

Building Information - Willoughby-Eastlake City SD (45104) - Grant Elem

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Grant E_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	Grant Elem
Building IRN	14175
Building Address	38281 Hurricane Dr
Building City	Willoughby
Building Zipcode	44094
Building Phone	440/942-5944
Acreage	16.85
Current Grades	K-5
Teaching Stations	20
Number of Floors	1
Student Capacity	500
Current Enrollment	427
Enrollment Date	2009-09-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	20
Historical Register	NO
Building's Principal	Ms. Sue Kahl
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

33,331 Total Existing Square Footage

1961,1966,1973,1973 Building Dates

K-5 Grades

427 Current Enrollment

20 Teaching Stations

16.85 Site Acreage

Grant Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1961, is a 1 story, 33,331 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned and Open Concept design, and does not utilize modular buildings. The structure of the overall facility contains steel frame with masonry exterior wall construction, with masonry block wall construction in the interior. The floor system consists of slab on grade. The roof structure is bar joist and metal deck. The roofing system of the overall facility is built-up asphalt and standing seam metal, installed in 1998 and 2005 respectively. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 16.85 acre site adjacent to residential properties. The property and playgrounds and play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The underground drainage is blocked. The gutters are in poor shape and also require ice guards. The building does not have adequate acoustical separation. Circulation is though the Media Center. The Gymnasium uses a tarp for separation from the Corridor. The ventilation ductwork under the slab in the 1973 Addition was taken off line due to suspected water infiltration. The system has been decommissioned and the building staff has been advised not to run the units.

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Building Construction Information - Willoughby-Eastlake City SD (45104) - Grant Elem (14175)

Name	Year	Handicapped Access	Floors	Square Feet
Original	1961	no	1	15,032
1966 Addition	1966	no	1	5,181
1973 Addition	1973	no	1	12,547
1973 Unusable	1973	no	1	571

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Building Component Information - Willoughby-Eastlake City SD (45104) - Grant Elem (14175)

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
Original (1961)		2141			2134			260						
1966 Addition (1966)		1020												
1973 Addition (1973)		1716		2392										
1973 Unusable (1973)														
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Grant Elem (14175)

District: Willoughby-Eastlake City SD Name: Grant Elem Address: 38281 Hurricane Dr Willoughby, OH 44094 Bldg. IRN: 14175				County: Lake Area: Northeastern Ohio (8) Contact: Ms. Sue Kahl Phone: 440/942-5944 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker																																																																																																																	
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Total					33,331																																																																																																																
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment	C																																																																																																															
A.	Heating System	3	\$1,083,257.50	-																																																																																																																	
B.	Roofing	2	\$64,071.81	-																																																																																																																	
C.	Ventilation / Air Conditioning	1	\$5,000.00	-																																																																																																																	
D.	Electrical Systems	3	\$577,292.92	-																																																																																																																	
E.	Plumbing and Fixtures	3	\$178,700.00	-																																																																																																																	
F.	Windows	3	\$172,803.72	-																																																																																																																	
G.	Structure: Foundation	2	\$6,750.00	-																																																																																																																	
H.	Structure: Walls and Chimneys	2	\$40,273.50	-																																																																																																																	
I.	Structure: Floors and Roofs	1	\$0.00	-																																																																																																																	
J.	General Finishes	3	\$554,991.00	-																																																																																																																	
K.	Interior Lighting	3	\$166,655.00	-																																																																																																																	
L.	Security Systems	3	\$91,660.25	-																																																																																																																	
M.	Emergency/Egress Lighting	3	\$33,331.00	-																																																																																																																	
N.	Fire Alarm	3	\$49,996.50	-																																																																																																																	
O.	Handicapped Access	2	\$128,131.00	-																																																																																																																	
P.	Site Condition	2	\$243,852.55	-																																																																																																																	
Q.	Sewage System	3	\$40,500.00	-																																																																																																																	
R.	Water Supply	3	\$36,000.00	-																																																																																																																	
S.	Exterior Doors	2	\$22,000.00	-																																																																																																																	
T.	Hazardous Material	3	\$12,607.00	-																																																																																																																	
U.	Life Safety	3	\$108,325.75	-																																																																																																																	
V.	Loose Furnishings	3	\$131,040.00	-																																																																																																																	
W.	Technology	3	\$355,975.08	-																																																																																																																	
- X.	Construction Contingency / Non-Construction Cost	-	\$1,002,427.63	-																																																																																																																	
Total					\$5,105,642.21																																																																																																																

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Original (1961) Summary

District: Willoughby-Eastlake City SD Name: Grant Elem Address: 38281 Hurricane Dr Willoughby, OH 44094 Bldg. IRN: 14175				County: Lake Area: Northeastern Ohio (8) Contact: Ms. Sue Kahl Phone: 440/942-5944 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker			
Current Grades		K-5	Acreage:		16.85		
Proposed Grades		N/A	Teaching Stations:		20		
Current Enrollment		427	Classrooms:		20		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original		1961	no	1	15,032		
1966 Addition		1966	no	1	5,181		
1973 Addition		1973	no	1	12,547		
1973 Unusable		1973	no	1	571		
Total					33,331		
*HA		= Handicapped Access					
*Rating		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S		= Present/Scheduled Construction					
FACILITY ASSESSMENT			Rating	Dollar			
Cost Set: 2010				Assessment	C		
A.	Heating System	3	\$488,540.00	-			
B.	Roofing	2	\$11,767.00	-			
C.	Ventilation / Air Conditioning	1	\$5,000.00	-			
D.	Electrical Systems	3	\$260,354.24	-			
E.	Plumbing and Fixtures	3	\$74,700.00	-			
F.	Windows	3	\$129,807.42	-			
G.	Structure: Foundation	2	\$0.00	-			
H.	Structure: Walls and Chimneys	2	\$15,931.50	-			
I.	Structure: Floors and Roofs	1	\$0.00	-			
J.	General Finishes	3	\$231,933.60	-			
K.	Interior Lighting	3	\$75,160.00	-			
L.	Security Systems	3	\$41,338.00	-			
M.	Emergency/Egress Lighting	3	\$15,032.00	-			
N.	Fire Alarm	3	\$22,548.00	-			
O.	Handicapped Access	2	\$72,173.20	-			
P.	Site Condition	2	\$216,404.05	-			
Q.	Sewage System	3	\$13,500.00	-			
R.	Water Supply	3	\$12,000.00	-			
S.	Exterior Doors	2	\$6,000.00	-			
T.	Hazardous Material	3	\$11,563.00	-			
U.	Life Safety	3	\$48,854.00	-			
V.	Loose Furnishings	3	\$60,128.00	-			
W.	Technology	3	\$160,541.76	-			
- X.	Construction Contingency / Non-Construction Cost	-	\$482,077.19	-			
Total				\$2,455,352.96			

CEFPI Appraisal Summary					
Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet					
1.0 The School Site	100	88	88%	Satisfactory	
2.0 Structural and Mechanical Features	200	123	62%	Borderline	
3.0 Plant Maintainability	100	52	52%	Borderline	
4.0 Building Safety and Security	200	176	88%	Satisfactory	
5.0 Educational Adequacy	200	125	63%	Borderline	
6.0 Environment for Education	200	128	64%	Borderline	
LEED Observations					
Commentary					
Total	1000	692	69%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates	
C=Under Contract	
Renovation Cost Factor	104.16%
Cost to Renovate (Cost Factor applied)	\$2,557,495.64

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

1966 Addition (1966) Summary

District: Willoughby-Eastlake City SD Name: Grant Elem Address: 38281 Hurricane Dr Willoughby, OH 44094 Bldg. IRN: 14175				County: Lake Area: Northeastern Ohio (8) Contact: Ms. Sue Kahl Phone: 440/942-5944 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker			
Current Grades		K-5	Acreage:		16.85		
Proposed Grades		N/A	Teaching Stations:		20		
Current Enrollment		427	Classrooms:		20		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original</u>		1961	no	1	15,032		
1966 Addition		1966	no	1	5,181		
<u>1973 Addition</u>		1973	no	1	12,547		
<u>1973 Unusable</u>		1973	no	1	571		
Total					33,331		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2010			Rating	Dollar Assessment	C		
A.	<u>Heating System</u>		3	\$168,382.50	-		
B.	<u>Roofing</u>		2	\$4,805.00	-		
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00	-		
D.	<u>Electrical Systems</u>		3	\$89,734.92	-		
E.	<u>Plumbing and Fixtures</u>		3	\$41,700.00	-		
F.	<u>Windows</u>		3	\$24,667.20	-		
G.	<u>Structure: Foundation</u>		2	\$3,240.00	-		
H.	<u>Structure: Walls and Chimneys</u>		2	\$7,367.50	-		
I.	<u>Structure: Floors and Roofs</u>		1	\$0.00	-		
J.	<u>General Finishes</u>		3	\$124,177.80	-		
K.	<u>Interior Lighting</u>		3	\$25,905.00	-		
L.	<u>Security Systems</u>		3	\$14,247.75	-		
M.	<u>Emergency/Egress Lighting</u>		3	\$5,181.00	-		
N.	<u>Fire Alarm</u>		3	\$7,771.50	-		
O.	<u>Handicapped Access</u>		2	\$31,718.10	-		
P.	<u>Site Condition</u>		2	\$7,771.50	-		
Q.	<u>Sewage System</u>		3	\$13,500.00	-		
R.	<u>Water Supply</u>		3	\$12,000.00	-		
S.	<u>Exterior Doors</u>		2	\$6,000.00	-		
T.	<u>Hazardous Material</u>		3	\$1,044.00	-		
U.	<u>Life Safety</u>		3	\$16,838.25	-		
V.	<u>Loose Furnishings</u>		3	\$20,724.00	-		
W.	<u>Technology</u>		3	\$55,333.08	-		
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$166,641.30	-		
Total				\$848,750.40			

CEFPI Appraisal Summary					
Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>					
1.0 <u>The School Site</u>	100	88	88%	Satisfactory	
2.0 <u>Structural and Mechanical Features</u>	200	123	62%	Borderline	
3.0 <u>Plant Maintainability</u>	100	52	52%	Borderline	
4.0 <u>Building Safety and Security</u>	200	176	88%	Satisfactory	
5.0 <u>Educational Adequacy</u>	200	125	63%	Borderline	
6.0 <u>Environment for Education</u>	200	128	64%	Borderline	
<u>LEED Observations</u>					
<u>Commentary</u>					
Total	1000	692	69%	Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>					
<u>C=Under Contract</u>					
Renovation Cost Factor					104.16%
Cost to Renovate (Cost Factor applied)					\$884,058.42
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					

1973 Addition (1973) Summary

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1973 Addition		1973	no	1	12,547		
<u>1973 Unusable</u>		1973	no	1	571		
Total					33,331		
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2010			Rating	Dollar Assessment	C		
A.	<u>Heating System</u>	3	\$407,777.50	-			
B.	<u>Roofing</u>	2	\$47,499.81	-			
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-			
D.	<u>Electrical Systems</u>	3	\$217,314.04	-			
E.	<u>Plumbing and Fixtures</u>	3	\$62,300.00	-			
F.	<u>Windows</u>	3	\$18,329.10	-			
G.	<u>Structure: Foundation</u>	2	\$3,510.00	-			
H.	<u>Structure: Walls and Chimneys</u>	2	\$16,974.50	-			
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-			
J.	<u>General Finishes</u>	3	\$198,879.60	-			
K.	<u>Interior Lighting</u>	3	\$62,735.00	-			
L.	<u>Security Systems</u>	3	\$34,504.25	-			
M.	<u>Emergency/Egress Lighting</u>	3	\$12,547.00	-			
N.	<u>Fire Alarm</u>	3	\$18,820.50	-			
O.	<u>Handicapped Access</u>	2	\$24,239.70	-			
P.	<u>Site Condition</u>	2	\$18,820.50	-			
Q.	<u>Sewage System</u>	3	\$13,500.00	-			
R.	<u>Water Supply</u>	3	\$12,000.00	-			
S.	<u>Exterior Doors</u>	2	\$10,000.00	-			
T.	<u>Hazardous Material</u>	3	\$0.00	-			
U.	<u>Life Safety</u>	3	\$40,777.75	-			
V.	<u>Loose Furnishings</u>	3	\$50,188.00	-			
W.	<u>Technology</u>	3	\$134,001.96	-			
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$343,177.12	-			
Total			\$1,747,896.33				

CEFPI Appraisal Summary					
Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>					
1.0 <u>The School Site</u>	100	88	88%	Satisfactory	
2.0 <u>Structural and Mechanical Features</u>	200	123	62%	Borderline	
3.0 <u>Plant Maintainability</u>	100	52	52%	Borderline	
4.0 <u>Building Safety and Security</u>	200	176	88%	Satisfactory	
5.0 <u>Educational Adequacy</u>	200	125	63%	Borderline	
6.0 <u>Environment for Education</u>	200	128	64%	Borderline	
<u>LEED Observations</u>					
<u>Commentary</u>					
Total	1000	692	69%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates	
C=Under Contract	
Renovation Cost Factor	104.16%
Cost to Renovate (Cost Factor applied)	\$1,820,608.81
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	

1973 Unusable (1973) Summary

District: Willoughby-Eastlake City SD Name: Grant Elem Address: 38281 Hurricane Dr Willoughby, OH 44094 Bldg. IRN: 14175				County: Lake Area: Northeastern Ohio (8) Contact: Ms. Sue Kahl Phone: 440/942-5944 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker			
Current Grades		K-5	Acreage:		16.85		
Proposed Grades		N/A	Teaching Stations:		20		
Current Enrollment		427	Classrooms:		20		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original</u>		1961	no	1	15,032		
<u>1966 Addition</u>		1966	no	1	5,181		
<u>1973 Addition</u>		1973	no	1	12,547		
1973 Unusable		1973	no	1	571		
Total					33,331		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT							
Cost Set: 2010							
				Rating	Dollar Assessment		
				C			
A. <u>Heating System</u>				3	\$18,557.50		
B. <u>Roofing</u>				2	\$0.00		
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00		
D. <u>Electrical Systems</u>				3	\$9,889.72		
E. <u>Plumbing and Fixtures</u>				3	\$0.00		
F. <u>Windows</u>				3	\$0.00		
G. <u>Structure: Foundation</u>				2	\$0.00		
H. <u>Structure: Walls and Chimneys</u>				2	\$0.00		
I. <u>Structure: Floors and Roofs</u>				1	\$0.00		
J. <u>General Finishes</u>				3	\$0.00		
K. <u>Interior Lighting</u>				3	\$2,855.00		
L. <u>Security Systems</u>				3	\$1,570.25		
M. <u>Emergency/Egress Lighting</u>				3	\$571.00		
N. <u>Fire Alarm</u>				3	\$856.50		
O. <u>Handicapped Access</u>				2	\$0.00		
P. <u>Site Condition</u>				2	\$856.50		
Q. <u>Sewage System</u>				3	\$0.00		
R. <u>Water Supply</u>				3	\$0.00		
S. <u>Exterior Doors</u>				2	\$0.00		
T. <u>Hazardous Material</u>				3	\$0.00		
U. <u>Life Safety</u>				3	\$1,855.75		
V. <u>Loose Furnishings</u>				3	\$0.00		
W. <u>Technology</u>				3	\$6,098.28		
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$10,532.02		
Total					\$53,642.52		
CEFPI Appraisal Summary							
Section		Points Possible	Points Earned	Percentage	Rating Category		
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>	100	88	88%	Satisfactory			
2.0 <u>Structural and Mechanical Features</u>	200	123	62%	Borderline			
3.0 <u>Plant Maintainability</u>	100	52	52%	Borderline			
4.0 <u>Building Safety and Security</u>	200	176	88%	Satisfactory			
5.0 <u>Educational Adequacy</u>	200	125	63%	Borderline			
6.0 <u>Environment for Education</u>	200	128	64%	Borderline			
<u>LEED Observations</u>							
<u>Commentary</u>							
Total		1000	692	69%	Borderline		
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
				Renovation Cost Factor	104.16%		
				Cost to Renovate (Cost Factor applied)	\$55,874.05		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

A. Heating System

Description: The existing heating system for the overall facility is composed of a major hot water boiler centrally located in the main mechanical room which was installed in 1961. The unit is in good condition. The heating system in the overall facility is part of the Original Construction and is a 2-pipe system supplying hot water heating. 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 hot water boiler, manufactured by Peerless was installed in 1961 and is in decent condition. Heating hot water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and fin tubes. The terminal equipment was installed in 1961 and new with each addition 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 1961 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 storage, utility rooms and a few classrooms to facilitate Corridor utilization as return air plenums while additional classrooms have a return air systems. The existing system is not ducted, and 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. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft ²	1966 Addition (1966) 5,181 ft ²	1973 Addition (1973) 12,547 ft ²	1973 Unusable (1973) 571 ft ²	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required	Required	Required	Required	\$833,275.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System Replacement	\$7.50	sq.ft.		Required	Required	Required	Required	\$249,982.50	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,083,257.50	\$488,540.00	\$168,382.50	\$407,777.50	\$18,557.50		



Gas Fired Hot Water Boiler



Typical Unit Ventilator

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B. Roofing

Description: The roof over the most of the overall facility is a standing seam metal roofing system that was installed in approximately 2005, and is in fair condition, except an area of built-up roofing over the 1973 Addition that was installed in approximately 2001 and is in poor condition. The District reported current leaking in the area between the 1961 Original Construction and the 1966 Addition which has not been confirmed to be roof-related. Signs of past leaking were observed during the physical assessment in the low-slope area of the 1973 Addition. Access to the roof was gained by portable ladder. Fall safety protection cages are not required. There are two mechanical units on the built-up roofing area of the 1973 Addition that require a guard rail to meet Ohio Building Code. There were observations of standing water on the low-slope area of roof in the 1973 Addition. Metal cap flashings on the 1973 Addition low-slope roof are in poor condition. Roof storm drainage is addressed through a system of gutters and downspouts which are properly located, and in poor condition. On the built-up roof area of the 1973 Addition, roof storm drainage is addressed through a system of roof drains which are in poor condition. The roof is not equipped with overflow roof drains, though they are needed on this building. Roof penetration condition matched that of the roof surface. There are not any covered walkways attached to this structure.

Rating: 2 Needs Repair

Recommendations: Replace roof and provide insulation for the 1973 Addition to meet Ohio School Design Manual guidelines due to condition. Roof drains require replacement along with the addition of tapered insulation to slope to drain and overflow drainage. The flashing and coping at the built-up roofing area of the 1973 Addition require replacement due to condition. The gutters and downspouts throughout most of the facility require replacement due to condition, and snow guards are required to prevent further damage to the gutters. Provide guardrail at mechanical equipment.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Membrane (all types):	\$8.27	sq.ft. (Qty)		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²	\$13,256.81	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$17.50	n.ft.				169 Required		\$2,957.50	
Gutters/Downspouts	\$12.50	n.ft.		374 Required	154 Required	232 Required		\$9,500.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each				4 Required		\$4,800.00	
Overflow Roof Drains and Piping:	\$2,500.00	each				4 Required		\$10,000.00	
Roof Insulation:	\$4.50	sq.ft. (Qty)				1,603 Required		\$7,213.50	(tapered insulation for limited area use to correct ponding)
Other: Roof rail	\$35.00	n.ft.				60 Required		\$2,100.00	Provide roof rail at edge of roof near mechanical equipment
Other: snow guards	\$12.00	n.ft.		591 Required	240 Required	356 Required		\$14,244.00	provide snow guards over entries or canopies
Sum:			\$64,071.81	\$11,767.00	\$4,805.00	\$47,499.81	\$0.00		



Typical standing seam metal roof and gutter condition.



Typical built up roofing and flashings.

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C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Air conditioning is provided in miscellaneous locations such as offices, library, media center and Teacher's Lounge. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1961 and are in fair condition, providing fresh air to classrooms and other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center etc.). 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 non existent. Exhaust systems for Restrooms, Locker Rooms, Kitchen, Gymnasiums, Storage Rooms, Custodial Closets and Career Tech specialized areas are adequately placed, and in working condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
				1 Required				\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00		



Mini Split Air Conditioners



Roof top Ventilation Fans

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 400 amp 120/208 volt, 3 phase, 4 wire original system from the year 1961, and is in fair condition. Power is provided to the school by pole mounted utility owned transformers. The main distribution panel cannot be expanded to add additional capacity that would be required by the OSDM air conditioning requirements. The Classrooms are not equipped with adequate electrical outlets in some of the original areas per OSFC recommendations. The typical Classroom contains usually 2 to 3 general purpose outlets with certain classrooms having added outlets used for Classroom computers, and television. There are some spaces that have no electrical outlets such as storage areas and Janitor Closets. Most Corridors are equipped with adequate electrical outlets for electrical servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. There is a 100 amp emergency panel 'E', which feeds items such as exit lights, emergency lights and the Fire Alarm panel. Panel 'E' is fed directly from a 60 amp 240 V. disconnect switch. Adequate building lightning protection safeguards are not provided. The overall electrical system does not meet Ohio School Design Manual requirements, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity due to lack of OSDM - required features and to accommodate the addition of an air conditioning system.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
System Replacement:	\$17.32	sq.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²	\$577,292.92	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$577,292.92	\$260,354.24	\$89,734.92	\$217,314.04	\$9,889.72		



Pad Mounted Transformer



Main Electrical Switch & Panel

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E. Plumbing and Fixtures

Description: This school has 18 water closets, 5 urinals, 15 lavatories, 2 wall hung electric water coolers, 11 sinks, and 2 mop sinks. Most of the plumbing fixtures are in fair condition, but ADA requirements are not met for plumbing fixtures. A reduced principle backflow preventer is required. The water heater appears to be in good condition. Domestic water piping is copper and appears to be in good condition. Sanitary drainage and vent piping is cast iron that appears to be in good condition.

Rating: 3 Needs Replacement

Recommendations: Provide all new plumbing fixtures, faucets and flush valves to replace the existing because of ADA requirements and condition of old plumbing fixtures. Replace existing domestic water heater with new high efficient gas water heater. The recommendation for domestic water piping is in section R. The recommendation for sanitary drainage piping is in section Q.

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft²	1966 Addition (1966) 5,181 ft²	1973 Addition (1973) 12,547 ft²	1973 Unusable (1973) 571 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required				\$5,000.00	
Domestic Water Heater:	\$5,100.00	per unit		1 Required	1 Required	1 Required		\$15,300.00	(remove / replace)
Toilet:	\$3,800.00	unit		4 Required	7 Required	7 Required		\$68,400.00	(new)
Urinal:	\$3,800.00	unit		3 Required		2 Required		\$19,000.00	(new)
Sink:	\$2,500.00	unit		14 Required	4 Required	8 Required		\$65,000.00	(new)
Electric water cooler:	\$3,000.00	unit		1 Required		1 Required		\$6,000.00	(double ADA)
Sum:			\$178,700.00	\$74,700.00	\$41,700.00	\$62,300.00	\$0.00		



Toilet room fixtures



Toilet room fixtures

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F. Windows

Description: The overall facility is equipped with non-thermally broken aluminum frame windows with single glazed non-insulated glazing type window system, which were installed in at the times of construction, and are in poor condition. Window system seals are in poor condition, with moderate air and no water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, which are in moderate condition. The window system is equipped with insect screens on some of the operable windows, which are in moderate condition. Aluminum storefront systems are found in the 1961 original construction, and are in fair to poor condition. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with non-thermally broken steel frame transoms with single glazed non-insulated glazing, in poor condition. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace storefront system in the 1961 Addition to meet with Ohio School Design Manual requirements. Replace window transoms in exterior doors of the 1973 Addition with approved safety glass.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
				15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		2,089 Required	432 Required	321 Required		\$162,278.20	(includes blinds)
Curtain Wall/Storefront System:	\$64.18	sq.ft. (Qty)		164 Required				\$10,525.52	(remove and replace)
Sum:			\$172,803.72	\$129,807.42	\$24,667.20	\$18,329.10	\$0.00		



Typical aluminum window system.



Typical aluminum window system.

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G. Structure: Foundation

Description: The 1961 Original Construction and 1966 Addition foundations systems are concrete block on poured footings. The 1973 Addition has poured concrete foundations with poured footings. Damp proofing is noted on the 1966 Addition, but not on the 1961 Original Construction or 1973 Additions, 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/site drainage deficiencies were noted around the perimeter of the structure that could contribute to foundation / wall structural deterioration. The perimeter underground roof drainage tiles are showing signs of backing up causing site ponding.

Rating: 2 Needs Repair

Recommendations: Provide drainage tile system at the 1966 and 1973 additions because of poor drainage and site ponding.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Drainage Tile Systems / Foundation Drainage:	\$18.00	ln.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
Sum:			\$6,750.00	\$0.00	\$3,240.00	\$3,510.00	\$0.00	\$6,750.00	(include excavation and backfill)



Typical foundation condition.



Condition at damaged underground drain tile.

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed no locations of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints that are generally in fair condition, although some re-caulking is necessary, and there are several windows that require control joints from the sill to grade due to cracking. Control joints are not provided at lintel locations at doors and windows and are apparently not needed. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. The exterior masonry has not been cleaned and sealed in recent years, and shows minimal evidence of mortar at walls facing the parking areas in the 1961 Original Construction and 1973 Addition. Interior walls are concrete masonry units and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Soffits are in fair condition. The window sills in the 1966 Addition are precast concrete, and are in fair condition. The window sills in the 1961 Original Construction and the 1973 Addition are an element of the aluminum window system. The exterior lintels are steel, and are covered by the window head, although exterior steel lintels at exterior doors throughout the overall facility are rusting and in need of painting. The lintels at the electrical room of the 1973 Addition are in poor condition and need to be replaced. Chimneys are in fair condition, but some mortar deterioration is apparent and minimal tuck pointing is required. Canopies over entrances are metal roof with metal soffit type construction, and are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry at either side of the window sills in the 1966 Addition. Recaulk existing control joints in miscellaneous locations throughout the overall facility. Replace masonry lintels as required.

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft²	1966 Addition (1966) 5,181 ft²	1973 Addition (1973) 12,547 ft²	1973 Unusable (1973) 571 ft²	Sum	Comments
Tuckpointing:	\$5.00	sq.ft. (Qty)		507 Required	49 Required	198 Required		\$3,770.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		3,908 Required	1,961 Required	5,614 Required		\$17,224.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		3,908 Required	1,961 Required	5,614 Required		\$11,483.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		3 Required		19 Required		\$121.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		6 Required				\$210.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	ln.ft.		4 Required		7 Required		\$2,750.00	(total removal and replacement including pinning and shoring)
Coping Replacement Stone and Masonry:	\$100.00	ln.ft.		15 Required				\$1,500.00	(remove and replace)
Install Control Joints	\$60.00	ln.ft.		14 Required	36 Required			\$3,000.00	
Other: Prep and Paint Steel Lintels	\$5.00	ln.ft.		12 Required	12 Required	19 Required		\$215.00	sand, prime, and paint lintels
Sum:			\$40,273.50	\$15,931.50	\$7,367.50	\$16,974.50	\$0.00		



Tuck pointing needed at 1961 Original Construction



Lintel replacement needed at 1973 Addition electrical room

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade construction, and is in fair condition. No crawl space is present. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The ceiling height at the corridor walls are 8 feet. The ceiling slopes in parallel with the roof structure to 10 feet at the peak. The 1961 Original Construction and 1966 Addition roof systems are steel joists with metal deck. The 1973 Addition includes steel beam with tectum on bulb tees. Most areas are in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
				15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Roof system



Roof system

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J. General Finishes

Description: The 1961 Original Construction features conventionally partitioned Classrooms with carpet and vinyl tile flooring, acoustical tile ceilings, as well as painted block and hollow metal wall finishes, and they are in fair condition. The 1966 Addition features Open Space Classrooms with carpet flooring, acoustical tile ceilings, and masonry block and demountable partition walls and they are in fair condition. The 1973 Addition features conventionally partitioned Classrooms with carpet flooring, tectum tile ceilings, and masonry block and demountable partition walls and they are in fair condition. The overall facility has Corridors with vinyl tile flooring, acoustical tile ceilings, as well as painted masonry wall finishes, and they are in fair condition. The overall facility has Restrooms with ceramic mosaic tile flooring, drywall ceilings, as well as structural glazed block wall finishes, and they are in fair condition. Toilet partitions are metal, and are in fair condition. Classroom casework in the 1961 Original Construction is laminate with metal top and inadequately provided, and in poor condition. The 1966 and 1973 Additions have laminate wood construction casework with laminate tops, are adequately provided and in poor condition. The typical Classroom contains 4 lineal feet of casework, and Classroom casework provided ranges from 4 to 16 feet 8 inches. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The Classroom storage cubbies, which are hooks and shelf, located in the Corridors, are adequately provided, and in poor condition. The Art program is not equipped with a kiln. The facility is equipped with wood louvered and non-louvered interior doors that are flush mounted without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium space has vinyl tile flooring, tectum ceilings, as well as painted block wall finishes, and they are in poor condition. Gymnasium seating is not provided. Gymnasium basketball backboards are manually operated type, and are in fair condition. The Media Center, located in the 1961 Original Construction, has carpet flooring in poor condition, acoustical tile type ceilings in poor condition, as well as painted block wall finishes in fair condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is not provided. The existing Kitchen is a satellite from South High facility, is undersized based on current enrollment, and the existing Kitchen equipment, installed before 2000 is in fair condition. The Kitchen does not have equipment that requires a hood and Walk-in coolers / freezers are not provided.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, T, and U and condition. Funding for replacement of interior doors is provided in Item O, including doors here noted as in poor condition. Provide drywall stud assemblies at demountable partition locations, hollow metal panel locations, and tarp system in Gymnasium. Provide walls for Open Space plan in 1966 Addition. Provide an Art program kiln. Replace toilet partitions and toilet accessories. Rework walls to provide ADA clearance.

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft²	1966 Addition (1966) 5,181 ft²	1973 Addition (1973) 12,547 ft²	1973 Unusable (1973) 571 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$14.60	sq.ft.		Required	Required	Required		\$478,296.00	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		6 Required		2 Required		\$8,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required	Required	Required		\$6,552.00	(per building area)
Partition Open Space Classrooms:	\$8.00	sq.ft.			Required			\$41,448.00	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Art Program Kiln:	\$2,500.00	each		1 Required				\$2,500.00	
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)			459 Required	1,136 Required		\$14,355.00	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Other: Rework Non-ADA Toilet Room Walls	\$10.00	sq.ft. (Qty)		96 Required	192 Required	96 Required		\$3,840.00	Rework walls to provide ADA clearance in toilet rooms
Sum:			\$554,991.00	\$231,933.60	\$124,177.80	\$198,879.60	\$0.00		



Corridor



Demountable partitions

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K. Interior Lighting

Description: The typical Classrooms of the facility are equipped with T-8 1'X4' tandem pendant mounted style fluorescent fixtures with single level switching. Some of these Classrooms provide 60 to 70 footcandles while others only provide 35 to 45 footcandles of light which is below the recommended 50 FC. The typical Corridors in the overall facility are equipped with T-8, 1'X4' tandem surface mounted fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 15 to 20 FC; Sometimes complying with the 20 FC recommended by the OSDM and sometimes not. The Multi Purpose / Cafeteria area / Gymnasium is equipped with recessed mounted incandescent type lighting in fair condition, providing an average illumination of 40 FC; not complying with the 50 FC recommended by the OSDM. The Library is equipped with T-8, 1'X4' tandem pendant mounted fluorescent type lighting in fair condition, providing an average illumination of 40 to 50 FC; not complying with the 50 FC recommended by the OSDM. The Kitchen space is equipped with T-8 1'X4' tandem surface mounted fluorescent type lighting fixtures with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 55 to 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant or chain mounted fluorescent type lighting and surface mounted incandescent fixtures in poor condition. The typical Administrative spaces in the overall facility are equipped with 1'X4' pendant fluorescent fixtures and 1'X4' surface mounted T-8 fluorescent type lighting in fair condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition of the lighting fixtures and installation of a fire protection system.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to age, condition of lighting fixtures and installation of a fire protection system.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
Sum:			\$166,655.00	\$75,160.00	\$25,905.00	\$62,735.00	\$2,855.00	\$166,655.00	Includes demo of existing fixtures



Media Room Lighting



Hallway Lighting

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L. Security Systems

Description: The overall facility contains a security system including head-end equipment and security buzzer at main entry. The security system is not adequately provided throughout, and is not fully compliant with Ohio School Design Manual guidelines regarding security lighting throughout the site. The exterior building lighting system is equipped with incandescent wall mounted lights and incandescent spot lights; all in poor condition. Parking and bus pick-up / drop off areas are illuminated with pole mounted par 38 floodlight fixtures in fair condition. The exterior site lighting system provides inadequate coverage per the OSDM guidelines.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Security System:	\$1.75	sq.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²	\$58,329.25	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	\$33,331.00	building
Sum:			\$91,660.25	\$41,338.00	\$14,247.75	\$34,504.25	\$1,570.25		



Security Alarm Controls



Exterior Buzzer & Intercom

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of exit lighting fed from the emergency panel and emergency lighting. There are some stand alone emergency floodlight units in several areas of the entire facility. The exterior egress doors have par 38 incandescent type wall-pack or incandescent wall mounted fixtures, but are not provided with emergency lighting heads. Most of the system is in poor condition and in need of repair and / or additional emergency lighting equipment. The emergency egress lighting units that are provided with appropriate battery backup but, no written battery replacement schedule was available. The system is 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 the emergency / egress lighting system throughout to meet the Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
				Required	Required	Required	Required	\$33,331.00	(complete, area of building)
Sum:			\$33,331.00	\$15,032.00	\$5,181.00	\$12,547.00	\$571.00		



Wall Mounted Exit Sign



Wall Mounted Strobes

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N. Fire Alarm

Description: The overall facility is equipped with a zoned Fire Alarm system. Due to the age of this system it cannot handle the requirements of the Ohio School Design Manual. Devices are not located in areas that are required by code and the system installed is not an addressable type and therefore will not meet the Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Recommend providing a complete new Fire Alarm System to meet the Ohio School Design Manual and the Ohio Building Code.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²	\$49,996.50	(complete new system, including removal of existing)
Sum:			\$49,996.50	\$22,548.00	\$7,771.50	\$18,820.50	\$856.50		



Fire Alarm & Device



Fire Alarm Control Panel

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building. Student coat racks project into the accessible route. Ground and floor surfaces are compliant. Special provisions for floor level changes in this single story structure are not required. No Stage is provided. Classroom doors exiting directly to the exterior in the 1966 Addition are not accessible due to concrete stoops. Interior doors are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. Toilet partitions are metal. Partitions in the 1961 Original Construction do not provide adequate clearances; partitions in the 1973 Addition provide adequate clearances. Private toilets throughout the facility do not provide adequate clearances. ADA compliant accessories are not adequately provided and mounted. Most mirrors meet ADA requirements for mounting height. ADA signage is inadequate on both the interior and exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA compliant signage. Provide a power assist door opener at the main entry. At group toilets, provide compliant toilet partitions and accessories. At private toilets, provide compliant accessories, remount mirrors and rework walls to provide adequate clearances where required. Costs for reworked walls are covered in Item J. Replacement of plumbing fixtures is covered in Item E. Parking issues and exterior ramps are corrected in Item P. Rework door openings to provide adequate clearances where required. Replace doors noted in poor condition in item J.

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft²	1966 Addition (1966) 5,181 ft²	1973 Addition (1973) 12,547 ft²	1973 Unusable (1973) 571 ft²	Sum	Comments
Signage:	\$0.10	sq.ft.		Required	Required	Required		\$3,276.00	(per building area)
Toilet Partitions:	\$1,000.00	stall		2 Required				\$2,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required				\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,100.00	leaf		26 Required	2 Required	17 Required		\$49,500.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		2 Required	4 Required			\$30,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		4 Required	1 Required			\$25,000.00	(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		2 Required		1 Required		\$855.00	
Provide Toilet Accessories:	\$1,000.00	per restroom		2 Required	4 Required	4 Required		\$10,000.00	
Sum:			\$128,131.00	\$72,173.20	\$31,718.10	\$24,239.70	\$0.00		



Stoop at classroom exits



Non-compliant private toilet

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P. Site Condition

Description: The 16.85 acre relatively flat site is located in a suburban residential setting with moderate tree, shrub and floral type landscaping. Evidence of ponding was observed in the lawn area east of the site, and evidence of poor drainage was observed along the building perimeter. Two storage buildings are also located on site. The site is bordered by lightly and moderately traveled city streets. A single entry to the site impedes proper separation of bus and other vehicular traffic. A one way bus loop is provided for student loading and unloading adjacent to the school. Staff and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 38 parking places, which does not provide adequate parking for staff members, visitors and the disabled. The site and parking lot drainage design, consisting of sheet drainage and storm sewers, does not provide adequate evacuation of storm water. Evidence of ponding was observed both in the parking lot and in the lawn areas. The north and west areas of the site are drained naturally into an on-site stream which appears to provide adequate evacuation of storm water. Concrete curbs in fair condition are mostly appropriately placed; a portion of the edge of the parking lot lacks a curb. No service drive is provided. A concrete pad area for dumpsters in fair condition is provided. The school is not equipped with a loading dock. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good to fair condition. The playground equipment is in good condition, and is placed to provide compliant fall zones on a compliant surface of sufficient depth. The athletic facilities are comprised of two basketball courts in poor condition and a kickball field in good condition. Site features are suitable for outdoor instruction, which is enhanced through the district's provision of outdoor seating. Sidewalks along the entry drive connect to the residential street to the south of the site. The site is mostly flat. There is sufficient space on the site for a future addition to the building.

Rating: 2 Needs Repair

Recommendations: Provide new wearing course on asphalt drive, bus loop, parking lot, basketball court and paved play area. Provide or replace concrete curbs where required. Replace concrete stoops at classroom exit doors in the 1966 Addition, and include ramps for the disabled. Provide additional catch basins to control storm water runoff. Provide additional parking spaces to meet OSDM guidelines, including adequate provisions for the disabled. Costs for ADA signage are covered in item O.

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft ²	1966 Addition (1966) 5,181 ft ²	1973 Addition (1973) 12,547 ft ²	1973 Unusable (1973) 571 ft ²	Sum	Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		6,859 Required				\$127,920.35	(includes minor crack repair in less than 5% of paved area)
Existing Parking Spaces	-\$1,000.00	per unit		38 Required				-\$38,000.00	(subtract \$1,000 per existing parking space)
Additional Parking Spaces Required for Elementary	\$110.00	per student		427 Required				\$46,970.00	(\$1,000 per parking space; 0.11 space per elementary student. Parking space includes parking lot drive space.)
Concrete Curb:	\$17.87	ln.ft.		110 Required				\$1,965.70	(new)
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		2 Required				\$5,000.00	
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required				\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft.		Required	Required	Required	Required	\$49,996.50	Include this one or the next. (Each addition should have this item)
Sum:				\$243,852.55	\$216,404.05	\$7,771.50	\$18,820.50	\$856.50	



Bus loop



Evidence of ponding

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Q. Sewage System

Description: The sanitary drainage system is connected into the city sewage system. The sanitary drainage piping is below slab inside of walls and is not visible. The sanitary drainage is working.

Rating: 3 Needs Replacement

Recommendations: The sanitary original drainage system is 49 years old. Recommend replacing with new sanitary and vent piping.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Sewage Main:	\$45.00	ln.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
Sum:			\$40,500.00	\$13,500.00	\$13,500.00	\$13,500.00	\$0.00	\$40,500.00	(include excavation and backfilling)



Sanitary drain below sink



Sanitary drain below sink

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R. Water Supply

Description: The domestic water is supplied from the city site water main. A reduced pressure backflow preventer is required to meet the plumbing code requirement.

Rating: 3 Needs Replacement

Recommendations: The original existing domestic water piping is 49 years old. Recommend replacing with new domestic water piping from the city site main.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Domestic Water Main	\$40.00	n.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
				300 Required	300 Required	300 Required		\$36,000.00	(new)
Sum:			\$36,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00		



Domestic water heater



Domestic water piping

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S. Exterior Doors

Description: Typical exterior doors in the overall facility hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature single glazed non-insulated, tempered and non-tempered glass vision panels. Entrance doors in the original 1966 construction are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single glazed tempered glass vision panels. There are no overhead doors in the facility.

Rating: 2 Needs Repair

Recommendations: Replace exterior doors in the overall facility that are in poor condition to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft ²	1966 Addition (1966) 5,181 ft ²	1973 Addition (1973) 12,547 ft ²	1973 Unusable (1973) 571 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		3 Required	3 Required	5 Required		\$22,000.00	(includes removal of existing)
Sum:			\$22,000.00	\$6,000.00	\$6,000.00	\$10,000.00	\$0.00		



Typical aluminum entry system.



Typical hollow metal doors.

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T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by CTG Environmental, LLC, and dated 2006, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, sound dampening materials , and pipe insulation containing hazardous materials are located in the overall facility in poor condition. These materials were described in the report and open to observation and found to be in friable condition with significant to light damage. No underground fuel oil storage tanks are on the site.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
<i>Environmental Hazards Form</i>				15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
				EHA Form	EHA Form	EHA Form	EHA Form		
Pipe Insulation Removal	\$10.00	ln.ft.		150 Required	0 Required	0 Required	0 Required	\$1,500.00	
Pipe Fitting Insulation Removal	\$20.00	each		50 Required	0 Required	0 Required	0 Required	\$1,000.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		3,021 Required	348 Required	0 Required	0 Required	\$10,107.00	See J
Sum:			\$12,607.00	\$11,563.00	\$1,044.00	\$0.00	\$0.00		



Pipe insulation



Vinyl tile

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. The Kitchen does not include equipment that requires fire suppression. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. 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. Rooms with a capacity greater than 50 occupants are equipped with adequate egress

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.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		15,032 Required	5,181 Required	12,547 Required	571 Required	\$108,325.75	(includes increase of service piping, if required)
Sum:			\$108,325.75	\$48,854.00	\$16,838.25	\$40,777.75	\$1,855.75		



Fire extinguisher cabinet



Alarm panel

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, and other. 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 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	Original (1961)	1966 Addition (1966)	1973 Addition (1973)	1973 Unusable (1973)	Sum	Comments
CEFPI Rating 4 to 5	\$4.00	sq.ft.		15,032 ft ²	5,181 ft ²	12,547 ft ²	571 ft ²		
				Required	Required	Required		\$131,040.00	
Sum:			\$131,040.00	\$60,128.00	\$20,724.00	\$50,188.00	\$0.00		



Classroom furniture



Classroom furniture

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W. Technology

Description: The typical Classroom is equipped with two data ports per outlet and two voice ports but not used for teachers' use with a digitally based phone system to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for teacher and student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. The Sound System provides devices for most required spaces but due to the age the infrastructure is inadequately provided for each space of this facility. The facility does contain a media distribution center, but does not provide a Computer Lab for use by most students.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements for this facility.

Item	Cost	Unit	Whole Building	Original (1961) 15,032 ft ²	1966 Addition (1966) 5,181 ft ²	1973 Addition (1973) 12,547 ft ²	1973 Unusable (1973) 571 ft ²	Sum	Comments
ES portion of building with total SF < 50,000	\$10.68	sq.ft. (Qty)		15,032 Required	5,181 Required	12,547 Required	571 Required	\$355,975.08	
Sum:			\$355,975.08	\$160,541.76	\$55,333.08	\$134,001.96	\$6,098.28		



MDF



Classroom Technology Outlet

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$4,103,214.58
7.00%	Construction Contingency	\$287,225.02
Subtotal		\$4,390,439.60
16.29%	Non-Construction Costs	\$715,202.61
Total Project		\$5,105,642.21

Construction Contingency	\$287,225.02
Non-Construction Costs	\$715,202.61
Total for X.	\$1,002,427.63

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$1,317.13
Soil Borings / Phase I Envir. Report	0.10%	\$4,390.44
Agency Approval Fees (Bldg. Code)	0.15%	\$6,585.66
Construction Testing	0.25%	\$10,976.10
Printing - Bid Documents	0.27%	\$11,854.19
Advertising for Bids	0.03%	\$1,317.13
Builder's Risk Insurance	0.11%	\$4,829.48
Design Professional's Compensation	7.50%	\$329,282.97
CM Compensation	6.00%	\$263,426.38
Commissioning	0.42%	\$18,439.85
Maintenance Plan Advisor	0.11%	\$4,829.48
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$57,953.80
Total Non-Construction Costs	16.29%	\$715,202.61

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School Facility Appraisal

Name of Appraiser Karen L Walker **Date of Appraisal** 2010-03-16
Building Name Grant Elem
Street Address 38281 Hurricane Dr
City/Town, State, Zip Code Willoughby, OH 44094
Telephone Number(s) 440/942-5944
School District Willoughby-Eastlake City SD

Setting: Suburban
 Site-Acreage 16.85
 Grades Housed K-5
 Number of Teaching Stations 20
 Student Enrollment 427
 Dates of Construction 1961,1966,1973,1973

Building Square Footage 33,331
 Student Capacity 500
 Number of Floors 1

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

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

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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1.0 The School Site

School Facility Appraisal

		Points Allocated	Points
1.1	<p>Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The 16.85 acre site exceeds the design manual standards.</i></p>	25	25
1.2	<p>Site is easily accessible and conveniently located for the present and future population</p> <p><i>The site is easily and safely accessible by both vehicular and pedestrian traffic. The site is located at the heart of the residential neighborhood it serves.</i></p>	20	20
1.3	<p>Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is removed from undesirable business, industry, traffic and natural hazards. The site is surrounded by single family homes, and the building and play areas are buffered from adjacent roads by deep lawns and trees.</i></p>	10	10
1.4	<p>Site is well landscaped and developed to meet educational needs</p> <p><i>Areas around the building are landscaped with hedges, ornamental trees and flowers. An outdoor classroom, outdoor tables, and benches available for large and small group outdoor instruction; playgrounds are large and well appointed; tall trees and lawn areas provide pleasant views in all directions.</i></p>	10	10
1.5	<p>ES Well equipped playgrounds are separated from streets and parking areas</p> <p>MS Well equipped athletic and intermural areas are separated from streets and parking</p> <p>HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>Well equipped playgrounds are located far from the street. The bus drop-off is adjacent to the playground.</i></p>	10	5
1.6	<p>Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>Topography is varied enough to provide desirable appearance without steep inclines. Gently sloping laws to the west of the building provide pleasant relief to an otherwise flat site.</i></p>	5	5
1.7	<p>Site has stable, well drained soil free of erosion</p> <p><i>The west and north portions of the site are well drained through natural drainage into an on-site stream. The east portion of the site is not well drained; evidence of ponding was observed.</i></p>	5	2
1.8	<p>Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>Outdoor seating areas are provided for small and large group instruction.</i></p>	5	5
1.9	<p>Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Correctly sloped sidewalks, crosswalks and curb cuts are provided.</i></p>	5	4
1.10	<p>ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided</p> <p>HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>Insufficient parking is provided. Nine additional parking spaces are required.</i></p>	5	2
TOTAL - The School Site		100	88

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural	Points Allocated	Points
2.1 Structure meets all barrier-free requirements both externally and internally <i>The structure is mostly barrier free.</i>	15	13
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>Roofs are mostly sound, with positive drainage.</i>	15	11
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are strong, though ponding from backed drainage tile is present.</i>	10	7
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>The walls, both interior and exterior show marginal signs of deterioration.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Traffic flow to and from the building is efficient.</i>	10	9
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>The building does not meet current ASHRAE standards.</i>	10	3
2.7 Structure is free of friable asbestos and toxic materials <i>The structure is reported to contain asbestos and other toxic materials.</i>	10	3
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Classrooms in the 1966 Addition are below design manual tolerances, and lack sufficient wall enclosures.</i>	10	3

Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Most areas are maintained and properly placed while other area lighting needs repair or replaced due to being incandescent type. No lighting was noticed as being subject to overheating</i>	15	6
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>The domestic water supply system is tied in to the municipal system. The water meter, is in good condition. The existing water supply will not provide adequate support for a future suppression system.</i>	15	10
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Some up-dating has occurred in Technology for the teaching / learning areas. Still more up-dating is needed regarding outlets, phones and computer cabling.</i>	15	6

2.12	Electrical controls are safely protected with disconnect switches easily accessible	10	4
	<i>The electrical controls noticed are safely protected with disconnect switches or over current protection devices and was easily accessible but, due to the age of the equipment it does not meet the requirements of the OSDM.</i>		
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	10
	<i>Electric water coolers do not meet ADA requirements.</i>		
2.14	Number and size of restrooms meet requirements	10	9
	<i>The quantity of fixtures is adequate for the population served.</i>		
2.15	Drainage systems are properly maintained and meet requirements	10	10
	<i>The waste piping in the overall facility is cast iron, was originally installed in 1961 and is in fair condition. Replace sanitary waste piping in the overall facility due to the age of drainage piping.</i>		
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2
	<i>Provide a complete new fire alarm system to meet OBC, NFPA and Ohio School Design Manual guidelines</i>		
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	4
	<i>Intercommunication system consists of a central unit via telephones that allow two-way communication between the Office and certain areas but, also needs replacement per the OSDM requirements.</i>		
2.18	Exterior water supply is sufficient and available for normal usage	5	5
	<i>The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system.</i>		
TOTAL - Structural and Mechanical Features		200	123

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3.0 Plant Maintainability

School Facility Appraisal

	Points Allocated	Points	
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Exterior materials are of an age requiring some attention.</i>	15	10	
3.2 Floor surfaces throughout the building require minimum care <i>The carpeting in classrooms is worn, stained, and in some areas, tattered.</i>	15	5	
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Acoustical ceiling tile is inconsistent from room to room and within some rooms. They are showing stains.</i>	10	2	
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>The built in equipment is inadequate in some additions and in poor condition, with curtains for doors, in others.</i>	10	3	
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>The doors are compatible with the district keying system, but are not ADA compliant.</i>	10	8	
3.6 Restroom fixtures are wall mounted and of quality finish <i>Some fixtures are wall mounted, and some are floor mounted.</i>	10	5	
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Storage space is adequate.</i>	10	9	
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets and power for routine cleaning is not available in most areas due to that fact that very few outlets are provided in such areas as classrooms and none in other areas such as small toilet rooms or storage areas.</i>	10	6	
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are maintained and accessible for repair and / or replacement, but exterior electrical outlets are non-existent in many cases as required by the Ohio School Design Manual.</i>	10	4	
TOTAL - Plant Maintainability		100	52

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety		Points Allocated	Points
4.1	<p>Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading areas are segregated from other vehicular traffic and pedestrian walkways. A dedicated bus loop is provided.</i></p>	15	15
4.2	<p>Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Adequate walkways are provided for pedestrian safety. On site walkways connect to sidewalks on the adjacent street.</i></p>	10	9
4.3	<p>Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>Access streets have sufficient signals and signs to permit safe entrance to and exit from school area.</i></p>	5	5
4.4	<p>Vehicular entrances and exits permit safe traffic flow</p> <p><i>Busses and cars share a single access driveway. Traffic flow may be congested during peak hours.</i></p>	5	2
4.5	<p>ES Playground equipment is free from hazard</p> <p>MS Location and types of intramural equipment are free from hazard</p> <p>HS Athletic field equipment is properly located and is free from hazard</p> <p><i>Playground equipment is free from hazard.</i></p>	5	5
Building Safety		Points Allocated	Points
4.6	<p>The heating unit(s) is located away from student occupied areas</p> <p><i>The heating unit is located away from student occupied areas.</i></p>	20	20
4.7	<p>Multi-story buildings have at least two stairways for student egress</p> <p><i>This single story building does not require stairways.</i></p>	15	15
4.8	<p>Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open outward and are equipped with panic hardware. Some doors are difficult to operate.</i></p>	10	8
4.9	<p>Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits.</i></p>	10	10
4.10	<p>Classroom doors are recessed and open outward</p> <p><i>Classroom doors are not recessed and open outward.</i></p>	10	5
4.11	<p>Building security systems are provided to assure uninterrupted operation of the educational program</p> <p><i>Building security systems are provided to assure uninterrupted operation of the educational program.</i></p>	10	10

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring is maintained in a non-slip condition.</i>	5	5
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>This single story building has no interior or exterior stairs.</i>	5	5
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Most glass provided is not safety glass.</i>	5	1
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Student coat racks extend more than eight inches from the corridor wall.</i>	5	0
4.16	Traffic areas terminate at an exit or a stairway leading to an egress <i>All traffic areas terminate at an exit.</i>	5	5

Emergency Safety

		Points Allocated	Points
4.17	Adequate fire safety equipment is properly located <i>Adequate fire safety equipment is properly located.</i>	15	15
4.18	There are at least two independent exits from any point in the building <i>There are at least two independent exits from any point in the building.</i>	15	15
4.19	Fire-resistant materials are used throughout the structure <i>Most materials used are fire resistant.</i>	15	13
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.</i>	15	13
TOTAL - Building Safety and Security		200	176

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<p>Size of academic learning areas meets desirable standards</p> <p><i>Classrooms in the 1966 Addition are below design manual tolerances.</i></p>	25	15
5.2	<p>Classroom space permits arrangements for small group activity</p> <p><i>Small group activity is not easily accommodated.</i></p>	15	10
5.3	<p>Location of academic learning areas is near related educational activities and away from disruptive noise</p> <p><i>Learning areas are away from more live spaces like the Gymnasium.</i></p>	10	9
5.4	<p>Personal space in the classroom away from group instruction allows privacy time for individual students</p> <p><i>Personal space in the classroom is not well facilitated in the Open Space 1966 Addition.</i></p>	10	7
5.5	<p>Storage for student materials is adequate</p> <p><i>Storage for student materials is hook and shelf in the Corridor and does not meet current safety standards.</i></p>	10	5
5.6	<p>Storage for teacher materials is adequate</p> <p><i>Teacher storage is mostly compliant to the design manual in some additions.</i></p>	10	5

Special Learning Space		Points Allocated	Points
5.7	<p>Size of special learning area(s) meets standards</p> <p><i>Special learning areas do not comply with design manual standards.</i></p>	15	10
5.8	<p>Design of specialized learning area(s) is compatible with instructional need</p> <p><i>Specialized learning has been adapted to the space provided for instructional needs.</i></p>	10	7
5.9	<p>Library/Resource/Media Center provides appropriate and attractive space</p> <p><i>The Media Center is a large and open area.</i></p>	10	8
5.10	<p>Gymnasium (or covered P.E. area) adequately serves physical education instruction</p> <p><i>The Gymnasium is undersized and doubles as the Student Dining space.</i></p>	5	2
5.11	<p>ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction</p> <p>MS/HS Science program is provided sufficient space and equipment</p> <p><i>Kindergarten spaces are below design manual tolerances.</i></p>	10	5

5.12	Music Program is provided adequate sound treated space <i>The music program is an adapted classroom without sound treatment.</i>	5	2
5.13	Space for art is appropriate for special instruction, supplies, and equipment <i>Art does not have appropriate support spaces and equipment.</i>	5	1

School Facility Appraisal

		Points Allocated	Points
5.14	Space for technology education permits use of state-of-the-art equipment <i>Technology is provided for the students.</i>	5	4
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms <i>Remedial instruction occurs in vacant classrooms and corridors.</i>	5	1
5.16	Storage for student and teacher material is adequate <i>Storage is inadequate for both teacher and student.</i>	5	2

Support Space

		Points Allocated	Points
5.17	Teacher's lounge and work areas reflect teachers as professionals <i>The teacher's lounge reflects their profession.</i>	10	9
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>The Kitchen is undersized and Student Dining occurs in the Gymnasium.</i>	10	5
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Administrative spaces are appropriate for the students.</i>	5	4
5.20	Counselor's office insures privacy and sufficient storage <i>Counselor's office has privacy.</i>	5	4
5.21	Clinic is near administrative offices and is equipped to meet requirements <i>The Clinic is within the administrative suite and has with appropriate equipment.</i>	5	4
5.22	Suitable reception space is available for students, teachers, and visitors <i>The reception space is undersized.</i>	5	3
5.23	Administrative personnel are provided sufficient work space and privacy <i>Administrative personnel have sufficient work space, but not sufficient privacy.</i>	5	3

TOTAL - Educational Adequacy

200

125

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment	Points Allocated	Points
6.1 Overall design is aesthetically pleasing to age of students <i>Overall design has a residential ambiance. The building does not look like a school from the exterior.</i>	15	8
6.2 Site and building are well landscaped <i>Site and building are well landscaped with trees, shrubs and flowers.</i>	10	9
6.3 Exterior noise and poor environment do not disrupt learning <i>Exterior noise and poor environment do not disrupt learning. The building is located in a quiet environment and is insulated from traffic noise.</i>	10	10
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>Most entrances are sheltered from sun and inclement weather. Walkways are not sheltered.</i>	10	7
6.5 Building materials provide attractive color and texture <i>Building materials provide attractive color and texture. Brick paved paths add visual interest.</i>	5	4

Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>Public areas are whimsically decorated and appealing. Some floor finishes are in poor condition.</i>	20	15
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>Year around comfortable temperature and humidity are not provided. The heating system is adequate. Air conditioning and humidity control are inadequate.</i>	15	5
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Ventilation system does not meet requirements.</i>	15	5
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>Lighting system does not provide proper intensity, diffusion and distribution of illumination.</i>	15	5
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and restroom facilities are conveniently located. Kindergarten rooms have their own toilets.</i>	15	15
6.11 Communication among students is enhanced by commons area(s) for socialization <i>Communication among students is enhanced by a common areas for socialization.</i>	10	9
6.12 Traffic flow is aided by appropriate foyers and corridors	10	3

Wayfinding is confusing and inadequate corridors are provided. It is necessary to go through the Media Center to access each portion of the building.

6.13	Areas for students to interact are suitable to the age group <i>Areas for students to interact are suitable to the age group.</i>	10	10
6.14	Large group areas are designed for effective management of students <i>Large group activity areas are undersized.</i>	10	5
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Acoustical treatment is poor. The 1966 Addition has open Classrooms.</i>	10	3
6.16	Window design contributes to a pleasant environment <i>Window design contributes to a pleasant environment. Borrowed light and windows in corridors creates a bright and attractive environment. All classrooms and most other spaces receive natural light.</i>	10	10
6.17	Furniture and equipment provide a pleasing atmosphere <i>Furniture is mismatched and in fair to poor condition.</i>	10	5
TOTAL - Environment for Education		200	128

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LEED Observation Notes

School District: Willoughby-Eastlake City SD
County: Lake
School District IRN: 45104
Building: Grant Elem
Building IRN: 14175

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 not within a community having a density of more than 60,000 square feet per acre. The site is not located on a previously developed site within 1/2 mile of a residential area with density of more than 10 units per acre. The site is not located within 1/2 mile of 10 basic services. The site does not have pedestrian access between the school and basic services. The site is not a brownfield. The site is not located within 1/4 mile walking of a bus stop or 1/2 mile walking of a rail station. School busses do have a dedicated lane on site. The site does have sufficient bicycle storage but lacks changing facilities. The site does not have sufficient parking capacity for fuel efficient or low emitting vehicles. The site meets does not meet current OSDM parking requirements. The site does have sufficient area to restore 50% to a natural state. The site has more than 20% vegetative spaces. Storm water management and detention is mitigated through natural means on portions of the site. The hard surfaces of the site do not meet the high albedo reflectance requirements to mitigate heat island effect. The roof material does not meet the high albedo reflectance requirement to mitigate heat island effect. The site does not create light pollution. The site has 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, 2001:95)

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 does not appear to contain equipment with CFCs or HCFCs, but further testing would be required. The building does not comply with current ASHRAE envelop standards. Thermal bridging is present. The system does not comply with current energy consumption requirements. Renewable energy appliances are not present on the site. The property does have sufficient area for wind turbines. The building does have sufficient roof area for solar panels. The building has does not have a measurement and verification plan in place. The building does not purchase green power.

characters remaining in Energy & Atmosphere.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

The building does not have an area for the collection of recyclables, including yard waste. The building shell is viable for renovation. The interior partitions are viable for renovation. Most classrooms are within OSDM tolerances. 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 is not permitted on site. The building has does not have adequate acoustical separation of spaces. Outdoor air monitoring is not provided. Fresh air intake is through operable windows. 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 sufficient daylight, but was not measured to verify the 35 foot candle LEED requirement classrooms and other occupied spaces.

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: **Grant Elem**

K-5

Building features that clearly exceed criteria:

1. Classrooms have an abundance of daylight, including borrowed lights in the Corridor.
2. Many classrooms have exterior doors.
3. The Media Center is spacious.
4. The building has been personalized with bright handprints exhibiting a fun, age appropriate decor in the Corridors.
5. The site has pleasant, naturalized area for ecological education, including a stream.
6. The site has a good kickball field and new playground equipment.

Building features that are non-existent or very inadequate:

1. The building is reported to contain asbestos.
2. The building's gutters are in poor condition.
3. The site does not have sufficient parking.
4. The Media Center is a thorough fare for student traffic from different additions.
5. Building ventillation is inadequate.
6. The building has open concept spaces that have poor acoustical separation.

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Environmental Hazards Assessment Cost Estimates

Owner:	Willoughby-Eastlake City SD
Facility:	Grant Elem
Date of Initial Assessment:	Mar 16, 2010
Date of Assessment Update:	Jun 23, 2010
Cost Set:	2010

District IRN:	45104
Building IRN:	14175
Firm:	The Collaborative, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1961 Original	15,032	\$11,563.00	\$2,500.00
1966 1966 Addition	5,181	\$1,044.00	\$0.00
1973 1973 Addition	12,547	\$0.00	\$0.00
1973 1973 Unusable	571	\$0.00	\$0.00
Total	33,331	\$12,607.00	\$2,500.00
Total with Regional Cost Factor (104.16%)		\$13,131.45	\$2,604.00
Regional Total with Soft Costs & Contingency		\$16,339.50	\$3,240.17

Building Summary - Grant Elem (14175)

District: Willoughby-Eastlake City SD Name: Grant Elem Address: 38281 Hurricane Dr Willoughby, OH 44094 Bldg. IRN: 14175				County: Lake Area: Northeastern Ohio (8) Contact: Ms. Sue Kahl Phone: 440/942-5944 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker																																																																																																																																																																			
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Cost to Renovate (Cost Factor applied)					\$5,318,036.93																																																																																																																																																																		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>																																																																																																																																																																							

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Environmental Hazards - Willoughby-Eastlake City SD (45104) - Grant Elem (14175) - Original

Owner: Willoughby-Eastlake City SD
Facility: Grant Elem
Date:

Bldg. IRN: 14175
BuildingAdd: Original
Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	150	\$10.00	\$1,500.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	50	\$20.00	\$1,000.00
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	3021	\$3.00	\$9,063.00
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			\$11,563.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$2,500.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 15032	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$11,563.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$2,500.00

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Grant Elem (14175) - 1966 Addition

Owner: Willoughby-Eastlake City SD
Facility: Grant Elem
Date:

Bldg. IRN: 14175
BuildingAdd: 1966 Addition
Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	348	\$3.00	\$1,044.00
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			\$1,044.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$0.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 5181	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$1,044.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$0.00

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Grant Elem (14175) - 1973 Addition

Owner: Willoughby-Eastlake City SD
Facility: Grant Elem
Date:

Bldg. IRN: 14175
BuildingAdd: 1973 Addition
Consultant Name:

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	12547	\$0.10	\$0.00

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

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

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Grant Elem (14175) - 1973 Unusable

Owner: Willoughby-Eastlake City SD
Facility: Grant Elem
Date:

Bldg. IRN: 14175
BuildingAdd: 1973 Unusable
Consultant Name:

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	571	\$0.10	\$0.00

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

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

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