safety.       3       \$13,435.50 -         G. V.       Loose Furnishings       3       \$20,670.00 -													
K.       Interior Lighting       3       \$20,670.00       -         L.       Security Systems       3       \$11,368.50       -         M.       Emergency/Egress Lighting       3       \$4,134.00       -         N.       Fire Alarm       3       \$6,201.00       -         O.       Handicapped Access       2       \$11,413.40       -         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       \$13,435.50       -         V.       Loose Furnishings       3       \$20,670.00       -			Roofs										
Image: L.       Security Systems       3       \$11,368.50       -         Image: M.       Emergency/Egress Lighting       3       \$4,134.00       -         Image: M.       Fire Alarm       3       \$6,201.00       -         Image: M.       Fire Alarm       3       \$6,201.00       -         Image: M.       Fire Alarm       3       \$6,201.00       -         Image: M.       Fire Alarm       2       \$11,413.40       -         Image: M.       For Condition       2       \$0.00       -         Image: M.       Sewage System       3       \$0.00       -         Image: M.       Water Supply       3       \$0.00       -         Image: M.       Exterior Doors       3       \$0.00       -         Image: M.       Image: Material       3       \$0.00       -         Image: M.       Life Safety       3       \$13,435.50       -         Image: M.       Lose Furnishings       3       \$20,670.00       -													
M.       Emergency/Egress Lighting       3       \$4,134.00       -         M.       Fire Alarm       3       \$6,201.00       -         O.       Handicapped Access       2       \$11,413.40       -         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       -         J.       Life Safety       3       \$13,435.50       -         V.       Loose Furnishings       3       \$20,670.00       -													
Image: Non-Sector Sector Se													
Image: Constraint of the system       2       \$11,413.40       -         Image: Constraint of the system       2       \$0.00       -         Image: Constraint of the system       3       \$13,435.50       -         Image: V.       Loose Furnishings       3       \$20,670.00       -			ghting										
Image: Condition       2       \$0.00       -         Image: Condition       3       \$13,435.50       -         Image: Condition       3       \$20,670.00       -													
Image: Constraint of the system       3       \$0.00       -         Image: Constraint of the system       3       \$13,435.50       -         Image: Constraint of the system       3       \$20,670.00       -				2	\$1	11,413.40 -							
Image: Relation of the system       3       \$0.00       -         Image: Relation of the system       3       \$13,435.50       -         Image: Relation of the system       3       \$20,670.00       -				2		\$0.00 -							
S.       Exterior Doors       3       \$0.00       -         T.       Hazardous Material       3       \$0.00       -         U.       Life Safety       3       \$13,435.50       -         V.       Loose Furnishings       3       \$20,670.00       -				3		\$0.00 -							
T.       Hazardous Material       3       \$0.00       -         U.       Life Safety       3       \$13,435.50       -         V.       Loose Furnishings       3       \$20,670.00       -				3		\$0.00 -							
Image: Constraint of the state of		rior Doors		3		\$0.00 -							
Image: Note of the second se				3		\$0.00 -							
				3	\$1	13,435.50 -							
Image: Markow with the second secon	🛅 V. Loos	e Furnishings		3	\$2	20,670.00 -							
				3	\$2	22,530.30 -							
- X. Construction Contingency / - \$93,986.69 -	- X. <u>Cons</u>	struction Continge		-									
Non-Construction Cost													
Total \$478,700.29	Total				\$47	78,700.29							

1976 Building B infill & stair tower (1976) Summary

District: Name:	Willoughby-Eastla					County: Lake	Area	: Northeastern Ohio (8)		
	Willoughby-Eastla			с		Contact: Mr. Dave Pal				
Address:	25 Public Square			0		Phone: 440/602-509				
Autre 55.	Willoughby, 4409	4				Date Prepared: 2010-03-16	By:	Karen L Walker		
Bidg. IRN:	0.1	т				Date Revised: 2010-06-23	By:	Karen L Walker		
Current Gra		10-12	Acreage:		5.60	FPI Appraisal Summary	<u></u>			
Proposed (		N/A	Teaching Stati	ons:	48					
Current En		214	Classrooms:	0113.	45	Section	Points Po	ssible Points Earned	Percentage	Rating Category
Projected E		N/A	010331001113.		-0	ver Sheet	(	(	(	<ul> <li>,</li> </ul>
Addition	Enroinnent	Date HA	Number of	Current S	Square	The School Site	100	63	63%	Borderline
riddition			Floors	Fee		Structural and Mechanical Features	200		56%	Borderline
1915 Orgin	nal A	1915 no	3		- 25,839	Plant Maintainability	100		63%	Borderline
1915 Origir	nal A Unusable	1915 no	1			Building Safety and Security	200		53%	Borderline
1924 Buildi	ling B	1924 no	3			Educational Adequacy	200	95	48%	Poor
1924 Buildi	ling B Unusable	1924 no	1			Environment for Education	200		58%	Borderline
1924 Buildi	ling B Attic	1924 no	1			ED Observations	(	(	(	(
1928 Buildi	ling A Unusable	1928 no	1			mmentary	(	(	(	(
1928 Buildi	ling A Addition	1928 no	1		12,760		100	0 554	55%	Borderline
1947 Buildi	ling A Addition	1947 no	1		7,891	nanced Environmental Hazards Asses	sment Co	st Estimates		
1947 Buildi	ling A Unusable	1947 no	1		719					
1974 Buildi		1974 no	1		39,556	Under Contract				
1974 Buildi	-	1974 no	1		4,134					
1976 Build	ding B infill &	1976 no	1			novation Cost Factor				104.16%
stair tower					,	st to Renovate (Cost Factor applied)				\$636,586.54
<u>Total</u>						e Replacement Cost Per SF and the R	enovate/F	Replace ratio are only pr	ovided when	this summary is
	*HA = Ha	andicappe	ed Access			uested from a Master Plan.				
	*Rating =1 Sa	atisfactory	/							
	=2 Ne	eeds Rep	air							
	=3 Ne	eeds Rep	lacement							
	*Const P/S = Pr	esent/Sc	heduled Constr	uction						
F	ACILITY ASSESS				Dollar					
<b>~</b>	Cost Set: 2010	)	Rating	Assess						
	ating System		3	\$145,79						
B. Root			3	\$16,78						
	tilation / Air Conditi	oning	1		60.00 -					
	ctrical Systems		3	\$77,69						
	mbing and Fixture	<u>s</u>	3		60.00 -					
	dows		3	. ,	41.70 -					
	ucture: Foundation	-	2		60.00 -					
	icture: Walls and C		2		18.50 -					
	Icture: Floors and R	<u>koots</u>	1		60.00 -					
	neral Finishes		3	\$74,15						
	rior Lighting		3	\$22,43						
	urity Systems		3	\$12,33						
	ergency/Egress Lig	hting	3		36.00 -					
M. Fire			3		29.00 -					
	dicapped Access		2	\$42,63						
	Condition		2		- 00.00					
	vage System		3		60.00 -					
	ter Supply		3		60.00 -					
	erior Doors		3		- 00.00					
	ardous Material		3		- 00.00					
🔂 U. Life			3	\$32,07						
	<u>se Furnishings</u>		3	\$22,43						
1 A/ - ·	hnology		3	\$24,44						
- X. <u>Con</u>	struction Continger		-	\$119,99	93.89 -					

## A. Heating System

The existing heating system for the overall facility is composed of four major steam boilers centrally located in the Building 'B' main mechanical Description: 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.

#### 3 Needs Replacement

Recommendations:

Rating:

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.

			-	Orginal A (1915) 25,839 ft²	Original A Unusable (1915) 10,443 ft <sup>2</sup>	Building B (1924) 18,989 ft <sup>2</sup>	Building B Attic (1924)	Unusable (1924) 7,471 ft <sup>2</sup>	Addition (1928) 12,760 ft <sup>2</sup>		Addition (1947) 7,891 ft <sup>2</sup>	A Unusable (1947) 719 ft <sup>2</sup>	infill (1974) 4,134 ft²	39,556 ft²	Building B infill & stair tower (1976) 4,486 ft <sup>2</sup>		Comments
HVAC \$ System Replacement:	\$25.00	sq.ft.		Required		Required			Required		Required		Required	Required	Required		(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	
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	0	





Steam Boilers

Unit Heater

#### B. Roofing

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 Description: 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 cate protection. Provide roof rail. Replace roof hatches.

				1015	1015	1001	4004	1001	1000	1000	10.17	40.47	4074	1071	4070	0	<u> </u>
ltem	Cost		Whole	1915			1924	1924	1928	1928	1947	1947		1974		Sum	Comments
			Building		Original				Building A	Building		Building			Building B		
				(1915)	A				Addition	A	Addition	Α		(1974)	infill & stair		
				25,839 ft <sup>2</sup>		18,989 ft <sup>2</sup>		Unusable		Unusable				39,556 ft²	tower		
					(1915)		1,679		12,760 ft <sup>2</sup>		7,891 ft <sup>2</sup>		4,134		(1976)		
					10,443		ft²	7,471 ft <sup>2</sup>		6,526 ft <sup>2</sup>		719 ft <sup>2</sup>	ft²		4,486 ft <sup>2</sup>		
					ft²												
Asphalt Shingle with	\$7.75	sq.ft.				1,721								27,913		\$229,663.50	
Ventilated Nail Base	9	(Qty)				Required								Required			
Membrane (all	\$8.27	sq.ft.		10,439		9,675			6,506		7,892			1,416	310	\$299,688.26	(unless
types):		(Qty)		Required		Required			Required		Required			Required	Required		under
517		(, )															10.000
																	sq.ft.)
Repair/replace cap	\$17.50	)In.ft.												1,118	310	\$24,990.00	
flashing and coping		1													Required	•= .,• • • • • •	
Gutters/Downspouts		n ft				88 Required								461	lingunou	\$6,862.50	
outions, Downopout	φ12.00	1				bortoquirou								Required		ψ0,002.00	
Remove/replace	\$1,200.00	bach		6 Required		7 Required			2 Required		4 Required				2 Required	\$27,600.00	
existing roof Drains	φ1,200.00	Caci		Direquireu		ricquireu			z required		Trequired			z neguneu	2 Required	φ21,000.00	
and Sump:																	
Overflow Roof	\$2,500.00	)ooob		6 Required		7 Required			2 Required		4 Required			2 Required	2 Required	\$57.500.00	
	\$2,500.0C	leach		o Required		/ Required			z Required		4 Required			z Required	z Required	\$57,500.00	
Drains and Piping:	<b>\$0.00</b>															<b>A</b> A <b>AT</b> A AA	
Roof Insulation:	\$3.00													892			(non-tapered
		(Qty)												Required			insulation for
																	use in areas
																	without
																	drainage
																	problems)
Roof Insulation:	\$4.50	)sq.ft.		10,439		9,675			6,506		7,892					\$159,057.00	(tapered
		(Qty)		Required		Required			Required		Required			Required	Required		insulation for
		ľ		·					•		·				·		limited area
																	use to
																	correct
																	ponding)
Roof Access Hatch:	\$2,000,00	bach		1 Required		1 Required											(remove and
Roor Access Haten.	φ2,000.00	Caci		ritequireu		ricquireu											replace)
Roof Access Ladde	r \$100.00	ln ft		+		6 Required			6 Required		6 Required		-	16 Required			(remove and
with Fall Protection	φ100.00	,				o required			o ivequileu		p itequileu			10 ivequileu			(reniove and replace)
Cage:																	iepiace)
Cage. Other: Roof rail	\$35.00	lin ft							62							¢2 170 00	Provide roof
	φ35.0C	nii.it.															rail at edge
									Required								
																	of roof near
																	mechanical
-														-			equipment
Sum:			\$817,607.2	6\$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

# 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:

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

	-														-	
ltem	CostU	nitWhole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
		Building	Orginal A	Original A	Building B	Building B	Building B	Building A	Building A	Building A	Building A	Building A	Building	Building B		
			(1915)	Unusable	(1924)	Attic	Unusable	Addition	Unusable	Addition	Unusable	infill	C (1974)	infill & stair		
			25,839	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	(1928)	(1928)	(1947)	(1947)	(1974)	39,556 ft <sup>2</sup>	tower (1976)		
			ft²	10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft²	12,760 ft <sup>2</sup>	6,526 ft <sup>2</sup>	7,891 ft <sup>2</sup>	719 ft <sup>2</sup>	4,134 ft²		4,486 ft²		
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

#### 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 3 200 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 0 ads. 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 Manu

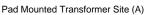
#### Rating: 3 Needs Replacement

Recommendations:

ONS: 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'.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A (1915)	Original A Unusable	Building B (1924)	Building B Attic	Building B Unusable	Building A Addition	Building A Unusable	Building A Addition			Building C (1974)	Building B infill & stair		
				25,839 ft <sup>2</sup>	(1915) 10,443 ft²	18,989 ft <sup>2</sup>	(1924) 1,679 ft²	(1924) 7,471 ft²	(1928) 12,760 ft <sup>2</sup>	(1928) 6,526 ft²	(1947) 7,891 ft²	(1947) 719 ft²	4,134 ft²	39,556 ft <sup>2</sup>	tower (1976) 4,486 ft²		
System Replacement	\$17.3;	2sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required		(includes demo of existing ystem. Includes generator for life safety systems. Does not nclude telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$2.433.338.7	5\$447.531.48	\$180,872,76	\$328,889,48	\$29.080.28	\$129 397 72	\$221 003 20	\$113 030 3	2\$136 672 1	2\$12 453 0	\$71 600 88	\$685 109 92	\$77 697 52		







Main Utility Switch & Panel Site (B)

#### E. Plumbing and Fixtures

Building A The school contains 2 Large Group Restrooms for boys, 4 Large Group Restrooms for girls, and 1 Restrooms for staff. Boys' ground Description: 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.

#### 3 Needs Replacement

Recommendations:

Rating:

ations: 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	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building											Building C	Building		
				(1915)	A		B Attic	B	A	A	A	A	A infill	(1974)	B infill		
				25.839 ft <sup>2</sup>	Unusable	18,989 ft <sup>2</sup>	(1924)	Unusable	Addition	Unusable	Additior	Unusable	(1974)	39,556 ft <sup>2</sup>	& stair		
					(1915)		1,679	(1924)	(1928)	(1928)	(1947)		4,134	,	tower		
					10,443		ft2	7,471 ft <sup>2</sup>				719 ft <sup>2</sup>	ft <sup>2</sup>		(1976)		
					ft <sup>2</sup>		r .	,	ft2	0,020 11	ft2	11010			4,486		
															ft2		
Back Flow	\$5,000.00	unit		1 Required		1 Required								1 Required		\$15,000.00	
Preventer				Trequired		i itequireu										. ,	
	\$5,500.00	unit												1 Required			(Chlorination
Treatment	t																type, per unit)
System																	
Domestic	\$3.50	sq.ft.		Required		Required								Required		\$295,344.00	(remove /
Supply																	replace)
Piping:																	
Sanitary	\$3.50	sq.ft.		Required		Required								Required		\$295,344.00	(remove /
Waste		·															replace)
Piping:																	• •
Domestic	\$5,100.00	per		1 Required		1 Required								1 Required		\$15,300.00	(remove /
Water		unit															replace)
Heater:																	. ,
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	4	\$82,500.00	
						[										· · ·	replace)
Electric	\$3,000.00	unit		3 Required		2 Required								7 Required			(double ADA)
water																+	()
cooler:																	
Replace	\$500.00	per		52 Required		41 Required								25 Required	4	\$59,000,00	(average cost to
faucets		unit															remove/replace)
and flush																	ioniovo/iopiace/
valves																	
	\$4,000.00	unit		+								1		3 Required		\$12,000.00	(remove /
Station	φ 1,000.00													Under			replace)
Modular														Contract			icpiace)
Lavatory																	
Sum:			\$011 089 0	0\$305,473.00	\$0.00	\$231,023.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375,492.0	00.02		
Jum.			ຟລາ 1,900.U	υφουο,473.00	φυ.υυ	φ231,023.00	φ0.00	φ0.00	φ0.00	φ0.00	φ0.00	φ0.00	φ0.00	φ515,492.0	υφυ.00		





Fixtures

Water heater

#### Facility Assessment

#### 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:

dations: 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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original	Building B	Building	Building	Building A	Building	Building A	Building	Building	Building C	Building		
			-	(1915)	A	(1924)	B Attic	в	Addition	A	Addition	A	A infill	(1974)	B infill &		
				25,839 ft <sup>2</sup>	Unusable	18,989 ft <sup>2</sup>	(1924)	Unusable	(1928)	Unusable	(1947)	Unusable	(1974)	39,556 ft <sup>2</sup>	stair		
					(1915)		1,679	(1924)	12,760 ft <sup>2</sup>	(1928)	7,891 ft <sup>2</sup>	(1947)	4,134		tower		
					10,443		ft²	7,471 ft <sup>2</sup>		6,526 ft <sup>2</sup>		719 ft <sup>2</sup>	ft²		(1976)		
					ft²										4,486 ft <sup>2</sup>		
Insulated	\$57.10	sq.ft.		4,305		2,484			1,737		1,563			381	27	\$599,378.70	(includes
Glass/Panels:		(Qty)		Required		Required			Required		Required			Required	Required		blinds)
Curtain	\$64.18	sq.ft.		176					88 Required							\$16,943.52	(remove
Wall/Storefront		(Qty)	)	Required													and
System:																	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."

## 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.

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

## H. Structure: Walls and Chimneys

Building A (1915 Original Construction, 1928 Addition and 1947 Addition) and Building B (1924 Original Construction and 1976 Addition) have a Description: 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 at as required in Building A.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original	Building B	Building	Building	Building A	Building	Building A	Building	Building		Building		
			-	(1915)	A	(1924)	B Attic	в	Addition	A	Addition	A	A infill		B infill &		
				25,839 ft <sup>2</sup>		18,989 ft <sup>2</sup>		Unusable		Unusable		Unusable		39,556 ft <sup>2</sup>	stair		
					(1915)		1,679	(1924)	12,760 ft <sup>2</sup>		7,891 ft <sup>2</sup>		4,134		tower		
					10,443		ft²	7,471 ft <sup>2</sup>		6,526 ft <sup>2</sup>		719 ft <sup>2</sup>	ft²		(1976)		
					ft²										4,486 ft <sup>2</sup>		
Tuckpointing:	\$5.00	(Qty)		2,623 Required		6,200 Required			1,032 Required		704 Required				32 Required	\$52,955.00	(wall surface)
Exterior	\$1.50			12,534		15,376			8,896		4,375				1,909	\$64,635.00	
Masonry	φ1.50	(Qty)		Required		Required			Required		Required				Required		surface)
Cleaning:		(Qty)		itequireu		required			ivequileu		Itequileu				Nequileu		sunace)
Exterior	\$1.00	)sa ft		12,534		15,376			8,896		4,375				1,909	\$43,090.00	(wall
Masonry	<i>QO</i>	(Qty)		Required		Required			Required		Required				Required		surface)
Sealing:		(, /															,
Exterior	\$5.50	n.ft.							57		29			66 Required	52	\$1,122.00	(removing
Caulking:									Required		Required				Required		and replacing)
Replace Brick	\$35.00	)sa.ft.		72 Required		309								50 Required		\$15,085.00	
Veneer		(Qty)				Required											removal and
System:		ľ ''				·											replacement
																	including
																	pinning and
																	shoring)
Lintel	\$250.00	In.ft.		276		178			87		87			64 Required		\$173,000.00	N
Replacement:				Required		Required			Required		Required						removal and
																	replacement
																	including
																	pinning and shoring)
Sill	\$45.00	ln ft		16 Required					23		13					\$2,340.00	
Replacement:		,		I o Required					Required		Required						and
									rtoquirou		rtoquirou						replace)
Coping	\$100.00	n.ft.		497		561			394		424					\$187,600.00	(remove
Replacement				Required		Required			Required		Required					. ,	and
Stone and				-					-		-						replace)
Masonry:																	
Install Control Joints	\$60.00	ln.ft.							8 Required							\$480.00	
Other: Prep	\$5.00	n.ft.		153		18 Required	I		101		126					\$1,990.00	sand, prime,
and Paint				Required					Required		Required						and paint
Steel Lintels																	lintels
Other:	\$15.00			445					92					24,086		\$369,345.00	Clean and
Repair		(Qty)		Required					Required					Required			re-coat
existing																	stucco
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 stucco on 1974 Original Construction Building C

## 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.

ltem	CostUni	itWhole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
		Building	Orginal A	Original A	Building B	Building B	Building B	Building A	Building A	Building A	Building A	Building A	Building	Building B		
			(1915)	Unusable	(1924)	Attic	Unusable	Addition	Unusable	Addition	Unusable	infill	C (1974)	infill & stair		
			25,839	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	(1928)	(1928)	(1947)	(1947)	(1974)	39,556 ft <sup>2</sup>	tower (1976)		
			ft²	10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft²	12,760 ft <sup>2</sup>	6,526 ft²	7,891 ft <sup>2</sup>	719 ft <sup>2</sup>	4,134 ft²		4,486 ft²		
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

#### J. General Finishes

The overall facility features conventionally partitioned Classrooms. The 1915 Original Construction and Additions in Buildings A and B have vinyl Description: 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 blook 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:

S: 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.

ltem	Cost		Whole Buildina	1915 Orginal A	1915 Original	1924 Building B	1924 Building	1924 Building	1928 Building A	1928 Building	1947 Building A	1947 Building	1974 Building A	1974 Buildina C	1976 Building B	Sum	Comments
			[	(1915)	A	(1924)	B Attic	В	Addition	A	Addition	A	infill (1974)		infill & stair		
				25,839 ft <sup>2</sup>	Unusable	18,989 ft <sup>2</sup>	(1924)	Unusable	(1928)	Unusable	(1947)	Unusable		39,556 ft <sup>2</sup>	tower		
					(1915)		1,679	(1924)	12,760 ft <sup>2</sup>	(1928)	7,891 ft <sup>2</sup>	(1947)			(1976)		
					10,443		ft²	7,471 ft <sup>2</sup>		6,526 ft <sup>2</sup>		719 ft <sup>2</sup>			4,486 ft <sup>2</sup>		
					ft²												
Complete	\$16.33	sq.ft.		Required		Required			Required		Required		Required	Required	Required	\$1,855,986.1	
Replacement	t																school,
of Finishes																	per
and																	building
Casework																	area, with
(High):																	removal of existing)
Toilet	\$1,000.00	nor		10 Required		9 Required			9 Required					2 Required		\$20,000,00	(removing)
Partitions:		stall		TO Required		9 Required			9 Required					z Requireu		\$30,000.00	and
ratuuons.		Stall															replacing)
Toilet	\$0.20	sa ft		Required		Required			Required		Required		Required	Required	Required	\$22,731.00	
Accessory	<b>\$0.20</b>	<b>P</b> 9		linganoa		loquiou			linganoa		rioquirou		loquiou	linganoa	linganoa	<i>\</i> ,	building
Replacement	t																area)
Other:	\$10.00	sq.ft.				192										\$1,920.00	Rework
Rework		(Qty)	0			Required											walls to
Non-ADA											1						provide
Toilet Room											1						ADA
Walls											1						clearance
											1						in toilet
																	rooms
Sum:			\$1,910,637.15	5\$437,118.67	\$0.00	\$324,808.17	\$0.00	\$0.00	\$219,922.80	0\$0.00	\$130,438.2	3\$0.00	\$68,335.02	\$655,860.68	8\$74,153.58	3	





Banquet room

Building B corridor

## 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 Corridor fixtures are surface mounted 6"X4' fluorescent fixtures. Corridor fixtures of all three buildings 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 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 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 an average illumination of T12 fluorescent (lamp and ballast) fixtures.

### Rating: 3 Needs Replacement

Recommendations:

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

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original A	Building B	Building	Building B	Building A	Building A	Building A	Building	Building A	Building C	Building B		
			_	(1915)	Unusable	(1924)	B Attic	Unusable	Addition	Unusable	Addition	A	infill (1974)	(1974)	infill & stair		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	(1928)	(1928)	(1947)	Unusable	4,134 ft <sup>2</sup>	39,556 ft <sup>2</sup>	tower		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft <sup>2</sup>	12,760 ft <sup>2</sup>	6,526 ft <sup>2</sup>	7,891 ft <sup>2</sup>	(1947)			(1976)		
												719 ft <sup>2</sup>			4,486 ft <sup>2</sup>		
Complete	\$5.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$702,465.00	Includes
Building		·						-		-			-				demo of
Lighting																	existing
Replacemen	t																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)

## L. Security Systems

Description: The security systems for buildings 'A', 'B' and 'C' are simular 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 building. 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:

5: 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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original A	Building B	Building	Building B	Building A	Building A	Building A	Building	Building A	Building C	Building B		
				(1915)	Unusable	(1924)	B Attic	Unusable	Addition	Unusable	Addition	A	infill (1974)	(1974)	infill & stair		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	(1928)	(1928)	(1947)	Unusable	4,134 ft <sup>2</sup>	39,556 ft <sup>2</sup>	tower		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft <sup>2</sup>	12,760 ft <sup>2</sup>	6,526 ft <sup>2</sup>	7,891 ft <sup>2</sup>	(1947)			(1976)		
												719 ft <sup>2</sup>			4,486 ft <sup>2</sup>		
Security	\$1.75	sq.ft		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$245,862.75	(complete,
System:						-							-				area of
																	building)
Exterior	\$1.00	sq.ft		Required		Required			Required		Required		Required	Required	Required	\$113,655.00	building
Site						-							-				-
Lighting																	
Sum:		-	\$359,517.75	\$71,057.25	\$18,275.25	\$52,219.75	\$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

## 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	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original A	Building B	Building	Building	Building A	Building	Building	Building	Building	Building C	Building		
				(1915)	Unusable	(1924)	B Attic	В	Addition	A	A	A	A infill	(1974)	B infill &		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	Unusable	(1928)	Unusable	Addition	Unusable	(1974)	39,556 ft <sup>2</sup>	stair		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	(1924)	12,760 ft <sup>2</sup>	(1928)	(1947)	(1947)	4,134 ft <sup>2</sup>		tower		
								7,471 ft <sup>2</sup>		6,526 ft <sup>2</sup>	7,891 ft <sup>2</sup>	719 ft <sup>2</sup>			(1976)		
															4,486 ft <sup>2</sup>		
Emergency/Egress	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$140,493.00	(complete,
Lighting:				-													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

### 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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original A	Building B	Building	Building B	Building A	Building	Building A	Building	Building	Building C	Building		
			_	(1915)	Unusable	(1924)	B Attic	Unusable	Addition	A	Addition	A	A infill	(1974)	B infill &		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	(1928)	Unusable	(1947)	Unusable	(1974)	39,556 ft <sup>2</sup>	stair		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft <sup>2</sup>	12,760 ft <sup>2</sup>	(1928)	7,891 ft <sup>2</sup>	(1947)	4,134 ft <sup>2</sup>		tower		
										6,526 ft <sup>2</sup>		719 ft <sup>2</sup>			(1976)		
															4,486 ft <sup>2</sup>		
Fire	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$210,739.50	(complete
Alarm																	new
System	:																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)

## 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 are an 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: Prov Prov At bi

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	Orginal A (1915) 25,839 ft²	A Unusable (1915) 10,443	(1924) 18,989 ft²	Building B Attic (1924) 1,679	Building	Addition (1928) 12,760 ft <sup>2</sup>	A Unusable	Addition (1947) 7,891 ft <sup>2</sup>	AŬ	1974 Building A infill (1974) 4,134 ft²		1976 Building B infill & stair tower (1976) 4,486 ft <sup>2</sup>	Sum	Comments
					ft²												
Signage:	\$0.10			Required		Required			Required		Required		Required	Required	Required		(per building area)
Ramps:	\$40.00	sq.ft. (Qty)													48 Required		(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		(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required		1 Required								1 Required			(openers, electrical, patching, etc)
Replace Doors:	\$1,100.00	leaf		38 Required		60 Required			9 Required		15 Required		10 Required	46 Required	7 Required		(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			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	1	4 Required		7 Required			2 Required		1 Required			5 Required	2 Required		
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	1	



Typical non-compliant toilet partitions

Chair lift

### Facility Assessment

## 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 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		Whole Building	(1915) 25,839 ft²	A		B Attic	Building B Unusable (1924)	Building A Addition (1928)	Building A	A Addition (1947)	A Unusable (1947)	Building A infill	39,556 ft <sup>2</sup>	1976 Building B infill & stair tower (1976) 4,486 ft <sup>2</sup>		Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		5,474 Required		4,728 Required								1,872 Required			(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Career Technical		student				200 Required											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					125 Required										\$2,233.75	. ,
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		1,720 Required										1,364 Required			(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$42.50	ln.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				Required													this and one of the next two. (Applies for whole building, so only <b>one</b> addition should have this item)
Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger				Required													this one <u>or</u> the previous. (Applies for whole building, so only <b>one</b> addition should have this item)
<b>Other:</b> Repair Retaining Wall	\$10.00	sq.ft. (Qty)		309 Required		225 Required											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

### Facility Assessment

## 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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original A	Building B	Building	Building B	Building	Building A	Building	Building A	Building	Building C	Building		
				(1915)	Unusable	(1924)	B Attic	Unusable	A	Unusable	A	Unusable	A infill	(1974)	B infill &		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	Addition	(1928)	Addition	(1947)	(1974)	39,556 ft <sup>2</sup>	stair		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft <sup>2</sup>	(1928)	6,526 ft²	(1947)	719 ft <sup>2</sup>	4,134 ft <sup>2</sup>		tower		
									12,760		7,891 ft <sup>2</sup>				(1976)		
									ft²						4,486 ft <sup>2</sup>		
Sewage	\$45.00	)In.ft.		500		500								500		\$67,500.00	(include
Main:				Required		Required								Required			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		



## 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:

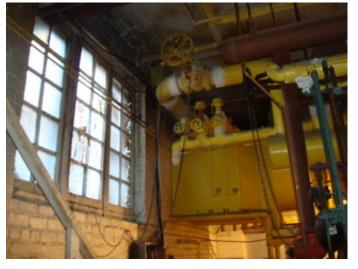
3 Needs Replacement

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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original A	Building B	Building	Building B	Building	Building A	Building	Building A	Building	Building C	Building		
				(1915)	Unusable	(1924)	B Attic	Unusable	A	Unusable	A	Unusable	A infill	(1974)	B infill &		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	Addition	(1928)	Addition	(1947)	(1974)	39,556 ft <sup>2</sup>	stair		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft <sup>2</sup>	(1928)	6,526 ft <sup>2</sup>	(1947)	719 ft²	4,134 ft <sup>2</sup>		tower		
									12,760		7,891 ft <sup>2</sup>				(1976)		
									ft²						4,486 ft <sup>2</sup>		
Domestic	\$40.00	In.ft.		500		500								500		\$60,000.00	(new)
Water				Required		Required								Required			
Main																	
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

#### Facility Assessment

### 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. Typical exterior doors feature single glazed non-insulated vision panels and are installed on hollow metal frames. Solid core wood doors in poor condition 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 type in poor condition. Typical exterior doors are 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:

NS: 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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original	Building B	Building	Building	Building A	Building	Building	Building	Building	Building C	Building B		
				(1915)	A	(1924)	B Attic	В	Addition	A	A	A	A infill	(1974)	infill &		
				25,839 ft <sup>2</sup>	Unusable	18,989 ft <sup>2</sup>	(1924)	Unusable	(1928)	Unusable	Addition	Unusable	(1974)	39,556 ft <sup>2</sup>	stair		
					(1915)		1,679	(1924)	12,760 ft <sup>2</sup>	(1928)	(1947)	(1947)	4,134		tower		
					10,443 ft <sup>2</sup>		ft²	7,471 ft <sup>2</sup>		6,526 ft²	7,891 ft <sup>2</sup>	719 ft <sup>2</sup>	ft²		(1976)		
															4,486 ft <sup>2</sup>		
Door	\$2,000.00	per		4		10			5 Required		1			14	1	\$70,000.00	(includes
Leaf/Frame		leaf		Required		Required					Required			Required	Required		removal of
and																	existing)
Hardware:																	
Overhead	\$2,500.00	per									1			3 Required		\$10,000.00	(8 x 10
doors and		leaf									Required						sectional,
hardware:																	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".

## 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:

ns: 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.

tem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Commen
			Building	Orginal A	Original A	Building B	Building	Building	Building	Building	Building	Building	Building	Building	Building		
			-	(1915)	Unusable	(1924)	B Attic	В	A	A	A	A			B infill &		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	Unusable	Addition	Unusable	Addition	Unusable	(1974)	39,556 ft <sup>2</sup>	stair		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	(1924)	(1928)	(1928)	(1947)	(1947)	4,134 ft <sup>2</sup>		tower		
								7,471 ft <sup>2</sup>	12,760 ft <sup>2</sup>	6,526 ft <sup>2</sup>	7,891 ft <sup>2</sup>	719 ft <sup>2</sup>			(1976)		
															4,486 ft <sup>2</sup>		
Environmental				EHA Form	EHA Form	EHA Form	EHA	EHA_	EHA	EHA	EHA_	EHA	EHA	EHA	EHA	(	
Hazards Form							Form	Form	Form	Form	Form	Form	Form	Form	Form		
Pipe Insulation	\$10.00	n.ft.		235	500	7,185	0	200	0	0	646	50	0	150	40	\$90,060.00	
Removal				Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	ł	
Pipe Fitting	\$20.00	each		15	0 Required	0 Required	0	0	0	0	0	0	0	15	0	\$600.00	
Insulation Removal				Required			Required	Required	Required	Required	Required	Required	Required	Required	Required	ł	
Pipe Insulation	\$12.00	n.ft.		0 Required	0 Required	0 Required	0	0	0	500	0	0	0	0	0	\$6,000.00	
Removal				-			Required	Required	Required	Required	Required	Required	Required	Required	Required	ł	
(Crawlspace/Tunnel)																	
Pipe Fitting	\$30.00	each		0 Required	0 Required	0 Required	0	0	40	0	0	0	0	0	0	\$1,200.00	
Insulation Removal				-			Required	Required	Required	Required	Required	Required	Required	Required	Required	ł	
(Crawlspace/Tunnel)																	
Laboratory	\$100.00	each		0 Required	0 Required	0 Required	0	0	0	0	0	0	0	1	0	\$100.00	See J
Table/Counter Top							Required	Required	Required	Required	Required	Required	Required	Required	Required	Ł	
Removal																	
Fire Door Removal	\$100.00	each		0 Required	0 Required	0 Required	0	0	0	0	0	0	0	8	0	\$800.00	See S
							Required	Required	Required	Required	Required	Required	Required	Required	Required	ł	
Resilient Flooring	\$3.00	)sq.ft.		3,691	2,500	0 Required	0	0	2,295	0	800	0	0	0	0	\$27,858.00	See J
Removal, Including		(Qty)	)	Required	Required		Required	Required	Required	Required	Required	Required	Required	Required	Required	ł	
Mastic																	
Sum:			\$126,618.0	0\$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

## U. Life Safety

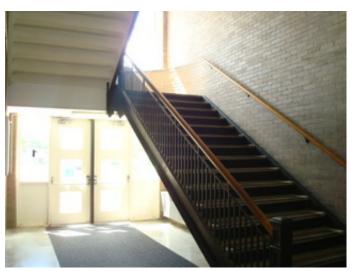
Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are present in the 1928 Building A Addition and the 1924 Building B. Building A features 4 interior stair towers and Building B features 3 stair towers 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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
lienn	CUSI		Building	Orginal A		Building B			Building A					Building C	Building B	Sum	Comments
			Dunung	(1915)	Unusable		B Attic	Unusable		Unusable	Addition		infill (1974)		infill & stair		
				25,839 ft <sup>2</sup>	(1915)	18.989 ft <sup>2</sup>	(1924)	(1924)	(1928)	(1928)	(1947)	Unusable		39.556 ft <sup>2</sup>	tower		
				20,000 11	10,443 ft <sup>2</sup>	10,505 11	1,679 ft <sup>2</sup>	7,471 ft <sup>2</sup>		6,526 ft <sup>2</sup>	7,891 ft <sup>2</sup>	(1947)	, 134 10	55,550 11	(1976)		
					10,445 10		1,0751	/, <del>4</del> /11	12,700 11	0,520 11	7,001 11	719 ft <sup>2</sup>			4,486 ft <sup>2</sup>		
Sprinkler /	\$3.25	sq.ft.		25,839	10,443	18,989	1,679	7,471	12,760	6,526	7,891	719	4,134	39,556	4,486	\$456,602.25	(includes
Fire		(Qty)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required		increase
Suppression											-						of service
System:																	piping, if
																	required)
	\$5,000.00	per		9 Required		4 Required			3 Required					8 Required		\$120,000.00	(includes
Stairwell		level															associated
Closure:																	doors,
																	door
																	frames
																	and
																	hardware)
	\$5,000.00			9 Required					3 Required							\$70,000.00	
	\$7,500.00								1 Required					8 Required	1 Required		
Guardrail		level															OBC
																	compliant
																	guardrail
	\$3,000.00	each							2 Required					1 Required		\$9,000.00	
Second																	second
egress door						[											means of
																	egrees
																	from room
						[											with more
																	than 50
			•														occupants
Sum:			\$730,602.2	5\$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	1	





Non compliant door and handrails

Non complaint stair and handrails

## 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.

ltem	Cost	Unit	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
			Building	Orginal A	Original	Building B			Building A	Building	Building A			Building C	Building B		
				(1915)	A	(1924)	B Attic	В	Addition	A	Addition	A	infill (1974)	(1974)	infill & stair		
				25,839 ft <sup>2</sup>		18,989 ft <sup>2</sup>	(1924)	Unusable	(1928)	Unusable	(1947)	Unusable	4,134 ft <sup>2</sup>	39,556 ft <sup>2</sup>	tower		
					(1915)		1,679	(1924)	12,760 ft <sup>2</sup>	(1928)	7,891 ft <sup>2</sup>	(1947)			(1976)		
					10,443 ft²		ft²	7,471 ft <sup>2</sup>		6,526 ft <sup>2</sup>		719 ft <sup>2</sup>			4,486 ft <sup>2</sup>		
CEFPI Rating 0 to	\$5.00	sq.ft.		Required		Required			Required		Required		Required	Required	Required	\$568,275.00	
3 Lliab Boy	\$1.00	ba ft												Required		\$39,556.00	If this itom
High Bay Loose	φ1.0C	sq.n.												Required		\$39,556.00	is entered.
Furnishings																	then none
Allowance																	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

## 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	l Init	Whole	1915	1915	1924	1924	1924	1928	1928	1947	1947	1974	1974	1976	Sum	Comments
lieni	0031		Building	Orginal A		Building B		-			Building A		-	Building C	Building B	Sum	Commenta
			Dunining	(1915)	Unusable	(1924)	B Attic		Addition		Addition	0	infill (1974)		infill & stair		
				25,839 ft <sup>2</sup>	(1915)	18,989 ft <sup>2</sup>	(1924)	(1924)	(1928)	(1928)	(1947)	Unusable	( - )	39,556 ft <sup>2</sup>	tower		
					10,443 ft <sup>2</sup>		1,679 ft <sup>2</sup>	7,471 ft <sup>2</sup>	12,760 ft <sup>2</sup>	6,526 ft <sup>2</sup>	7,891 ft <sup>2</sup>	(1947)	´	'	(1976)		
												719 ft <sup>2</sup>			4,486 ft <sup>2</sup>		
HS	\$5.45	sq.ft.		25,839	10,443	18,989	1,679	7,471	12,760	6,526	7,891	719	4,134	39,556	4,486	\$765,686.85	5
portion		(Qty)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required		
of																	
building																	
with total SF																	
133,601																	
133,601																	
200,400																	
Sum:		1	\$765.686.8	5\$140,822.5	5\$56.914.3	5\$103.490.0	5\$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)



Technololgy Outlet Site (B)

## X. Construction Contingency / Non-Construction Cost

Reno	vati	ion Costs (A-W)	\$16,798,15	3.55	
7.00	%	Construction Continge	\$1,175,87	0.75	
Subto	otal		\$17,974,024.30		
16.29%		Non-Construction Cost	\$2,927,968.5		
Total	Pro	oject		\$20,901,99	2.86
_					
	Cor	nstruction Contingency	\$1,	175,870.75	
	Non-Construction Costs		\$2,927,968.56		
	Tot	al 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

## School Facility Appraisal

Nome of Annualization				Deta of Americal	0040.0	0.40
Name of Appraiser		Karen L Walker		Date of Appraisal	2010-03	5-10
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	1,125
Number of Teaching Stations	48			Number of Floors	S	3
Student Enrollment	214					
Dates of Construction	1915,19	915,1924,1924,1924,1	928,1928,1947,1947,1974,19	74,1976		
Energy Sources:		Fuel Oil	Gas	Electric	🗆 Sola	ar
Air Conditioning:		Roof Top	Windows Units	Central	🗾 Roc	om Units
Heating:		Central	Roof Top	Individual Unit	G For	ced Air
		Hot Water	Steam			
Type of Construction		Exterior Surfacin	Ig	Floor Construction		
Load bearing masonry		Brick		U Wood Joists		
□ Steel frame		Stucco		Steel Joists		
Concrete frame		D Metal		Slab on grade		
U Wood		U Wood		□ Structural slab		
□ Steel Joists		□ Stone				

## 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	25	5
	The 5.6 ac	re site undersized based on design manual requirements.		
1.2		Site is easily accessible and conveniently located for the present and future population	20	20
	The site is	located at the center of town and is convenient to nearby businesses and civic institutions, bus stops, and residenti	al neighborhoods.	
1.3		Location is removed from undesirable business, industry, traffic, and natural hazards	10	7
	Located at	the center of town, the site is subject traffic noise and hazard. No undesireable business or industry uses are locate	ed near the site.	
1.4		Site is well landscaped and developed to meet educational needs	10	10
		well landscaped with trees, shrubs, walkways and retaining walls which provide a pleasant pedestrian environment s a center of civic life.	and reinforce the ima	age of the
1.5	ES	Well equipped playgrounds are separated from streets and parking areas	10	0
	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		
	No outdoo	r athletic facilities are provided.		
1.6		Topography is varied enough to provide desirable appearance and without steep inclines	5	5
	Topograph	ny is pleasantly varied. Level changes are mitigated with retaining walls, ramps, steps and berms. Steep inclines are	not present.	
1.7		Site has stable, well drained soil free of erosion	5	3
	Site has g	enerally stable, well drained soil that is free of erosion. Some signs of ponding were observed in parking lots and un	der tall trees.	
1.8		Site is suitable for special instructional needs, e.g., outdoor learning	5	3
	Site is suit	able for outdoor learning. Although some outdoor seating is present, adequate furnishings for outdoor learning are r	not provided.	
1.9		Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	5
	Public side outdoor se	walks run along the edges of the site, and paved walkways and exterior steps connect to the public sidewalks with ating.	building entries, park	ing lots and
1.10	ES/MS	Sufficient on-site, solid surface parking for faculty and staff is provided	5	5
	HS	Sufficient on-site, solid surface parking is provided for faculty, students, staff and community		
	Sufficient of population	on-site, solid surface parking is provided for faculty, students, staff and community. The site exceeds design manual	l parking requirement	s for the present
		TOTAL - The School Site	100	63

## 2.0 Structural and Mechanical Features

School Facility Appraisal

Structo	ıral	Points Allocated	Points
2.1	Structure meets all <b>barrier-free</b> requirements both externally and internally The campus is not handicap accessible throughout.	15	5
2.2	<b>Roofs</b> appear sound, have positive drainage, and are weather tight Roofs are reported to leak, with some evidence of deterioration.	15	5
2.3	Foundations are strong and stable with no observable cracks Foundations appear stable, though some area of soil erosion has begun around Building B and C.	10	5
2.4	Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	7
2.5	Expansion joints are provided, though some evidence of deterioration is present, especially in stair towers. Entrances and exits are located so as to permit efficient student traffic flow	10	9
2.6	Wayfinding through buildings is straighforward. Building ''envelope'' generally provides for energy conservation (see criteria)	10	2
2.7	The buildings do not meet current ASHRAE standards. Structure is free of friable asbestos and toxic materials	10	2
2.8	The buildings have asbestos, chryosotile, and other hazardous materials. Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes	10	5
	Classrooms are below design manual standards.		
Mecha	nical/Electrical	Points Allocated	Points
2.9	Adequate light sources are well maintained, and properly placed and are not subject to overheating Most areas of buildings 'A', 'B' and 'C' are maintianed and properly placed while other area lighting needs repair or replace	15 ed due to being incandesce	6 ent or T-12 type.
2.10	No lighting was noticed as being subject to overheating. Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	15
	The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide ade	quate support for a future s	ystem.
2.11	Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications	15	6
	Some up-dating has occurred in Technology in buildings 'A', 'B' and 'C' for the teaching / learning areas. Still more up-dat and computer cabling.	ing is needed regarding ou	tlets, phones

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

## **3.0 Plant Maintainability**

School Facility Appraisal

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

**TOTAL - Plant Maintainability** 

Back to Assessment Summary

63

100

## 4.0 Building Safety and Security

School Facility Appraisal

Site Sa	fety	Points Allocated	Points
4.1	Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	0
	Student loading areas are not segregated from other vehicular traffic and pedestrian walkways. Building A lacks a drop-o and C is part of the parking lot.	off lane, and the drop-of	f lane for Buildings B
4.2	Walkways, both on and offsite, are available for safety of pedestrians	10	8
	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.
4.3	Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	5
	Access streets have sufficient signals to permit safe entries to and exit from school areas.		
4.4	Vehicular entrances and exits permit safe traffic flow	5	3
	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.	
4.5	ES Playground equipment is free from hazard	5	0
	MS Location and types of <b>intramural equipment</b> are free from hazard		
	HS Athletic field equipment is properly located and is free from hazard		
	No athletic facilities are provided.		
		-	
Buildir	g Safety	Points Allocated	Points
4.6	The besting unit(e) is leasted own from student equipied errors	20	18
4.6	The heating unit(s) is located away from student occupied areas	20	18
	Heating units are away from students.		
4.7	Multi-story buildings have at least two stairways for student egress	15	13
	Multiple stair towers are available for egress.		
4.8	Exterior doors open outward and are equipped with panic hardware	10	8
	Doors open outward and have panic hardware.		
4.9	Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	6
	Emergency lighting and exit signs are provided throughout buildings 'A', 'B' and 'C'. Exits signs have battery backup but Some emergency units are not per the Ohio Building Code or the NEC.	are not on a separate el	lectrical circuit.
4.10	Classroom doors are recessed and open outward	10	5
	Classroom doors open outward, though some are not recessed. Most are in poor condition.		
4.11	Building security systems are provided to assure uninterrupted operation of the educational program	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	<b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition Floors are uneven in some parts of the buildings, causing minor trip conditions.	5	2
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 Stair risers in towers meet OBC requirements. Stairs and steps in other locations are not equally spaced.	5	2
4.14	<b>Glass</b> 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 Most areas do not have projection issues.	5	4
4.16	<b>Traffic areas</b> terminate at an exit or a stairway leading to an egress A few dead end situations are present within the buildings.	5	1
Emerge	ency Safety	Points Allocated	Points
Emerge 4.17	ency Safety Adequate fire safety equipment is properly located Fire equipment is well located.	Points Allocated	Points 12
_	Adequate fire safety equipment is properly located		
4.17	Adequate <b>fire safety equipment</b> is properly located Fire equipment is well located. There are at least <b>two independent exits</b> from any point in the building	15	12

TOTAL - Building Safety and Security

Back to Assessment Summary

200

106

## 5.0 Educational Adequacy

School Facility Appraisal

Acade	mic Learning Space	Points Allocated	Points
5.1	Size of academic learning areas meets desirable standards	25	10
	Academic spaces are below design manual standards. Most classrooms are 680 square feet or smaller.		
5.2	Classroom space permits arrangements for small group activity	15	5
	Due to lack of design manual size standards, small group activities are inhibited.		
5.3	Location of academic learning areas is near related educational activities and away from disruptive noise	10	9
	Academic spaces are removed from "live" spaces like Welding and Auto Services.		
5.4	Personal space in the classroom away from group instruction allows privacy time for individual students	10	4
	Due to lack of design manual size standards, private space is not well provided.		
5.5	Storage for student materials is adequate	10	10
	Locker quantities are more than sufficient for the student population.		
5.6	Storage for teacher materials is adequate	10	2
	Academic spaces lack casework.		
Specia	I Learning Space	Points Allocated	Points
5.7	Size of special learning area(s) meets standards	15	10
	Special learning areas are well provided. Academic spaces are undersized, but vocational spaces provide an impetus for student	learning.	
5.8	Design of specialized learning area(s) is compatible with instructional need	10	8
	Vocational areas for special learners is appropriately provided.		
5.9	Library/Resource/Media Center provides appropriate and attractive space	10	2
	A Library/Media Center was not available. Two computer labs are present.		
5.10	Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	0
	A Gymnasium is not provided.		
5.11	ES <b>Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction	10	0
	MS/HS Science program is provided sufficient space and equipment		
	Colored average are not offered with the Tack Conter		

Science programs are not offered with the Tech Center.

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

School	Facility Appraisal	Points Allocated	Points
5.14	Space for technology education permits use of state-of-the-art equipment Two computer labs are available for student use.	5	4
5.15	Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms Remedial instruction space is not available within the Tech Center.	5	1
5.16	Storage for student and teacher material is adequate Student storage is adequate, teacher storage is not.	5	3
Summe	4 5	Points Allocated	Points
Suppo	rt Space	Points Allocated	Points
5.17	Teacher's lounge and work areas reflect teachers as professionals	10	9
	The teacher's lounge is adequate.		
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	0
	Student Dining is not offered and a Kitchen for serving students is not provided.		
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	5
	The Administrative suite is appropriate for the students served.		
5.20	Counselor's office insures privacy and sufficient storage	5	4
	Offices are private, with some storage.		
5.21	Clinic is near administrative offices and is equipped to meet requirements	5	2
	A clinic was not well appointed per the design manual.		
5.22	Suitable reception space is available for students, teachers, and visitors	5	3
	Reception space is appropriate for students, teachers, and visitors. Administration is on the second floor.		
5.23	Administrative personnel are provided sufficient work space and privacy	5	4
	Sufficient work space and privacy are provided.		

TOTAL - Educational Adequacy

Back to Assessment Summary

200

95

## 6.0 Environment for Education

School Facility Appraisal

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

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

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

# **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 is not a brownfield. The site is 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 adedicated 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 requirements 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 then 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.

# 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.

Duilding Addition		Total of Environmental Hazards Assessment Cost Estimates					
Building Addition	Addition Area (sf)	Renovation	Demolition				
1915 1915 Orginal 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 Fostla	ko City C					County:	Lake	Aroo	: Northeastern Ohio (8)		
District: Willoughby-Eastlake City SD Name: Willoughby-Eastlake Tech Centers A, B & C					Contact:	Mr. Dave Palme		. Northeastern Onio (6)			
Address: 25 Public Square	· ·				Phone:	440/602-5090	•				
Willoughby, 44094	1					Date Prepared:		By:	Karen L Walker		
Bidg. IRN: 64634	•					Date Revised:		By:	Karen L Walker		
Current Grades	10-12	Acreage:		5.60		praisal Summary		29.			
Proposed Grades	N/A	Teaching Stati	ons:	48		Jaisar Gammary					
· ·	214	Classrooms:	0113.	45		Section	Poi	nts Po	ossible Points Earned I	Percentage	Rating Category
	N/A	010331001113.			Cover She			(	(	(	(
	Date HA	Number of	Curre	nt Square	1.0 The Sc	hool Site		100	) 63	63%	Borderline
		Floors		Feet	2.0 Structu	ral and Mechan	ical Features	200	) 112	56%	Borderline
1915 Orginal A 1	1915 no	3		25,839	3.0 Plant M	1aintainability		100	) 63	63%	Borderline
1915 Original A Unusable 1	1915 no	1		10,443	4.0 Buildin	g Safety and Se	<u>curity</u>	200	) 106	53%	Borderline
1924 Building B 1	1924 no	3		18,989	5.0 Educat	ional Adequacy		200	95	48%	Poor
1924 Building B Unusable 1	1924 no	1		7,471	6.0 Enviror	nment for Educa	tion	200	) 115	58%	Borderline
1924 Building B Attic 1	1924 no	1		1,679	LEED Obs	ervations		(	(	<	(
	1928 no	1		6,526	Commenta	ıry		(	(	(	(
	1928 no	1		12,760	Total			100	0 554	55%	Borderline
	1947 no	1		7,891	Enhanced	Environmental H	Hazards Assessm	ent Co	ost Estimates		
1947 Building A Unusable 1	1947 no	1		719							
	1974 no	1		39,556	C=Under C	Contract					
	1974 no	1		4,134							
	1976 no	1		4,486		n Cost Factor					104.16%
tower						novate (Cost Fa					\$21,771,515.76
Total				140,493		cement Cost Pe from a Master P		ovate/	Replace ratio are only pr	ovided when	this summary is
		ed Access	_		requesteu	nom a Master P	idii.				
	atisfactor		_								
	eeds Rep		_								
*Const P/S = Pr		placement	ruotion								
FACILITY ASSESS			uction	Dollar							
Cost Set: 2010		Rating	Ass	essment C							
A. Heating System		3	\$3,89	5,072.50 -							
B. Roofing		3	\$81	7,607.26 -							
C. Ventilation / Air Condition	oning	1		\$0.00 -							
D. Electrical Systems		3	\$2,43	3,338.76 -							
E. Plumbing and Fixtures		3	\$91	1,988.00 C							
🖆 F. <u>Windows</u>		3	\$61	6,322.22 -							
G. Structure: Foundation		2	\$	7,775.00 -							
H. Structure: Walls and Ch	nimneys	2	\$91	1,642.00 -							
I. Structure: Floors and R	oofs	1		\$0.00 -							
<b>d</b> J. <u>General Finishes</u>		3	\$1,91	0,637.15 -							
K. Interior Lighting		3		2,465.00 -							
L. Security Systems		3		9,517.75 -							
M. Emergency/Egress Ligh	nting	3		0,493.00 -							
M. Fire Alarm		3		0,739.50 -							
O. <u>Handicapped Access</u>		2		0,270.50 -							
P. Site Condition		2		2,046.81 -							
C Q. <u>Sewage System</u>		3		7,500.00 -							
R. Water Supply		3		0,000.00 -							
S. Exterior Doors		3		0,000.00 -							
T. Hazardous Material		3		6,618.00 -							
U. Life Safety		3		0,602.25 -							
V. Loose Furnishings		3		7,831.00 -							
W. <u>Technology</u>		3		5,686.85 -							
- X. Construction Contingen Non-Construction Cost	<u>ICY /</u>	-		3,839.31 -							
Total			\$20,90	1,992.86							

Previous Page

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

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

A. Asbestos Containing Material (ACM)			AFM=Asb	estos Free Material	
ACM Found	Status	Quantity		Estimated Cost	
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00		
2. Breeching Insulation Removal	Not Present	0	\$10.00		
3. Tank Insulation Removal	Not Present	0	\$8.00		
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00	
<ol><li>Pipe Insulation Removal</li></ol>	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		
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00		
33. Sink Undercoating Removal	Not Present	0	\$100.00		
34. Roofing Removal	Not Present	0	\$2.00	\$0.00	
35. (Sum of Lines 1-34) Total Asb. Hazard Abatement Cost for Renovation Work					
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for De	molition Wor	k	\$2,650.00	

B. Removal Of Underground Storage Tanks							
Tank No.	Location Age Product Stored Size						
1. (Sum of Lines 1-0) Total Cost For Removal Of Underground Storage Tanks \$0.00							
C. Lead-Based Paint (LBP) - Renovation Only							
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups							
2. Special Engineering Fees for LBP Mock-Ups							
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups						\$0.00	
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration					Not Applicable	
Area Of Building Addition		Square Feet v	v/Fluorescent Lamp	os & Ballasts	Unit Co	ost Total Cost	
1. 25839	0					\$0.10 \$0.00	
E. Other Environmental Hazards/Rema	rks					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. F							

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.

# 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)			AEM-Ash	estos Free Materia
ACM Found	Status	Quantity		Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present		\$10.00	
Breeching Insulation Removal	Not Present	0	\$10.00	
3. Tank Insulation Removal	Not Present	0	\$8.00	
4. Duct Insulation Removal	Not Present	0	\$8.00	
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	500	\$10.00	
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$20.00	
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present		\$30.00	
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present		\$30.00	
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$15.00	
11. Flexible Duct Connection Removal	Not Present	0	\$2,000.00	
12. Acoustical Plaster Removal	Not Present	0	\$100.00	
	Not Present	0		
13. Fireproofing Removal 14. Hard Plaster Removal		0	\$15.00 \$7.00	
14. Hard Plaster Removal 15. Gypsum Board Removal	Not Present	0	\$7.00	
	Not Present	0		
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	
18. Cement Board Removal	Not Present	0	\$5.00	
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	+
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	
22. Fire Door Removal	Not Present	0	\$100.00	
23. Door and Window Panel Removal	Not Present	0	\$100.00	
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	
25. Soil Removal	Not Present	0	\$150.00	
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	2500	\$3.00	
30. Carpet Mastic Removal	Not Present	0	\$2.00	
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
β4. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34) Total Asb. Hazard Abatement Cost for Renovation Work				
36. (Sum of Lines 1-27) Total Asb. Hazard Abatement Cost for Demolition Work				\$5,000.00

B. Removal Of Underground Storage Tanks							
Tank No.	Location	Age	F	Product Stored	Size	Est.Rem.Cost	
1. (Sum of Lines 1-0)		Total Cost For Removal Of Underground Storage Tanks					
C. Lead-Based Paint (LBP) - Renovatio	n Only				🛛 Addi	tion Constructed after 1980	
1. Estimated Cost For Abatement Contract	1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups \$0.00						
2. Special Engineering Fees for LBP Moc	k-Ups					\$0.00	
3. (Sum of Lines 1-2)				Total Cost for Lead-Based Pai	nt Mock-Ups	\$0.00	
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration					Not Applicable	
Area Of Building Addition		Square Feet w	/Fluorescent Larr	ps & Ballasts	Unit Co	ost Total Cost	
1. 10443	0					\$0.10 \$0.00	
E. Other Environmental Hazards/Rema	rks					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) Tota	al Cost for Other Environ	mental Hazard	s - Demolition			\$0.00	
F. Environmental Hazards Assessment Cost Estimate Summaries							
1. A35, B1, C3, D1, and E1				Total Cost for Env. Hazards W	ork - Renova	ation \$12,500.00	

1. A35, B1, C3, D1, and E1 2. A36, B1, D1, and E2

\* 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.

Total Cost for Env. Hazards Work - Demolition

\$5,000.00

# 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 Ashastas Osutaisin n Matarial (AOM)					
A. Asbestos Containing Material (ACM) ACM Found	Status	Quantity		estos Free Material Estimated Cost	
1. Boiler/Furnace Insulation Removal	Not Present		\$10.00		
Breeching Insulation Removal	Not Present	0	\$10.00		
3. Tank Insulation Removal	Not Present	0	\$10.00		
4. Duct Insulation Removal	Not Present	0	\$8.00		
Duct insulation Removal     Discrete Section Removal		7185	\$8.00		
	Reported Asbestos-Containing Material			• ,	
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00		
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00		
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00		
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00		
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00		
11. Flexible Duct Connection Removal	Not Present	0	\$100.00		
12. Acoustical Plaster Removal	Not Present	0	\$7.00		
13. Fireproofing Removal	Not Present	0	\$15.00		
14. Hard Plaster Removal	Not Present	0	\$7.00		
15. Gypsum Board Removal	Not Present	0	\$6.00		
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00		
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		
33. Sink Undercoating Removal	Not Present	ŏ	\$100.00		
34. Roofing Removal	Not Present	ō	\$2.00		
55. (Sum of Lines 1-34) Total Asb. Hazard Abatement Cost for Renovation Work					
B6. (Sum of Lines 1-37) Total A5b. Hazard Abatement Cost for Demolition Work					

B. Removal Of Underground Storage Tanks							
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost		
1. (Sum of Lines 1-0)		Total Cost For Removal Of Underground Storage Tanks					
C. Lead-Based Paint (LBP) - Renovation Only 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       \$         3. (Sum of Lines 1-2)       Total Cost for Lead-Based Paint Mock-Ups       \$							
D. Fluorescent Lamps & Ballasts Recy					Not Applicable		
Area Of Building Addition 1. 18989	0	Square Feet w	//Fluorescent Lamps & Ballasts	Unit Cos	t Total Cost \$0.10 \$0.00		
E. Other Environmental Hazards/Rema	rks				None Reported		
		Description			Cost Estimate \$0.00		
1. [Sum of Lines 1-0] Total Cost for Other Environmental Hazards - Renovation							
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	Nork - Renovat	ion \$71,850.00		

1. A35, B1, C3, D1, and E1 2. A36, B1, D1, and E2

\* 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.

Total Cost for Env. Hazards Work - Demolition

\$71,850.00

# 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)	-			os Free Material
ACM Found	Status	Quantity		timated Cost
1. Boiler/Furnace Insulation Removal	Not Present	Ô	\$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
<ol><li>Pipe Insulation Removal (Crawlspace/Tunnel)</li></ol>	Not Present	0	\$12.00	\$0.00
<ol><li>Pipe Fitting Insulation Removal (Crawlspace/Tunnel)</li></ol>	Not Present	O	\$30.00	\$0.00
<ol><li>Pipe Insulation Removal (Hidden in Walls/Ceilings)</li></ol>	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	ō	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	ō	\$2.00	\$0.00
35. (Sum of Lines 1-34)		lazard Abatement Cost for Reno		\$0.00
36. (Sum of Lines 1-27)		lazard Abatement Cost for Demo		\$0.00

B. Removal Of Underground Storage	Tanks					None Reported
Tank No.	Location	Age	F	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)			Total Cost Fo	r Removal Of Underground Sto	orage Tanks	\$0.00
C. Lead-Based Paint (LBP) - Renovation Only						
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups \$0.00						
2. Special Engineering Fees for LBP Mock-Ups \$0.00					\$0.00	
3. (Sum of Lines 1-2)				Total Cost for Lead-Based Pai	nt Mock-Ups	\$0.00
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration					Not Applicable
Area Of Building Addition	S	Square Feet w	/Fluorescent Lam	os & Ballasts	Unit Cos	st Total Cost
1. 1679	0					\$0.10 \$0.00
E. Other Environmental Hazards/Remain	rks					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						

- E-	Environmental nazaros Assessment Cost Estimat	e Summanes	
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.

# 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:	

**Consultant Name:** 

A. Asbestos Containing Material (ACM)			AFM=Asb	estos 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
<ol><li>Tank Insulation Removal</li></ol>	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
<ol> <li>Pipe Insulation Removal</li> </ol>	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
<ol> <li>Pipe Fitting Insulation Removal (Crawlspace/Tunnel)</li> </ol>	Not Present	0	\$30.00	\$0.00
<ol><li>Pipe Insulation Removal (Hidden in Walls/Ceilings)</li></ol>	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 Renov	ation Wor	k	\$2,000.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demo	ition Worl	ĸ	\$2,000.00

B. Removal Of Underground Storage	e Tanks					None Reported
Tank No.	Location	Age	P	roduct Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)			Total Cost Fo	r Removal Of Underground St	orage Tanks	\$0.00
C. Lead-Based Paint (LBP) - Renovatio	on Only				Additi	on Constructed after 1980
1. Estimated Cost For Abatement Contra	ctor to Perform Lead Mock-U	Jps				\$0.00
2. Special Engineering Fees for LBP Mod	k-Ups	•				\$0.00
3. (Sum of Lines 1-2)				Total Cost for Lead-Based Pa	int Mock-Ups	\$0.00
<b>-</b>						
D. Fluorescent Lamps & Ballasts Recy						Not Applicable
Area Of Building Addition		Square Feet w	<pre>//Fluorescent Lamp</pre>	os & Ballasts	Unit Cos	
1. 7471	0					\$0.10 \$0.00
E. Other Environmental Hazards/Rema	irks					None Reported
		Description				Cost Estimate
1. (Sum of Lines 1-0) Tota	1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation					\$0.00
2. (Sum of Lines 1-0) Tota	al Cost for Other Environm	nental Hazaro	ds - Demolition			\$0.00

F	. Environmental Hazards Assessment Cost Estin	nate 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):

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free. a.
- 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.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free. C.

# 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=Asb	estos 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
<ol><li>Pipe Insulation Removal (Crawlspace/Tunnel)</li></ol>	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	40	\$30.00	\$1,200.00
<ol><li>Pipe Insulation Removal (Hidden in Walls/Ceilings)</li></ol>	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	
22. Fire Door Removal	Not Present	0	\$100.00	
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	
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 Ren	ovation Wor	rk	\$8,085.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Dem	olition Wor	k	\$1,200.00

B. Removal Of Underground Storag	e Tanks					None Reported
Tank No.	Location	Age	P	roduct Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)			Total Cost Fo	r Removal Of Underground Sto	rage Tanks	\$0.00
C. Lead-Based Paint (LBP) - Renovation Only						
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups \$0.00						
					\$0.00	
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups					\$0.00	
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration					Not Applicable
Area Of Building Addition		Square Feet w	/Fluorescent Lamp	os & Ballasts	Unit Co	ost Total Cost
1. 12760	0					\$0.10 \$0.00
E. Other Environmental Hazards/Rema	arks					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) Tot	(Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition					\$0.00
F Environmental Hazards Assessmen	t Cost Estimato Summario	26				

. <b>⊩</b> .	Environmental Hazards Assessment Cost Estin	nate 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.

# 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:	

**Consultant Name:** 

A. Asbestos Containing Material (ACM)			AFM=Asb	estos 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
<ol><li>Pipe Insulation Removal (Crawlspace/Tunnel)</li></ol>	Assumed Asbestos-Containing Material	500	\$12.00	\$6,000.00
<ol> <li>Pipe Fitting Insulation Removal (Crawlspace/Tunnel)</li> </ol>	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				
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demol	ition Worl	(	\$6,000.00

B. Removal Of Underground Storage Tanks							None Reported
Tank No.	Location	Age	P	roduct Stored	Size	Es	t.Rem.Cost
1. (Sum of Lines 1-0)		Total Cost For Removal Of Underground Storage Tanks					
C. Lead-Based Paint (LBP) - Renovation Only							
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups						\$0.00	
2. Special Engineering Fees for LBP Mock-Ups						\$0.00	
B. (Sum of Lines 1-2)     Total Cost for Lead-Based Paint Mock-Ups     \$0.						\$0.00	
D. Fluorescent Lamps & Ballasts Recyc	, The second sec						Not Applicable
Area Of Building Addition		Square Feet w	<pre>//Fluorescent Lamp</pre>	os & Ballasts	Unit C	ost	Total Cost
1. 6526	0					\$0.10	\$0.00
E. Other Environmental Hazards/Remain	rks						None Reported
Description					C	ost Estimate	
1. (Sum of Lines 1-0) Tota	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 Estin	nate 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):

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free. a.
- 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.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free. C.

# 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					
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		
3. Tank Insulation Removal	Not Present	0	\$8.00		
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	
<ol><li>Pipe Insulation Removal (Crawlspace/Tunnel)</li></ol>	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		
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		
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		
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00		
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	800	\$3.00		
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00	
31. Carpet Removal (over RFC)	Not Present	0	\$1.00		
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 Renov	ation Wor	'k	\$8,860.00	
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demo	ition Worl	k	\$6,460.00	

B. Removal Of Underground Storage	Tanks				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						
C. Lead-Based Paint (LBP) - Renovation Only						
1. Estimated Cost For Abatement Contract	ctor to Perform Lead Mock-U	Jps			\$0.00	
2. Special Engineering Fees for LBP Moc	k-Ups				\$0.00	
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups					\$0.00	
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration				Not Applicable	
Area Of Building Addition	S	Square Feet w	/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 7891	0			9	\$0.10 \$0.00	
E. Other Environmental Hazards/Rema	rks				None Reported	
		Description			Cost Estimate	
1. (Sum of Lines 1-0) Tota	I Cost for Other Environm	nental Hazard	Is - Renovation		\$0.00	
2. (Sum of Lines 1-0) Tota	I Cost for Other Environm	nental Hazard	ls - Demolition		\$0.00	

F. Environmental Hazards Assessment Cost Est	mate 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):

- 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.

# 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:	

**Consultant Name:** 

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

B. Removal Of Underground Storage Tanks							
Tank No.	Location	Age	P	roduct Stored	Size	Est.Rem.Cost	
1. (Sum of Lines 1-0)		Total Cost For Removal Of Underground Storage Tanks					
C. Lead-Based Paint (LBP) - Renovation Only Addition Constructed after 1980 1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups \$0.00							
					\$0.00		
Si (Sum of Lines 1-2)      Total Cost for Lead-Based Paint Mock-Ups					\$0.00		
D. Fluorescent Lamps & Ballasts Recycling/Incineration  Not Applicable Area Of Building Addition  Square Feet w/Fluorescent Lamps & Ballasts  Unit Cost  Total Cost							
1. 719	0	equale i eet ii,				\$0.10 \$0.00	
E. Other Environmental Hazards/Remain	rks					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) Tota	2. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition						
F. Environmental Hazards Assessment Cost Estimate Summaries							

F.	Environmental hazarus Assessment Cost Estima	ate 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):

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free. a.
- 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.
- Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free. C.

# 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=Asb	estos Free Material
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.0	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.0	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.0	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.0	0.00
5. Pipe Insulation Removal	Not Present	0	\$10.0	0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.0	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.0	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.0	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.0	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.0	0.00\$
11. Flexible Duct Connection Removal	Not Present	0	\$100.0	0.00\$
12. Acoustical Plaster Removal	Not Present	0	\$7.0	0.00
13. Fireproofing Removal	Not Present	0	\$15.0	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.0	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.0	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.0	0.00\$
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.0	0.00
18. Cement Board Removal	Not Present	0	\$5.0	0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.0	0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.0	0.00\$
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.0	0.00 \$0.00
22. Fire Door Removal	Not Present	0	\$100.0	0.00\$
23. Door and Window Panel Removal	Not Present	0	\$100.0	0.00\$
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.0	0.00\$
25. Soil Removal	Not Present	0	\$150.0	0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.0	0.00\$
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.0	0.00\$
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.0	0.00\$
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.0	0.00\$
30. Carpet Mastic Removal	Not Present	0	\$2.0	0.00 \$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.0	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.0	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.0	\$0.00
34. Roofing Removal	Not Present	0	\$2.0	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard	Abatement Cost for I	Renovation Work	\$0.00
36. (Sum of Lines 1-27)	Total Asb. Hazard	Abatement Cost for I	Demolition Work	\$0.00

B. Removal Of Underground Storage T	anks					None Reported
Tank No.	Location	Age	P	Product Stored	Size	Est.Rem.Cost
. (Sum of Lines 1-0)		Total Cost For Removal Of Underground Storage Tanks				\$0.0
C. Lead-Based Paint (LBP) - Renovation Only						
						\$0.0
Special Engineering Fees for LBP Mock-Ups \$0.00						
(Sum of Lines 1-2)	-1 -			Total Cost for Lead-Based Pai	nt Mock-Ups	\$0.0
. Fluorescent Lamps & Ballasts Recycli	ng/Incineration					Not Applicabl
Area Of Building Addition	Of Building Addition Square Feet w/Fluorescent Lamps & Ballasts Unit Cost				st Total Cost	
4134	0				\$0.10 \$0.0	
Other Environmental Hazards/Remark	5					None Reporte
Description				Cost Estimate		
1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation				\$0.0		
2. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition				\$0.0		
Environmental Hazards Assessment C	ost Estimate Summa	ries				
A35, B1, C3, D1, and E1				Total Cost for Env. H	lazards Work	- Renovation \$0.0

1. A35, B1, C3, D1, and E1 2. A36, B1, D1, and E2

\* 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.

\$0.00

Total Cost for Env. Hazards Work - Demolition

# 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-Ash	estos Free Material
ACM Found	Status	Quantity		Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	
2. Breeching Insulation Removal	Not Present	0	\$10.00	
3. Tank Insulation Removal	Not Present	0	\$8.00	
4. Duct Insulation Removal	Not Present	0	\$8.00	
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	150	\$10.00	
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	
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				None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks \$0.00				
C. Lead-Based Paint (LBP) - Renovation Only					
. Estimated Cost For Abatement Contract	tor to Perform Lead Mod	ck-Ups			\$0.00
2. Special Engineering Fees for LBP Mock-Ups \$0.0					
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups				\$0.00	
. Fluorescent Lamps & Ballasts Recyc	ling/Incineration				Not Applicable
Area Of Building Addition	g Addition Square Feet w/Fluorescent Lamps & Ballasts Unit Cost			st Total Cost	
39556	0			\$0.10 \$0.00	
. Other Environmental Hazards/Remai	'ks				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	
. Environmental Hazards Assessment	Cost Estimate Summa	ries			
1. A35, B1, C3, D1, and E1 Total Cost for Env. Hazards Work - Renovation				ation \$2,700.0	

1	. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation
2	2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition

\* 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.

\$2,700.00

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

A. Asbestos Containing Material (ACM) AFM=Asbestos Free Materia ACM Found Status Quantity Estimated Cost Unit Cost Boiler/Furnace Insulation Removal Not Present \$10.00 \$0.00 Breeching Insulation Removal Not Present \$10.00 \$0.00 Not Present Tank Insulation Removal \$8.00 \$0.00 \$8.00 \$0.00 Duct Insulation Removal Not Present Pipe Insulation Removal Reported Asbestos-Containing Material 40 \$10.00 \$400.0 Pipe Fitting Insulation Removal Not Present \$20.00 \$0.00 Pipe Insulation Removal (Crawlspace/Tunnel) Not Present \$12.00 \$0.0 Pipe Fitting Insulation Removal (Crawlspace/Tunnel) Not Present \$30.00 \$0.00 Pipe Insulation Removal (Hidden in Walls/Ceilings) Not Present \$15.00 \$0.0 10. Dismantling of Boiler/Furnace/Incinerator Not Present \$2,000.00 \$0.00 11. Flexible Duct Connection Removal Not Present \$0.00 \$100.00 12. Acoustical Plaster Removal Not Present \$0.00 \$7.00 13. Fireproofing Removal Not Present \$15.00 \$0.00 14. Hard Plaster Removal Not Present \$0.00 \$7.00 15. Gypsum Board Removal Not Present \$6.00 \$0.00 16. Acoustical Panel/Tile Ceiling Removal Not Present \$3.00 \$0.00 Not Present \$100.00 \$0.00 Laboratory Table/Counter Top Removal Cement Board Removal Not Present \$0.00 \$5.00 Not Present 19. Electric Cord Insulation Removal \$1.00 \$0.00 20. Light (Reflector) Fixture Removal Not Present \$50.00 \$0.00 21. Sheet Flooring with Friable Backer Removal Not Present \$4.00 \$0.0 22. Fire Door Removal Not Present \$100.00 \$0.00 Door and Window Panel Removal Not Present \$100.00 \$0.0 24. Decontamination of Crawlspace/Chase/Tunnel Not Present \$3.00 \$0.00 25. Soil Removal Not Present \$150.00 \$0.00 26. Non-ACM Ceiling/Wall Removal (for access) Not Present \$2.00 \$0.00 \$300.00 27. Window Component (Compound, Tape, or Caulk) - Reno & Demo Not Present \$0.00 28. Window Component (Compound, Tape, or Caulk) - Reno Only Not Present \$300.00 \$0.0 29. Resilient Flooring Removal, Including Mastic Not Present \$3.00 \$0.00 30. Carpet Mastic Removal Not Present \$2.00 \$0.00 31. Carpet Removal (over RFC) 32. Acoustical Tile Mastic Removal Not Present \$1.00 \$0.00 Not Present \$3.00 \$0.00 33. Sink Undercoating Removal Not Present \$100.00 \$0.00 34. Roofing Removal Not Present \$2.00 \$0.00 35. (Sum of Lines 1-34) Total Asb. Hazard Abatement Cost for Renovation Work \$400.0 36. (Sum of Lines 1-27) Total Asb. Hazard Abatement Cost for Demolition Work \$400.00

B. Removal Of Underground Storage	<b>Fanks</b>						None Reported
Tank No.	Location	Age	Р	roduct Stored		Size	Est.Rem.Cost
1. (Sum of Lines 1-0)		Total Cost For Removal Of Underground Storage Tanks					\$0.0
C. Lead-Based Paint (LBP) - Renovation	Only						Constructed after 198
1. Estimated Cost For Abatement Contracto		rk-lins					\$0.0
2. Special Engineering Fees for LBP Mock-							\$0.0
3. (Sum of Lines 1-2)					Mock-Ups	\$0.0	
D. Fluorescent Lamps & Ballasts Recycling/Incineration							
Area Of Building Addition				Unit Cost	Total Cost		
1. 4486	0	\$(			10 \$0.0		
E. Other Environmental Hazards/Remark	s						None Reporte
Description					Cost Estimate		
1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation \$					\$0.0		
2. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition \$0					\$0.0		
F. Environmental Hazards Assessment Cost Estimate Summaries							
. A35, B1, C3, D1, and E1 <b>Total Cost for Env. Hazards Work - Renovation</b> \$400.00							
P. A36, B1, D1, and E2 Total Cost for Env. Hazards Work - Demolition \$400.0							

\* 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.