

Building Information - Willoughby-Eastlake City SD (45104) - Jefferson Elementary

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Jefferson E_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	Jefferson Elementary
Building IRN	18077
Building Address	35980 Lake Shore Blvd
Building City	Eastlake
Building Zipcode	44095
Building Phone	440/942-7244
Acreage	6.45
Current Grades	K-5
Teaching Stations	32
Number of Floors	2
Student Capacity	800
Current Enrollment	478
Enrollment Date	2010-04-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	32
Historical Register	NO
Building's Principal	Ms. Barrie Alves
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

69,440 Total Existing Square Footage

1951,1951,1957,1970 Building Dates

K-5 Grades

478 Current Enrollment

32 Teaching Stations

6.45 Site Acreage

Jefferson Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1951, is a 2 story, 69,440 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick veneer load bearing masonry exterior wall construction, with block wall construction in the interior. The floor system consists of concrete on joists and slab on grade. The second floor construction is precast plank with concrete topping. The roof structure is precast concrete plank and metal deck with bar joists. The roofing system of the overall facility built-up asphalt with gravel ballast, installed before 1990 with some portions installed in 2006. 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. Most rooms are between 705 and 867 square feet. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a compliant automatic fire alarm. 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 6.45 acre site, which is part of a 35.77 acre campus shared with Eastlake Middle School, 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 fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The 1951 Original Construction Student Dining space has visible signs of damage from an earthquake in 1986. A portion has been repaired and further evidence of cracking is ongoing. Foundation damage is suspected from the same earthquake. Structural evaluation is called for in items G and H. The 1951 Original Construction second floor Corridor walls have diagonal fissures both within the Corridor and occurring in several Classrooms. Similar fissures occur near the Kitchen and Workroom. Areas indicate being saw cut, patched and painted. The 1970 Addition has walls with substantial cracking near the south exit in the classroom and toilet room. Settlement from earthquake is suspected.

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Building Construction Information - Willoughby-Eastlake City SD (45104) - Jefferson Elementary (18077)

Name	Year	Handicapped Access	Floors	Square Feet
1951 Original	1951	no	1	28,444
1951 Unusable	1951	no	1	15,186
1957 Addition	1957	no	1	9,744
1970 Addition	1970	no	1	16,066

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Building Component Information - Willoughby-Eastlake City SD (45104) - Jefferson Elementary (18077)

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
1951 Original (1951)		4613			1507		2700							
1951 Unusable (1951)								1165						
1957 Addition (1957)		1418												
1970 Addition (1970)		2464		2306				216						
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 - Jefferson Elementary (18077)

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: Jefferson Elementary				Contact: Ms. Barrie Alves			
Address: 35980 Lake Shore Blvd Eastlake, OH 44095				Phone: 440/942-7244			
Bldg. IRN: 18077				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		K-5	Acreage:		6.45		
Proposed Grades		N/A	Teaching Stations:		32		
Current Enrollment		478	Classrooms:		32		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
1951 Original		1951	no	1	28,444		
1951 Unusable		1951	no	1	15,186		
1957 Addition		1957	no	1	9,744		
1970 Addition		1970	no	1	16,066		
Total					69,440		
*HA		= Handicapped Access					
*Rating		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S		= Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2010						C	
A. Heating System		3		\$2,256,800.00		-	
B. Roofing		3		\$362,321.85		-	
C. Ventilation / Air Conditioning		1		\$5,000.00		-	
D. Electrical Systems		3		\$1,202,700.80		-	
E. Plumbing and Fixtures		3		\$746,278.00		-	
F. Windows		3		\$365,444.68		-	
G. Structure: Foundation		2		\$2,500.00		-	
H. Structure: Walls and Chimneys		2		\$296,812.50		-	
I. Structure: Floors and Roofs		2		\$2,568.00		-	
J. General Finishes		3		\$964,147.20		-	
K. Interior Lighting		3		\$347,200.00		-	
L. Security Systems		3		\$121,520.00		-	
M. Emergency/Egress Lighting		3		\$69,440.00		-	
N. Fire Alarm		3		\$104,160.00		-	
O. Handicapped Access		2		\$315,735.40		-	
P. Site Condition		2		\$350,521.80		-	
Q. Sewage System		3		\$67,500.00		-	
R. Water Supply		3		\$60,000.00		-	
S. Exterior Doors		3		\$50,000.00		-	
T. Hazardous Material		3		\$108,598.00		-	
U. Life Safety		3		\$199,325.50		-	
V. Loose Furnishings		2		\$217,016.00		-	
W. Technology		3		\$337,129.60		-	
- X. Construction Contingency / Non-Construction Cost		-		\$2,089,454.99		-	
Total						\$10,642,174.32	

CEFPI Appraisal Summary				
Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet				
1.0 The School Site	100	76	76%	Satisfactory
2.0 Structural and Mechanical Features	200	107	54%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	151	76%	Satisfactory
5.0 Educational Adequacy	200	91	46%	Poor
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations				
Commentary				
Total	1000	621	62%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates	
C=Under Contract	
Renovation Cost Factor	104.16%
Cost to Renovate (Cost Factor applied)	\$11,084,888.77
<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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1951 Original (1951) Summary

District: Willoughby-Eastlake City SD Name: Jefferson Elementary Address: 35980 Lake Shore Blvd Eastlake, OH 44095 Bldg. IRN: 18077				County: Lake Area: Northeastern Ohio (8) Contact: Ms. Barrie Alves Phone: 440/942-7244 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker																																																																			
Current Grades	K-5	Acreage:	6.45	CEFPI Appraisal Summary																																																																			
Proposed Grades	N/A	Teaching Stations:	32																																																																				
Current Enrollment	478	Classrooms:	32	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td colspan="6">Cover Sheet</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>76</td> <td>76%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>107</td> <td>54%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>60</td> <td>60%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>151</td> <td>76%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>91</td> <td>46%</td> <td>Poor</td> <td></td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>136</td> <td>68%</td> <td>Borderline</td> <td></td> </tr> <tr> <td colspan="6">LEED Observations</td> </tr> <tr> <td colspan="6">Commentary</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>621</td> <td>62%</td> <td>Borderline</td> <td></td> </tr> </tbody> </table>		Section	Points Possible	Points Earned	Percentage	Rating	Category	Cover Sheet						1.0 The School Site	100	76	76%	Satisfactory		2.0 Structural and Mechanical Features	200	107	54%	Borderline		3.0 Plant Maintainability	100	60	60%	Borderline		4.0 Building Safety and Security	200	151	76%	Satisfactory		5.0 Educational Adequacy	200	91	46%	Poor		6.0 Environment for Education	200	136	68%	Borderline		LEED Observations						Commentary						Total	1000	621	62%	Borderline	
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FACILITY ASSESSMENT			Rating	Dollar																																																																			
Cost Set: 2010				Assessment	C																																																																		
A.	Heating System		3	\$924,430.00	-																																																																		
B.	Roofing		3	\$276,205.27	-																																																																		
C.	Ventilation / Air Conditioning		1	\$5,000.00	-																																																																		
D.	Electrical Systems		3	\$492,650.08	-																																																																		
E.	Plumbing and Fixtures		3	\$398,208.00	-																																																																		
F.	Windows		3	\$225,487.90	-																																																																		
G.	Structure: Foundation		2	\$2,500.00	-																																																																		
H.	Structure: Walls and Chimneys		2	\$245,084.00	-																																																																		
I.	Structure: Floors and Roofs		2	\$2,568.00	-																																																																		
J.	General Finishes		3	\$555,303.20	-																																																																		
K.	Interior Lighting		3	\$142,220.00	-																																																																		
L.	Security Systems		3	\$49,777.00	-																																																																		
M.	Emergency/Egress Lighting		3	\$28,444.00	-																																																																		
N.	Fire Alarm		3	\$42,666.00	-																																																																		
O.	Handicapped Access		2	\$244,599.40	-																																																																		
P.	Site Condition		2	\$350,521.80	-																																																																		
Q.	Sewage System		3	\$22,500.00	-																																																																		
R.	Water Supply		3	\$20,000.00	-																																																																		
S.	Exterior Doors		3	\$20,000.00	-																																																																		
T.	Hazardous Material		3	\$70,240.00	-																																																																		
U.	Life Safety		3	\$115,443.00	-																																																																		
V.	Loose Furnishings		2	\$113,776.00	-																																																																		
W.	Technology		3	\$21,870.36	-																																																																		
X.	Construction Contingency / Non-Construction Cost		-	\$1,067,480.50	-																																																																		
Total				\$5,436,974.51																																																																			

1951 Unusable (1951) Summary

District: Willoughby-Eastlake City SD Name: Jefferson Elementary Address: 35980 Lake Shore Blvd Eastlake, OH 44095 Bldg. IRN: 18077				County: Lake Area: Northeastern Ohio (8) Contact: Ms. Barrie Alves Phone: 440/942-7244 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker			
Current Grades	K-5	Acreage:	6.45	CEFPI Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	32				
Current Enrollment	478	Classrooms:	32				
Projected Enrollment	N/A						
Addition	Date	HA	Number of Floors	Current Square Feet			
<u>1951 Original</u>	1951	no	1	28,444			
1951 Unusable	1951	no	1	15,186			
<u>1957 Addition</u>	1957	no	1	9,744			
<u>1970 Addition</u>	1970	no	1	16,066			
Total				69,440			
*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.	<u>Heating System</u>		3	\$493,545.00	-		
B.	<u>Roofing</u>		3	\$0.00	-		
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00	-		
D.	<u>Electrical Systems</u>		3	\$263,021.52	-		
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>		2	\$0.00	-		
J.	<u>General Finishes</u>		3	\$0.00	-		
K.	<u>Interior Lighting</u>		3	\$75,930.00	-		
L.	<u>Security Systems</u>		3	\$26,575.50	-		
M.	<u>Emergency/Egress Lighting</u>		3	\$15,186.00	-		
N.	<u>Fire Alarm</u>		3	\$22,779.00	-		
O.	<u>Handicapped Access</u>		2	\$0.00	-		
P.	<u>Site Condition</u>		2	\$0.00	-		
Q.	<u>Sewage System</u>		3	\$0.00	-		
R.	<u>Water Supply</u>		3	\$0.00	-		
S.	<u>Exterior Doors</u>		3	\$0.00	-		
T.	<u>Hazardous Material</u>		3	\$11,000.00	-		
U.	<u>Life Safety</u>		3	\$0.00	-		
V.	<u>Loose Furnishings</u>		2	\$0.00	-		
W.	<u>Technology</u>		3	\$116,780.34	-		
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$250,365.96	-		
Total				\$1,275,183.32			
					Section		
					Points Possible		
					Points Earned		
					Percentage		
					Rating		
					Category		
<u>Cover Sheet</u>							
1.0 <u>The School Site</u> 100 76 76% Satisfactory							
2.0 <u>Structural and Mechanical Features</u> 200 107 54% Borderline							
3.0 <u>Plant Maintainability</u> 100 60 60% Borderline							
4.0 <u>Building Safety and Security</u> 200 151 76% Satisfactory							
5.0 <u>Educational Adequacy</u> 200 91 46% Poor							
6.0 <u>Environment for Education</u> 200 136 68% Borderline							
<u>LEED Observations</u>							
<u>Commentary</u>							
Total 1000 621 62% 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)					\$1,328,230.94		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1957 Addition (1957) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)								
Name: Jefferson Elementary				Contact: Ms. Barrie Alves										
Address: 35980 Lake Shore Blvd Eastlake, OH 44095				Phone: 440/942-7244										
Bldg. IRN: 18077				Date Prepared: 2010-03-16		By: Karen L Walker								
				Date Revised: 2010-06-23		By: Karen L Walker								
Current Grades		K-5	Acreage:		6.45									
Proposed Grades		N/A	Teaching Stations:		32									
Current Enrollment		478	Classrooms:		32									
Projected Enrollment		N/A												
Addition				CEFPI Appraisal Summary										
Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage Rating Category							
1951 Original	1951	no	1	28,444	1.0 <u>The School Site</u>	100	76	76%	Satisfactory					
1951 Unusable	1951	no	1	15,186	2.0 <u>Structural and Mechanical Features</u>	200	107	54%	Borderline					
1957 Addition	1957	no	1	9,744	3.0 <u>Plant Maintainability</u>	100	60	60%	Borderline					
1970 Addition	1970	no	1	16,066	4.0 <u>Building Safety and Security</u>	200	151	76%	Satisfactory					
Total				69,440				5.0 <u>Educational Adequacy</u>		200	91	46%	Poor	
								6.0 <u>Environment for Education</u>		200	136	68%	Borderline	
								<u>LEED Observations</u>		<	<	<	<	
								<u>Commentary</u>		<	<	<	<	
								Total		1000	621	62%	Borderline	
								<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>						
								<u>C=Under Contract</u>						
								<u>Renovation Cost Factor</u>						104.16%
								<u>Cost to Renovate (Cost Factor applied)</u>						\$1,509,860.05
													<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
FACILITY ASSESSMENT				Rating		Dollar Assessment								
Cost Set: 2010														
A.	<u>Heating System</u>		3	\$316,680.00										
B.	<u>Roofing</u>		3	\$6,662.50										
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00										
D.	<u>Electrical Systems</u>		3	\$168,766.08										
E.	<u>Plumbing and Fixtures</u>		3	\$85,808.00										
F.	<u>Windows</u>		3	\$94,272.10										
G.	<u>Structure: Foundation</u>		2	\$0.00										
H.	<u>Structure: Walls and Chimneys</u>		2	\$12,811.50										
I.	<u>Structure: Floors and Roofs</u>		2	\$0.00										
J.	<u>General Finishes</u>		3	\$144,211.20										
K.	<u>Interior Lighting</u>		3	\$48,720.00										
L.	<u>Security Systems</u>		3	\$17,052.00										
M.	<u>Emergency/Egress Lighting</u>		3	\$9,744.00										
N.	<u>Fire Alarm</u>		3	\$14,616.00										
O.	<u>Handicapped Access</u>		2	\$23,959.40										
P.	<u>Site Condition</u>		2	\$0.00										
Q.	<u>Sewage System</u>		3	\$22,500.00										
R.	<u>Water Supply</u>		3	\$20,000.00										
S.	<u>Exterior Doors</u>		3	\$8,000.00										
T.	<u>Hazardous Material</u>		3	\$25,578.00										
U.	<u>Life Safety</u>		3	\$31,668.00										
V.	<u>Loose Furnishings</u>		2	\$38,976.00										
W.	<u>Technology</u>		3	\$74,931.36										
X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$284,602.28										
Total						\$1,449,558.42								

1970 Addition (1970) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: Jefferson Elementary				Contact: Ms. Barrie Alves			
Address: 35980 Lake Shore Blvd Eastlake, OH 44095				Phone: 440/942-7244			
Bldg. IRN: 18077				Date Prepared: 2010-03-16		By: Karen L Walker	
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Proposed Grades		N/A	Teaching Stations:		32		
Current Enrollment		478	Classrooms:		32		
Projected Enrollment		N/A					
Addition				CEFPI Appraisal Summary			
Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage Rating Category
1951 Original	1951 no	1	28,444	1.0 <u>The School Site</u>	100	76	76% Satisfactory
1951 Unusable	1951 no	1	15,186	2.0 <u>Structural and Mechanical Features</u>	200	107	54% Borderline
1957 Addition	1957 no	1	9,744	3.0 <u>Plant Maintainability</u>	100	60	60% Borderline
1970 Addition	1970 no	1	16,066	4.0 <u>Building Safety and Security</u>	200	151	76% Satisfactory
Total			69,440	5.0 <u>Educational Adequacy</u>	200	91	46% Poor
				6.0 <u>Environment for Education</u>	200	136	68% Borderline
	*HA =	Handicapped Access		<u>LEED Observations</u>	<	<	<
	*Rating =	=1 Satisfactory		<u>Commentary</u>	<	<	<
		=2 Needs Repair		Total	1000	621	62% Borderline
		=3 Needs Replacement		<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>			
	*Const P/S =	Present/Scheduled Construction		<u>C=Under Contract</u>			
FACILITY ASSESSMENT				Renovation Cost Factor			
Cost Set: 2010				Rating	Dollar Assessment	C	
A.	<u>Heating System</u>	3	\$522,145.00	-	104.16%		
B.	<u>Roofing</u>	3	\$79,454.08	-	Cost to Renovate (Cost Factor applied)		
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-	\$2,583,645.14		
D.	<u>Electrical Systems</u>	3	\$278,263.12	-	<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>		
E.	<u>Plumbing and Fixtures</u>	3	\$262,262.00	-			
F.	<u>Windows</u>	3	\$45,684.68	-			
G.	<u>Structure: Foundation</u>	2	\$0.00	-			
H.	<u>Structure: Walls and Chimneys</u>	2	\$38,917.00	-			
I.	<u>Structure: Floors and Roofs</u>	2	\$0.00	-			
J.	<u>General Finishes</u>	3	\$264,632.80	-			
K.	<u>Interior Lighting</u>	3	\$80,330.00	-			
L.	<u>Security Systems</u>	3	\$28,115.50	-			
M.	<u>Emergency/Egress Lighting</u>	3	\$16,066.00	-			
N.	<u>Fire Alarm</u>	3	\$24,099.00	-			
O.	<u>Handicapped Access</u>	2	\$47,176.60	-			
P.	<u>Site Condition</u>	2	\$0.00	-			
Q.	<u>Sewage System</u>	3	\$22,500.00	-			
R.	<u>Water Supply</u>	3	\$20,000.00	-			
S.	<u>Exterior Doors</u>	3	\$22,000.00	-			
T.	<u>Hazardous Material</u>	3	\$1,780.00	-			
U.	<u>Life Safety</u>	3	\$52,214.50	-			
V.	<u>Loose Furnishings</u>	2	\$64,264.00	-			
W.	<u>Technology</u>	3	\$123,547.54	-			
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$487,006.26	-			
Total					\$2,480,458.08		

A. Heating System

Description: The existing heating system for the overall facility is composed of three major hot water boilers centrally located in the main mechanical room of Eastlake MS where two of the boilers were installed in 1949 and the other one was installed 2008. These three boilers service both Eastlake MS and Jefferson ES. One of the original units is decommissioned and the other is in fair condition. The 2008 newly installed boiler unit is in excellent condition. The heating system in the overall facility is part of the Original Construction and is a 2-pipe system supplying hot water. With 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 boilers, manufactured by Pacific and Campus were installed in 1949 and 2008 respectively and are in fair condition for the 1949's and excellent condition for the 2008 installation. 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 1951 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 1949 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 and utility rooms to facilitate Corridor utilization as return air plenums while the 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 that are currently in use.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²	\$1,736,000.00	(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	\$520,800.00	(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:			\$2,256,800.00	\$924,430.00	\$493,545.00	\$316,680.00	\$522,145.00		



Typical Electric Unit Heater



Gas Fired Boilers (At Eastlake)

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B. Roofing

Description: The roof over the 1951 Original Construction is a built-up system that was installed greater than 20 years ago and is in poor condition. The roof over the 1957 Addition is a built-up system that was installed in 2003 and is in fair condition. The roof over the 1970 Addition except the gymnasium is a built-up system that was installed in 2002 (west half) and 2007 (east half) and is in fair condition, and the roof of the 1970 Addition gymnasium is a built-up system that was installed in 2006 and is in poor condition. There are District reports of current leaking over the 1970 Addition gymnasium. Signs of past leaking were observed during the physical assessment in the 1970 Addition gymnasium and in the stairway near the main entry to the 1951 Original Construction. Access to the roof was gained by access hatch and access ladder which are in fair condition. An access ladder is required between the lower and higher roof surfaces of the 1970 Addition. Fall safety protection cages are not required on this roof. Standing water was observed on the roof, particularly over the main entry to the 1951 Original Construction. Significant moss growth was observed on the roof of the 1951 Original Construction. Stone copings are in fair condition but most require removal and re-setting with new caulk joints as addressed in Item H. Part of the metal flashing on the 1970 Addition on the west side of the gymnasium is in poor condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and vary in condition from fair to poor depending on the condition of the roof surface. The roof is not equipped with overflow roof drains though they are needed on this building. The entrance canopy at the east side of the 1957 Addition does not have a gutter and downspout although one is required. The conditions of roof penetrations were consistent with the condition of the roof. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the 1951 Original Construction and 1970 Addition require replacement and tapered insulation to meet Ohio School Design Manual Guidelines for age of system and due to condition. The metal flashing on part of the 1951 Addition requires replacement due to condition. Due to existing conditions, eight roof drains need to be replaced on the 1951 Original Construction, one roof drain needs to be replaced on the 1957 Addition, and seven roof drains need to be replaced on the 1970 Addition. A gutter and downspout need to be added to the entrance canopy at the east side of the 1957 Addition. Provide gutters and downspouts. Provide roof ladder to 1970 Addition.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
Membrane (all types):	\$8.27	sq.ft. (Qty)		28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
				19,251 Required			3,154 Required	\$185,289.35	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$17.50	in.ft.		44 Required			113 Required	\$2,747.50	
Gutters/Downspouts	\$12.50	in.ft.				37 Required		\$462.50	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		8 Required		1 Required	7 Required	\$19,200.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		8 Required		2 Required	11 Required	\$52,500.00	
Roof Insulation:	\$4.50	sq.ft. (Qty)		19,251 Required			3,154 Required	\$100,822.50	(tapered insulation for limited area use to correct ponding)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.					13 Required	\$1,300.00	(remove and replace)
Sum:			\$362,321.85	\$276,205.27	\$0.00	\$6,662.50	\$79,454.08		



Significant moss growth on 1951 Original Construction



Patched area and standing water on 1970 Addition gymnasium

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C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in miscellaneous locations such as offices, library, and media center. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1951 and new with each addition 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 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	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Kiln Exhaust System:	\$5,000.00	each		1 Required				\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00		



Ventilation Fan



Window Air Conditioner Unit

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D. Electrical Systems

Description: Two electrical systems are provided to the overall facility; one is a 400 amp 120/240 volt, 1 phase, 3 wire original system from the year 1950, and is in fair condition. The second electrical system added under a later building addition is a 400 amp 120/208 volt, 3 phase, 4 wire system. Power is provided to the school from an original feeder from Eastlake Middle School in a campus electrical scheme system. The main distribution panels 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. Some Corridors are not 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 30 amp disconnect switch which feeds the Fire Alarm panel. Adequate building lightning protection safeguards are not provided. The original overall electrical system does not meet Ohio School Design Manual requirements, and both will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1951 Original (1951) 28,444 ft ²	1951 Unusable (1951) 15,186 ft ²	1957 Addition (1957) 9,744 ft ²	1970 Addition (1970) 16,066 ft ²	Sum	Comments
System Replacement:	\$17.32	sq.ft.		Required	Required	Required	Required	\$1,202,700.80	(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:			\$1,202,700.80	\$492,650.08	\$263,021.52	\$168,766.08	\$278,263.12		



Original Building Main Electrical Panel



Electrical Distribution Panel

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E. Plumbing and Fixtures

Description: This school has 30 water closets, 14 urinals, 22 lavatories, 3 wall hung electric water coolers, 23 sinks, 2 drinking fountains, 1 shower head, and 3 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 very 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. Refer to item O for the additional fixture replacements. Replace existing domestic water heater with new high efficient gas fired boilers. 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	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Back Flow Preventer:	\$5,000.00	unit		1 Required				\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft.		Required		Required	Required	\$189,889.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required		Required	Required	\$189,889.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required		1 Required	1 Required	\$15,300.00	(remove / replace)
Toilet:	\$3,800.00	unit		22 Required	0 Required		8 Required	\$114,000.00	(new)
Urinal:	\$3,800.00	unit		8 Required			6 Required	\$53,200.00	(new)
Sink:	\$2,500.00	unit		18 Required		2 Required	25 Required	\$112,500.00	(new)
Electric water cooler:	\$3,000.00	unit		2 Required		2 Required	3 Required	\$21,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		48 Required		3 Required	40 Required	\$45,500.00	(average cost to remove/replace)
Sum:			\$746,278.00	\$398,208.00	\$0.00	\$85,808.00	\$262,262.00		



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 was installed in at the time of construction, and are in poor condition. Window system seals are in poor condition, with moderate water and frequent air infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted shades which are in moderate condition. The window system is equipped with insect screens on operable windows at the food preparation area only which are in fair condition. Hollow metal frame curtain wall systems are found in the 1970 Addition, in fair to poor condition that feature single glazed tempered glazing. There are glass block windows in the 1951 addition, in poor condition. The exterior entry doors in the 1951 original construction are equipped with non-thermally broken steel frame transoms with single glazed non-insulated glazing, in fair 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 for the overall facility. Replace storefront window system in the 1970 Addition to meet with Ohio School Design Manual requirements. Replace window transoms in exterior doors of the overall facility with approved safety glass.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		3,949 Required		1,651 Required	473 Required	\$346,768.30	(includes blinds)
Curtain Wall/Storefront System:	\$64.18	sq.ft. (Qty)					291 Required	\$18,676.38	(remove and replace)
Sum:			\$365,444.68	\$225,487.90	\$0.00	\$94,272.10	\$45,684.68		



Typical aluminum windows with glass block.



Typical aluminum windows.

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no observed 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 or site drainage deficiencies were noted around the perimeter of the structure. Dampproofing is not called out, but drain tiles were included in the 1970 Addition.

Rating: 2 Needs Repair

Recommendations: Due to the structural wall damage observed in Item H from the earth quake damage that was reported in 1986, it is recommended that a structural engineer be retained to further assess the foundation's condition.

Item	Cost	Unit	Whole Building	1951 Original (1951) 28,444 ft ²	1951 Unusable (1951) 15,186 ft ²	1957 Addition (1957) 9,744 ft ²	1970 Addition (1970) 16,066 ft ²	Sum	Comments
Other: Structural Evaluation	\$2,500.00	allowance		Required				\$2,500.00	Provide allowance for structural engineer to evaluate foundation stability.
Sum:			\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$0.00		



Crawl wall.



Typical exterior footing condition.

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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 locations of deterioration, and is in fair condition. The gymnasium in the 1951 Original Construction has visible damage from a 1980's earthquake that has been patched. The exterior masonry of the 1951 Original Construction and 1957 Addition has no caulked control joints. The 1970 Addition appears to have appropriately inappropriately spaced and adequately caulked control joints in fair condition, although some require re-caulking. Control joints are not provided at lintel locations at doors and windows. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation due to lack of expansion joints. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration at the top of walls in the 1951 Original Construction. Architectural exterior accent materials consist of stone near the main entry to the 1951 Original Construction which is in fair condition. Interior walls are concrete masonry units, glazed block, concrete masonry units and plaster and are in fair condition. Interior masonry appears to have inadequately spaced and caulked control. The window sills are precast concrete, and are in fair condition although the window sills on the 1951 Original Building have caulk joints in poor condition. The exterior lintels are steel, and are in fair condition except at the 1951 Original Building gymnasium where the lintels are in poor condition. Chimneys are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required in the 1951 Original Building and the 1970 Addition. Provide masonry cleaning and sealing through the overall facility. Recaulk existing control joints in the 1970 Addition as required. Replace masonry lintel(s) as required in the 1951 Original Construction. Scrape, prep and paint masonry lintels as required through the overall facility. Repair masonry sills in the 1951 Original Facility by caulking vertical joints as required. Remove, epoxy dowel and re-set all precast concrete copings on the 1951 Original Construction and part of the 1970 Addition and re-caulk all joints in the coping. Structural evaluation of the gymnasium in the 1951 Original Construction and the gymnasium in the 1970 Addition is recommended due to observed cracking and other damage. Replace masonry and brick veneer system at Gymnasium.

Item	Cost	Unit	Whole Building	1951 Original (1951) 28,444 ft ²	1951 Unusable (1951) 15,186 ft ²	1957 Addition (1957) 9,744 ft ²	1970 Addition (1970) 16,066 ft ²	Sum	Comments
Tuckpointing:	\$5.00	sq.ft. (Qty)		1,764 Required			423 Required	\$10,935.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		14,127 Required		3,685 Required	7,903 Required	\$38,572.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		14,127 Required		3,685 Required	7,903 Required	\$25,715.00	(wall surface)
Exterior Caulking:	\$5.50	in.ft.		153 Required		8 Required	39 Required	\$1,100.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		1,076 Required				\$37,660.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	in.ft.		91 Required		14 Required		\$26,250.00	(total removal and replacement including pinning and shoring)
Other: Precast Coping Repair	\$70.00	in.ft.		920 Required			226 Required	\$80,220.00	Remove, epoxy dowel and re-set precast concrete copings and re-caulk all joints in the coping
Other: Prep and Paint Steel Lintels	\$5.00	in.ft.		571 Required		11 Required	202 Required	\$3,920.00	sand, prime, and paint lintels
Other: Replace Bearing Masonry	\$65.00	sq.ft. (Qty)		1,076 Required				\$69,940.00	Replace bearing masonry exhibiting possible structural deficiency, brick cost listed separately
Other: Structural Evaluation	\$2,500.00	allowance		Required				\$2,500.00	Provide allowance for structural engineer to evaluate wall integrity
Sum:			\$296,812.50	\$245,084.00	\$0.00	\$12,811.50	\$38,917.00		



Damaged wall at 1951 Original Construction gymnasium



Damaged wall at 1970 Addition gymnasium

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1951 Original Construction is cast-in-place concrete on metal joist construction, and is in good condition. Crawl space is located under 1951 Original Construction section of the facility. The 1957 and 1970 Additions are slab on grade construction and in good condition. The floor construction of the second floor of the 1951 Original Construction is precast concrete planks with concrete topping construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations in the 1951 Original Construction and 1957 Addition. Plenum space in the 1970 Addition is adequate for a low profile HVAC system. The roof construction of the 1951 Original Construction is precast concrete plank as well as steel with tectum. The 1957 and 1970 Additions roof system is metal deck with bar joists and lightweight concrete. The roof structure is in good condition. Soffits on the 1957 Addition are asbestos panel and are in poor condition.

Rating: 2 Needs Repair

Recommendations: Replace soffit panels with metal panels to match Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Repair Soffits:	\$24.00	sq.ft. (Qty)		107 Required				\$2,568.00	
Sum:			\$2,568.00	\$2,568.00	\$0.00	\$0.00	\$0.00		



1951 Floor structure



1970 Roof structure

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J. General Finishes

Description: The 1951 Original Construction and 1957 Addition features conventionally partitioned Classrooms with vinyl tile flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair condition. The 1970 Addition features conventionally partitioned Classrooms with carpet flooring, acoustical tile ceilings, and painted block or painted demountable partition wall finishes and are in fair condition. The overall facility has Corridors with terazzo flooring, acoustical tile ceilings, as well as glazed block and plaster wall finishes, and they are in fair condition. The overall facility has Restrooms with ceramic mosaic tile flooring, acoustical tile ceilings, as well as glazed block or ceramic tile wall finishes, and they are in fair condition. Toilet partitions are metal, and are in fair to poor condition. Classroom casework in the 1951 Original Construction and 1957 Addition is wood with laminate top, is inadequately provided and in poor condition. The Classroom casework in the 1970 Addition is wood laminate with laminate top, inadequately provided, and in poor condition. The typical Classroom contains 4 lineal feet of casework, and Classroom casework provided ranges from zero to 8 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The student storage is located in the corridors, is a hook and shelf system, is inadequately provided, and in poor condition. The Art program is not equipped with a kiln. The facility is equipped with metal and wood louvered and non-louvered interior doors that are flush mounted and recessed without proper ADA hardware and clearances, and in poor condition. The Gymnasium space has vinyl tile flooring, tectum exposed ceilings, as well as painted block wall finishes, and they are in poor condition. The Gymnasium does not have telescoping stands. Gymnasium basketball backboards are fixed and electrically operated type, and are in fair to poor condition. The Media Center, located in the 1951 Original Construction, has carpet flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair to poor condition. Student Dining, located in the 1951 Original Construction, has vinyl tile flooring, exposed ceilings, as well as painted block wall finishes, and they are in poor condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is a satellite from Eastlake Middle School facility, is sized based on current enrollment, and the existing Kitchen equipment, installed before 1980, is in fair condition. One Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Two Kitchen hoods are in fair condition and is not equipped with required UL compliant system, and no system is required. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBMC. Walk-in coolers / freezers are located within the Kitchen spaces, and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide Art program kiln. Remove and replace demountable partitions with drywall assemblies in 1970 Addition. Rework walls mentioned in item O. Repair wall plaster in 1951 Original Construction. Replace outdated Kitchen equipment as listed below, including walk in cooler/freezer, due to age. Replace backboards. Replace toilet partitions and accessories.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Complete Replacement of Finishes and Casework (Elementary):	\$14.60	sq.ft.		Required		Required	Required	\$792,108.40	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		12 Required			2 Required	\$14,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required		Required	Required	\$10,850.80	(per building area)
Plaster refinishing:	\$14.00	sq.ft. (Qty)		250 Required				\$3,500.00	
Basketball Backboard Replacement	\$3,200.00	each		1 Required			2 Required	\$9,600.00	(non-electric)
Basketball Backboard Replacement	\$6,500.00	each		1 Required				\$6,500.00	(electric)
Art Program Kiln:	\$2,500.00	each		1 Required				\$2,500.00	
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)					1,944 Required	\$17,496.00	(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)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		325 Required				\$2,925.00	(Hazardous Material Replacement Cost - See T.)
Resilient Flooring Replacement, Including Mastic	\$2.25	sq.ft. (Qty)		2,700 Required				\$6,075.00	(Hazardous Material Replacement Cost - See T.)
Walk-in Coolers/Freezers:	\$29,818.00	per unit		2 Required				\$59,636.00	
Hot Food Cabinet	\$6,150.00	unit		3 Required				\$18,450.00	
Dishwasher:	\$16,666.00	per unit		1 Required				\$16,666.00	
Other: Rework Non-ADA Toilet Room Walls	\$10.00	sq.ft. (Qty)		288 Required			96 Required	\$3,840.00	Rework walls to provide ADA clearance in toilet rooms
Sum:			\$964,147.20	\$555,303.20	\$0.00	\$144,211.20	\$264,632.80		



Student Dining/Multipurpose



Media Center

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K. Interior Lighting

Description:

The typical Classrooms of the original facility are equipped with T-8 1'X4' tandem pendant mounted style fluorescent fixtures with single level switching. The additions to the school have recessed 2' X 4' fluorescent fixtures. Some of these Classrooms provide 60 to 70 footcandles while others only provide 50 to 60 footcandles of light which is adequate for the recommended 50 FC. The typical Corridors in the overall facility are equipped with T-8, 1'X4' surface mounted wrap-around fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 20 to 30 FC; complying with the 20 FC recommended by the OSDM. The Multi Purpose / Cafeteria area / Gymnasium is equipped with pendant mounted low bay high intensity discharge type lighting in good condition, but only providing an average illumination of 50 to 60 FC; complying with the 50 FC recommended by the OSDM. The Library is equipped with T-8, 1'X4' tandem surface mounted wrap-around fluorescent type lighting in good condition, providing an average illumination of 50 to 55 FC; complying with the 50 FC recommended by the OSDM. The Kitchen space is equipped with T-8 2'X4' recessed mounted fluorescent type lighting fixtures with single level switching. Kitchen fixtures are in good 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 surface mounted fluorescent type lighting and occasionally surface mounted incandescent fixtures in poor condition. The typical Administrative spaces in the overall facility are equipped with 2'X4' recessed fluorescent fixtures and 1'X4' surface mounted T-8 wrap-around fluorescent type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age and installation of a fire protection system.

Rating:

3 Needs Replacement

Recommendations:

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

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²	\$347,200.00	includes demo of existing fixtures
Sum:			\$347,200.00	\$142,220.00	\$75,930.00	\$48,720.00	\$80,330.00		



Gynasium Lighting



Typical Classroom 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 through-out the site. The exterior building lighting system is equipped with incandescent wall mounted spot lights; all in poor condition. Parking and bus pick-up / drop off areas are illuminated with pole or building mounted HID 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	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Security System:	\$1.75	sq. ft.		Required	Required	Required	Required	\$121,520.00	(complete, area of building)
Sum:			\$121,520.00	\$49,777.00	\$26,575.50	\$17,052.00	\$28,115.50		



Main Entrance CCTV



Entrance Security Buzzer

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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 panel 'E'. There are some stand alone emergency floodlight units in several areas of the entire facility. The exterior egress doors have par 38 incandescent type spot-light 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	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
				Required	Required	Required	Required	\$69,440.00	(complete, area of building)
Sum:			\$69,440.00	\$28,444.00	\$15,186.00	\$9,744.00	\$16,066.00		



Emergency Exit Signs



Wall Mounted Emergency Lighting

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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	1951 Original (1951) 28,444 ft ²	1951 Unusable (1951) 15,186 ft ²	1957 Addition (1957) 9,744 ft ²	1970 Addition (1970) 16,066 ft ²	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	Required	\$104,160.00	(complete new system, including removal of existing)
Sum:			\$104,160.00	\$42,666.00	\$22,779.00	\$14,616.00	\$24,099.00		



Fire Alarm Panel



Typical Fire Alarm Devices

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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. Most of 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. Student coat racks protrude into the accessible route throughout the facility. Ground and floor surfaces are compliant. Elevation changes within the overall facility are facilitated by two staircases. Access to the Stage is not facilitated by a chair lift. Interior doors in the 1951 and 1957 Additions are not recessed and are provided adequate clearances. Interior doors in the 1970 Addition are recessed and are provided adequate clearances. Interiors doors throughout the facility are not provided with ADA-compliant hardware. At group toilets in the 1951 Original Construction and the 1970 Addition, toilet partitions are metal and most do not provide appropriate clearances, compliant accessories are not adequately provided and mounted, and most mirrors meet ADA requirements for mounting heights. Private toilets in the 1951 Original Construction do not provide appropriate clearances and are not provided with compliant accessories, and mirrors are not mounted to ADA compliant height. Private toilets in the 1957 and 1970 Additions provide adequate clearances and are not provided with compliant accessories, and mirrors do not meet ADA requirements for mounting height. ADA signage is not adequate on the interior or the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage throughout the facility. Provide a power assist door opener at the main entry, a chair lift at the Stage, and an elevator accessing the second floor. At group toilets, provide compliant toilet partitions and accessories where required. At private toilets, provide compliant accessories and remount mirrors to compliant heights. Rework walls to provide adequate clearances at private toilets where required. Costs for reworked walls are covered in Item J. Replacement of plumbing fixtures is covered in Item E. Parking issues are corrected in Item P. Throughout the facility, rework narrow and recessed door openings to provide adequate clearances where required. Replace doors addressed in item J.

Item	Cost	Unit	Whole Building	1951 Original (1951) 28,444 ft²	1951 Unusable (1951) 15,186 ft²	1957 Addition (1957) 9,744 ft²	1970 Addition (1970) 16,066 ft²	Sum	Comments
Signage:	\$0.10	sq.ft.		Required		Required	Required	\$5,425.40	(per building area)
Lifts:	\$15,000.00	unit		1 Required				\$15,000.00	(complete)
Elevators:	\$50,000.00	each		2 Required				\$100,000.00	(per stop, \$100,000 minimum)
Toilet Partitions:	\$1,000.00	stall		4 Required			2 Required	\$6,000.00	(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		54 Required		7 Required	30 Required	\$100,100.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		9 Required		1 Required	2 Required	\$60,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		2 Required		2 Required		\$20,000.00	(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		3 Required		1 Required	2 Required	\$1,710.00	
Sum:			\$315,735.40	\$244,599.40	\$0.00	\$23,959.40	\$47,176.60		



Typical recessed door



Typical un-recessed door

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P. Site Condition

Description:

The building sits on a 6.45 acre site within a 35.77 acre campus shared with Eastlake Middle School. The relatively flat site is located in a suburban residential setting with generous tree and shrub landscaping. Evidence of ponding and erosion were observed. Also located on site are three storage sheds, a picnic shelter, several baseball fields, a running track, and several outbuildings associated with the athletic facilities. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate one way vehicular traffic. There is a curbside bus loading and unloading zone in front of the school adjacent to the parking lot which is not separated from other vehicular traffic. A dedicated bus loop is not provided. Staff and visitor parking for both Jefferson Elementary School and Eastlake Middle School is facilitated by an asphalt parking lot in poor condition, containing 115 parking places, which provides adequate parking for staff and visitors for both buildings. Adequate parking for the disabled is not provided. The site and parking lot drainage design, consisting of sheet drainage, storm sewers and some natural drainage, does not provide adequate evacuation of storm water. Substantial evidence of ponding was observed along the perimeter of the site, on the athletic fields, and in the front yard of the Middle School. Erosion was observed along the north edge of the parking lot, indicating that excess storm water from the paved area drains onto the adjacent lawn. A concrete pad for dumpsters in fair condition is provided. No service drive is present. 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 fair to poor condition. The site is not fenced. The playground equipment is in good condition, is placed to provide compliant fall zones, and is placed on a compliant soft surface of sufficient depth. Asphalt play areas in fair condition are also provided. A circular configuration of benches adjacent to the school provides an opportunity for outdoor instruction. The site is bordered to the north by a natural ravine and row of tall trees, to the east and south by single family residences, and to the west by a moderately traveled city street. Paved paths and concrete sidewalks connect the site to the adjacent residential neighborhoods. There is sufficient space on site for a modest addition to the building.

Rating:

2 Needs Repair

Recommendations:

Provide dedicated bus loop. Stabilize soil erosion north of parking lot. Provide new wearing course on paved play areas, entry drives and parking lot. Replace concrete sidewalks and curbs where required. Provide additional catch basins to reduce ponding and erosion. Costs for shared entry drives, parking and sidewalks, as well as costs for stabilization of soil erosion, are divided between the Eastlake Middle School and Jefferson Elementary School assessments. Costs for paved play areas are covered in the Jefferson Elementary School assessment. Costs associated with athletic facilities are covered in the Eastlake Middle School assessment. Designate three additional accessible parking spaces. Costs for ADA signage are covered in item O of both assessments.

Item	Cost	Unit	Whole Building	1951 Original (1951) 28,444 ft²	1951 Unusable (1951) 15,186 ft²	1957 Addition (1957) 9,744 ft²	1970 Addition (1970) 16,066 ft²	Sum	Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		10,688 Required				\$199,331.20	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$110.00	per student		400 Required				\$44,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	\$17.87	in.ft.		30 Required				\$536.10	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		1,650 Required				\$7,738.50	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		1,500 Required				\$3,750.00	(includes stripping and re-grading)
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		1 Required				\$2,500.00	
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				\$42,666.00	Include this one or the next. (Each addition should have this item)
Sum:			\$350,521.80	\$350,521.80	\$0.00	\$0.00	\$0.00		



Playgrounds and ball fields



Parking lot and drop-off

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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 original sanitary drainage system is 59 years old with updates at each new addition. Recommend replacing with new sanitary and vent piping.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Sewage Main:	\$45.00	ln.ft.		500 Required		500 Required	500 Required	\$67,500.00	(include excavation and backfilling)
Sum:			\$67,500.00	\$22,500.00	\$0.00	\$22,500.00	\$22,500.00		

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R. Water Supply

Description: The original domestic water system is 59 years old with updates at each new addition. Recommend replacing with new domestic water piping

Rating: 3 Needs Replacement

Recommendations: Recommend replacing with new domestic water piping from the city site main.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Domestic Water Main	\$40.00	n.ft.		500 Required		500 Required	500 Required	\$60,000.00	(new)
Sum:			\$60,000.00	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00		



Domestic water heater



Storage tank and water piping

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature non-glazed, and single glazed non-insulated non-tempered and tempered glass vision panels in fair to poor condition. The 1951 original construction features hollow metal doors with single glazed wired glass vision panels that are in poor condition. Entrance doors in the 1951 original construction are hollow metal type construction, installed on hollow metal frames, and are in fair condition. Entrance doors feature single glazed non-insulated non-tempered glass vision panels. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines and due to condition.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		10 Required		4 Required	11 Required	\$50,000.00	(includes removal of existing)
Sum:			\$50,000.00	\$20,000.00	\$0.00	\$8,000.00	\$22,000.00		



Typical hollow metal entry doors.



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, and dated 2006, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, pipe insulation and fittings containing hazardous materials are located in the overall facility in fair to poor condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition moderate to light damage. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
<i>Environmental Hazards Form</i>				<i>EHA Form</i>	<i>EHA Form</i>	<i>EHA Form</i>	<i>EHA Form</i>		
Pipe Insulation Removal	\$10.00	ln.ft.		0 Required	700 Required	60 Required	0 Required	\$7,600.00	
Pipe Fitting Insulation Removal	\$20.00	each		305 Required	200 Required	0 Required	89 Required	\$11,880.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		21,380 Required	0 Required	8,326 Required	0 Required	\$89,118.00	See J
Sum:			\$108,598.00	\$70,240.00	\$11,000.00	\$25,578.00	\$1,780.00		



Vinyl tile in friable condition



Encapsulated tunnel reported to contain asbestos

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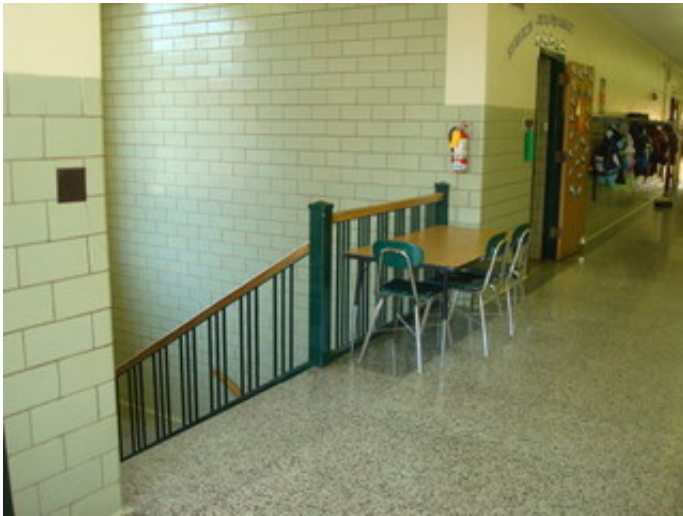
U. Life Safety

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. The facility features two interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails do not meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. One Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. One Kitchen hood is in good condition and is not equipped with the required UL 300 compliant wet chemical fire suppression system, and did not need it. 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. Not all rooms with a capacity greater than 50 occupants are not 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. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Fire-rated enclosure around existing stair tower is not required with due to automatic suppression system. Provide second door to Media Center.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		28,444 Required	15,186 ft ²	9,744 Required	16,066 Required	\$176,325.50	(includes increase of service piping, if required)
Handrails:	\$5,000.00	level		4 Required				\$20,000.00	
Other: Second egress door	\$3,000.00	each		1 Required				\$3,000.00	Provide second means of egress from room with more than 50 occupants
Sum:			\$199,325.50	\$115,443.00	\$0.00	\$31,668.00	\$52,214.50		



Stair guard and hand rail with fire extinguisher



Stair guard and handrail

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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: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
CEFPI Rating 4 to 5	\$4.00	sq.ft.		Required		Required	Required	\$217,016.00	
Sum:			\$217,016.00	\$113,776.00	\$0.00	\$38,976.00	\$64,264.00		



Classroom furniture



Classroom furniture

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W. Technology

Description: The typical Classroom is equipped with two data ports for teacher use, no voice ports, no two-way digitally based phone system and no cable port and monitor of the required components. The technology system does not meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided. OSDM-compliant computer network infrastructure is inadequately provided. The facility does contain a media distribution center, and provides Computer Labs for use by students.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1951 Original (1951)	1951 Unusable (1951)	1957 Addition (1957)	1970 Addition (1970)	Sum	Comments
				28,444 ft ²	15,186 ft ²	9,744 ft ²	16,066 ft ²		
ES portion of building with total SF > 69,360	\$7.69	sq.ft. (Qty)		2,844 Required	15,186 Required	9,744 Required	16,066 Required	\$337,129.60	
Sum:			\$337,129.60	\$21,870.36	\$116,780.34	\$74,931.36	\$123,547.54		



Technology Cabinet



Technology Wall Outlet

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$8,552,719.33
7.00%	Construction Contingency	\$598,690.35
Subtotal		\$9,151,409.68
16.29%	Non-Construction Costs	\$1,490,764.64
Total Project		\$10,642,174.32

Construction Contingency	\$598,690.35
Non-Construction Costs	\$1,490,764.64
Total for X.	\$2,089,454.99

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,745.42
Soil Borings / Phase I Envir. Report	0.10%	\$9,151.41
Agency Approval Fees (Bldg. Code)	0.15%	\$13,727.11
Construction Testing	0.25%	\$22,878.52
Printing - Bid Documents	0.27%	\$24,708.81
Advertising for Bids	0.03%	\$2,745.42
Builder's Risk Insurance	0.11%	\$10,066.55
Design Professional's Compensation	7.50%	\$686,355.73
CM Compensation	6.00%	\$549,084.58
Commissioning	0.42%	\$38,435.92
Maintenance Plan Advisor	0.11%	\$10,066.55
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$120,798.61
Total Non-Construction Costs	16.29%	\$1,490,764.64

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School Facility Appraisal

Name of Appraiser Karen L Walker **Date of Appraisal** 2010-03-16
Building Name Jefferson Elementary
Street Address 35980 Lake Shore Blvd
City/Town, State, Zip Code Eastlake, OH 44095
Telephone Number(s) 440/942-7244
School District Willoughby-Eastlake City SD

Setting: Suburban

Site-Acreage	6.45	Building Square Footage	69,440
Grades Housed	K-5	Student Capacity	800
Number of Teaching Stations	32	Number of Floors	2
Student Enrollment	478		
Dates of Construction	1951,1951,1957,1970		

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

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

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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1.0 The School Site

School Facility Appraisal

		Points Allocated	Points
1.1	Site is large enough to meet educational needs as defined by state and local requirements <i>The 6.45 acre site is below the 14.78 acre design manual requirements. The site shares a campus with Eastlake Middle School.</i>	25	15
1.2	Site is easily accessible and conveniently located for the present and future population <i>The site is easily and safely accessible by both vehicular and pedestrian traffic. The site is in the residential neighborhood it serves and along a major street. Paths and sidewalks connect the site to adjacent neighborhoods.</i>	20	18
1.3	Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is removed from undesirable business, industry, traffic and natural hazards. The buildings are sited far back from the street, away from traffic noise.</i>	10	8
1.4	Site is well landscaped and developed to meet educational needs <i>The site is landscaped with hedges, ornamental trees and flowers. Wooded and lawn areas provide pleasant views. A circular configuration of benches provides an opportunity for outdoor learning.</i>	10	9
1.5	ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>Well equipped playgrounds are separated from streets. Playgrounds are mostly separated from parking areas, although one play area is somewhat close to the parking lot.</i>	10	8
1.6	Topography is varied enough to provide desirable appearance and without steep inclines <i>Topography is varied enough to provide desirable appearance and without steep inclines. A ravine at the edge of the site and gentle slopes provide visual interest.</i>	5	4
1.7	Site has stable, well drained soil free of erosion <i>The site is not well drained. Substantial ponding was observed throughout the site, and erosion was observed in some areas.</i>	5	1
1.8	Site is suitable for special instructional needs , e.g., outdoor learning <i>The site is suitable for outdoor learning. A circular configuration of benches provides an opportunity for outdoor learning.</i>	5	4
1.9	Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Adequate properly sloped sidewalks connect most areas of the site. Curb cuts and crosswalks are provided.</i>	5	4
1.10	ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Sufficient solid surface parking is available on site for faculty and staff.</i>	5	5
TOTAL - The School Site		100	76

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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>Structure does not have an elevator for second floor access.</i>	15	5
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>Roofs are reported to leak.</i>	15	4
2.3 Foundations are strong and stable with no observable cracks <i>Foundations appear strong and stable with no observable cracks. Reports of earthquake damage require further structural evaluation.</i>	10	6
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls have insufficient expansion joints and have signs of deterioration.</i>	10	4
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Entrances and exits are located so as to permit efficient student traffic flow.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope does not meet current ASHRAE standards.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>Structure is reported to contain asbestos and toxic materials.</i>	10	2
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Classrooms are below OSDM standards and limit flexibility.</i>	10	4

Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Adequate light sources are well maintained and properly placed and are not subject to overheating. But, due to age and addition of the sprinkler system, needs to be replaced.</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 District was not able to provide water supply flow test data. The existing domestic water service does meet the facility's current needs.</i>	15	15
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms do not contain adequate walls outlets, phone and computer cabling to comply with OSDM standards.</i>	15	6

2.12	Electrical controls are safely protected with disconnect switches easily accessible <i>Electrical controls are safely protected with disconnect switches and are easily accessible.</i>	10	8
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Electric water coolers do not meet ADA requirements.</i>	10	5
2.14	Number and size of restrooms meet requirements <i>The quantity of restroom fixtures is appropriate for the population.</i>	10	9
2.15	Drainage systems are properly maintained and meet requirements <i>The waste piping in the overall facility is cast iron, was originally installed in 1951 and is in fair condition. Replace sanitary waste piping in the overall facility due to the age of drainage piping.</i>	10	10
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>Smoke detectors meet requirements. Fire alarm manual stations, horns and strobes are present throughout the facility. The building is not sprinklered.</i>	10	4
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas <i>Intercommunication system consists of a central unit that allows dependable two way communication between the office and most instructional areas. The entire system does not completely meet the requirements of the OSDM.</i>	10	4
2.18	Exterior water supply is sufficient and available for normal usage <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>	5	5
TOTAL - Structural and Mechanical Features		200	107

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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>Windows, doors, and walls are of material and finish requiring minimum maintenance with the exception of demountable partitions.</i>	15	10
3.2	Floor surfaces throughout the building require minimum care <i>Most floor surfaces throughout the building require minimum care. Carpet is worn.</i>	15	10
3.3	Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings and walls throughout the building, including service areas, are not easily cleaned and are not resistant to stain. Ceiling tiles are stained.</i>	10	5
3.4	Built-in equipment is designed and constructed for ease of maintenance <i>Built-in equipment is not designed and constructed for ease of maintenance and does not meet design manual standards.</i>	10	3
3.5	Finishes and hardware , with compatible keying system, are of durable quality <i>Finishes and hardware, with compatible district wide keying system, are of durable quality. They are not ADA compliant.</i>	10	7
3.6	Restroom fixtures are wall mounted and of quality finish <i>Not all restroom fixtures are wall mounted and of quality finish and are not water efficient.</i>	10	5
3.7	Adequate custodial storage space with water and drain is accessible throughout the building <i>Adequate custodial storage space is available throughout the building.</i>	10	8
3.8	Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate electrical outlets and power, to permit routine cleaning, are not available in every area. Therefore, not meeting requirements of the OSDM</i>	10	6
3.9	Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures, equipment, and other fixtures are accessible for repair and replacement. There are no electrical outlets observed outside the building.</i>	10	6
TOTAL - Plant Maintainability		100	60

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety	Points Allocated	Points
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading areas are not segregated from other vehicular traffic and pedestrian walkways.</i>	15	0
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are provided both on and off site for pedestrian safety.</i>	10	10
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>Access streets have sufficient signals and signs to permit safe entry to and exit from school area.</i>	5	5
4.4 Vehicular entrances and exits permit safe traffic flow <i>Vehicular entrances and exits permit safe traffic flow for both buildings on campus.</i>	5	4
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground equipment is free from hazard.</i>	5	5

Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas <i>The heating unit is located away from student occupied areas.</i>	20	20
4.7 Multi-story buildings have at least two stairways for student egress <i>Two stairways are provided for student egress.</i>	15	14
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open outwards and are equipped with panic hardware, in poor condition.</i>	10	8
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting and exit signs are provided throughout the entire building. Exits signs have battery backup but are not on a separate electrical circuit.</i>	10	4
4.10 Classroom doors are recessed and open outward <i>All classroom doors open outward. Classroom doors in the 1970 Addition are recessed. Classroom doors in the 1951 Original Construction and 1957 Addition are not recessed.</i>	10	5
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	10

Building security systems are provided to assure uninterrupted operation of the educational program.

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring and stairways are 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>Stair risers are code compliant.</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 leading to an egress. No dead end corridors are present.</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. No dead end corridors are present.</i>	15	15
4.19	Fire-resistant materials are used throughout the structure <i>Most materials are fire resistant. Some untreated wood was noted.</i>	15	12
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>Automatic and manual emergency alarm system with a distinctive sound is provided. Alarms are not equipped with strobe lights.</i>	15	8
TOTAL - Building Safety and Security		200	151

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space	Points Allocated	Points
5.1 Size of academic learning areas meets desirable standards <i>Classrooms do not meet OSDM standards for size. Rooms are within tolerances for the 1957 Addition. Rooms average 700-775 square feet in the remainder of the facility.</i>	25	5
5.2 Classroom space permits arrangements for small group activity <i>Undersized Classroom space does not permit arrangements for small group activity.</i>	15	3
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>Academic learning areas are near related educational activities. Acoustical separation is inadequate throughout the structure.</i>	10	6
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Personal space in the classrooms away from group instruction is not possible due to undersized classrooms.</i>	10	2
5.5 Storage for student materials is adequate <i>Hooks and shelves in corridors do not provide adequate storage.</i>	10	3
5.6 Storage for teacher materials is adequate <i>Storage for teacher materials is inadequate.</i>	10	3

Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>Special learning classrooms are undersized.</i>	15	5
5.8 Design of specialized learning area(s) is compatible with instructional need <i>While undersized, special learning areas are well appointed to meet special instructional needs. Much of the material is teacher-provided.</i>	10	5
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>Library provides an appropriate and attractive space. Daylighting enhances the attractiveness area.</i>	10	10
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>Gymnasium is undersized per the design manual.</i>	5	3
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>The kindergarten classroom is undersized.</i>	10	5

5.12	Music Program is provided adequate sound treated space <i>Music room is not sound treated.</i>	5	2
5.13	Space for art is appropriate for special instruction, supplies, and equipment <i>A dedicated art room is not provided.</i>	5	1

School Facility Appraisal

Points Allocated

Points

5.14	Space for technology education permits use of state-of-the-art equipment <i>Space for technology education permits use of state of the art equipment.</i>	5	4
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms <i>Spaces for small group and remedial instruction are not adequately provided.</i>	5	1
5.16	Storage for student and teacher material is adequate <i>Storage for student and teacher materials is inadequate.</i>	5	1

Support Space

Points Allocated

Points

5.17	Teacher's lounge and work areas reflect teachers as professionals <i>Teacher's lounge and work rooms are adequate.</i>	10	7
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>The Cafeteria is attractive and appropriately sized for seating. The Kitchen is adequately sized for the population served, but layout is awkward.</i>	10	8
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Administrative offices provided are consistent in appearance and function with the maturity of the students served.</i>	5	4
5.20	Counselor's office insures privacy and sufficient storage <i>Counselor's office insures privacy and sufficient storage.</i>	5	4
5.21	Clinic is near administrative offices and is equipped to meet requirements <i>The clinic adjoins administrative offices. Clinic restroom is not ADA compliant.</i>	5	2
5.22	Suitable reception space is available for students, teachers, and visitors <i>Suitable reception space is available for students, teachers and visitors.</i>	5	4
5.23	Administrative personnel are provided sufficient work space and privacy <i>Workspace appears to be adequate. Privacy is not well provided.</i>	5	3

TOTAL - Educational Adequacy

200

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment	Points Allocated	Points
6.1 Overall design is aesthetically pleasing to age of students <i>The building reflects a mid twentieth century aesthetic that focused on natural light as a design feature.</i>	15	12
6.2 Site and building are well landscaped <i>Site and building are well landscaped with trees, shrubs and planted beds.</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 buildings are set back from the street and the site is buffered from noise by trees and residential areas.</i>	10	9
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>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.</i>	5	5

Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>Corridors have a 1950s color palette. Many Classrooms have vibrant paint schemes.</i>	20	15
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>The building lacks humidity control and air conditioning. Heating is adequate.</i>	15	5
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Ventilation system provides inadequate circulation of clean air and does not meet requirements.</i>	15	3
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>Lighting system provides proper intensity, diffusion and distribution of illumination in most areas.</i>	15	9
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and restrooms are conveniently located.</i>	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization <i>Communication among students is enhanced by commons indoor and outdoor areas for socialization.</i>	10	8
6.12 Traffic flow is aided by appropriate foyers and corridors	10	9

Traffic flow is aided by appropriate foyers and corridors.

6.13	Areas for students to interact are suitable to the age group <i>A few areas are availalbe for student interaction.</i>	10	8
6.14	Large group areas are designed for effective management of students <i>Large group areas are designed for effective management of students. The Gymnasium is undersized.</i>	10	8
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Acoustical treatments do not meet minimum LEED requirements.</i>	10	3
6.16	Window design contributes to a pleasant environment <i>Window design contributes to a pleasant environment. Abundant daylighting is provided in classrooms.</i>	10	9
6.17	Furniture and equipment provide a pleasing atmosphere <i>Furniture and equipment are mismatched and in a range of conditions from fair to poor.</i>	10	5
<hr/> TOTAL - Environment for Education		200	136

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LEED Observation Notes

School District: Willoughby-Eastlake City SD
County: Lake
School District IRN: 45104
Building: Jefferson Elementary
Building IRN: 18077

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 not have a dedicated lane on site. The site has sufficient bicycle storage but lacks changing facilities. The site does not have dedicated parking for fuel efficient or low emitting vehicles. The site exceeds urrent OSDM parking requirements. The site does not 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 sheet drainage and storm sewers. The hard surfaces of the site do not meet the high albedo reflectance requirements to mitigate heat island effect. The roof material does not meet the high albedo reflectance requirement to mitigate heat island effect. 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, 2001:65)

A baseline water consumption report is required for water efficiency LEED credits. The building plumbing fixtures are not water conserving models. 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 contains an air conditioner with CFCs or HCFCs. The building does not comply with current ASHRAE envelop standards. The system does not comply with current energy consumption requirements. Renewable energy appliances are not present on the site. The property does not have sufficient area for wind turbines. The building has sufficient roof area for solar panels. The building does not have a measurement and verification plan in place. The building does not purchase green power.

characters remaining in Energy & Atmosphere.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

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

characters remaining in Material & Resources.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

The building does not meet the ASHRAE standards for indoor air quality. Smoking is not permitted on site. The building does not have adequate acoustical separation of spaces. Outdoor air monitoring is not provided. Fresh air intake is through unit ventilators in all classrooms and rooftop supply fans. The building ventilation is inadequate. Refer to items A and C for additional information. Individual controls for thermal comfort and lighting levels are 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 to meet the 35 foot candle LEED requirement for most classrooms and other occupied spaces. The building does not have a system in place for mold prevention.

characters remaining in Indoor Environmental Quality.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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

characters remaining in Innovation & Design Process.

Justification for Allocation of Points

Building Name and Level: **Jefferson Elementary**

K-5

Building features that clearly exceed criteria:

1. The Classrooms have abundant daylight.
2. The site is pleasantly landscaped.
3. The facility shares a campus with Eastlake Middle School, including multiple sport fields.
4. The Classroom finishes are playful and appropriate for the age of the students.
5. The site has an outdoor learning area.
6. Play areas are well separated from vehicular traffic.

Building features that are non-existent or very inadequate:

1. The building contains asbestos and other hazardous materials.
2. The building has a large crack from an earthquake in the 1980s.
3. The building is not climate controlled and has poor ventilation.
4. The crawl space has insufficient ventilation.
5. The facility has poor acoustical separation. Sound transfers through walls and floors.
6. The windows are in poor condition, with drafts and water transfer.

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Environmental Hazards Assessment Cost Estimates

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

District IRN:	45104
Building IRN:	18077
Firm:	The Collaborative, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1951 1951 Original	28,444	\$70,240.00	\$6,100.00
1951 1951 Unusable	15,186	\$11,000.00	\$11,000.00
1957 1957 Addition	9,744	\$25,578.00	\$600.00
1970 1970 Addition	16,066	\$1,780.00	\$1,780.00
Total	69,440	\$108,598.00	\$19,480.00
Total with Regional Cost Factor (104.16%)		\$113,115.68	\$20,290.37
Regional Total with Soft Costs & Contingency		\$140,750.18	\$25,247.37

Building Summary - Jefferson Elementary (18077)

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: Jefferson Elementary				Contact: Ms. Barrie Alves			
Address: 35980 Lake Shore Blvd Eastlake, OH 44095				Phone: 440/942-7244			
Bldg. IRN: 18077				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		K-5	Acreage:		6.45		
Proposed Grades		N/A	Teaching Stations:		32		
Current Enrollment		478	Classrooms:		32		
Projected Enrollment		N/A					
Addition				Current Square Feet			
<u>1951 Original</u>	1951	no	1	28,444			
<u>1951 Unusable</u>	1951	no	1	15,186			
<u>1957 Addition</u>	1957	no	1	9,744			
<u>1970 Addition</u>	1970	no	1	16,066			
Total				69,440			
*HA		= Handicapped Access					
*Rating		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S		= Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2010						C	
A.	<u>Heating System</u>		3	\$2,256,800.00		-	
B.	<u>Roofing</u>		3	\$362,321.85		-	
C.	<u>Ventilation / Air Conditioning</u>		1	\$5,000.00		-	
D.	<u>Electrical Systems</u>		3	\$1,202,700.80		-	
E.	<u>Plumbing and Fixtures</u>		3	\$746,278.00		-	
F.	<u>Windows</u>		3	\$365,444.68		-	
G.	<u>Structure: Foundation</u>		2	\$2,500.00		-	
H.	<u>Structure: Walls and Chimneys</u>		2	\$296,812.50		-	
I.	<u>Structure: Floors and Roofs</u>		2	\$2,568.00		-	
J.	<u>General Finishes</u>		3	\$964,147.20		-	
K.	<u>Interior Lighting</u>		3	\$347,200.00		-	
L.	<u>Security Systems</u>		3	\$121,520.00		-	
M.	<u>Emergency/Egress Lighting</u>		3	\$69,440.00		-	
N.	<u>Fire Alarm</u>		3	\$104,160.00		-	
O.	<u>Handicapped Access</u>		2	\$315,735.40		-	
P.	<u>Site Condition</u>		2	\$350,521.80		-	
Q.	<u>Sewage System</u>		3	\$67,500.00		-	
R.	<u>Water Supply</u>		3	\$60,000.00		-	
S.	<u>Exterior Doors</u>		3	\$50,000.00		-	
T.	<u>Hazardous Material</u>		3	\$108,598.00		-	
U.	<u>Life Safety</u>		3	\$199,325.50		-	
V.	<u>Loose Furnishings</u>		2	\$217,016.00		-	
W.	<u>Technology</u>		3	\$337,129.60		-	
X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$2,089,454.99		-	
Total				\$10,642,174.32			

CEFPI Appraisal Summary					
Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>					
1.0 <u>The School Site</u>	100	76	76%	Satisfactory	
2.0 <u>Structural and Mechanical Features</u>	200	107	54%	Borderline	
3.0 <u>Plant Maintainability</u>	100	60	60%	Borderline	
4.0 <u>Building Safety and Security</u>	200	151	76%	Satisfactory	
5.0 <u>Educational Adequacy</u>	200	91	46%	Poor	
6.0 <u>Environment for Education</u>	200	136	68%	Borderline	
<u>LEED Observations</u>					
<u>Commentary</u>					
Total	1000	621	62%	Borderline	

Enhanced Environmental Hazards Assessment Cost Estimates	
C=Under Contract	
Renovation Cost Factor	104.16%
Cost to Renovate (Cost Factor applied)	\$11,084,888.77
<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) - Jefferson Elementary (18077) - 1951 Original

Owner: Willoughby-Eastlake City SD
Facility: Jefferson Elementary
Date:

Bldg. IRN: 18077
BuildingAdd: 1951 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	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	305	\$20.00	\$6,100.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Reported / Assumed Asbestos-Free Material	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	21380	\$3.00	\$64,140.00
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			\$70,240.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$6,100.00

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. 28444	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	\$70,240.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$6,100.00

* 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) - Jefferson Elementary (18077) - 1951 Unusable

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 18077
Facility: Jefferson Elementary **BuildingAdd:** 1951 Unusable
Date: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found		Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	0	\$10.00	\$0.00
2.	Breeching Insulation Removal	0	\$10.00	\$0.00
3.	Tank Insulation Removal	0	\$8.00	\$0.00
4.	Duct Insulation Removal	0	\$8.00	\$0.00
5.	Pipe Insulation Removal	700	\$10.00	\$7,000.00
6.	Pipe Fitting Insulation Removal	200	\$20.00	\$4,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	0	\$12.00	\$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	0	\$30.00	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	0	\$15.00	\$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	0	\$2,000.00	\$0.00
11.	Flexible Duct Connection Removal	0	\$100.00	\$0.00
12.	Acoustical Plaster Removal	0	\$7.00	\$0.00
13.	Fireproofing Removal	0	\$15.00	\$0.00
14.	Hard Plaster Removal	0	\$7.00	\$0.00
15.	Gypsum Board Removal	0	\$6.00	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	0	\$3.00	\$0.00
17.	Laboratory Table/Counter Top Removal	0	\$100.00	\$0.00
18.	Cement Board Removal	0	\$5.00	\$0.00
19.	Electric Cord Insulation Removal	0	\$1.00	\$0.00
20.	Light (Reflector) Fixture Removal	0	\$50.00	\$0.00
21.	Sheet Flooring with Friable Backer Removal	0	\$4.00	\$0.00
22.	Fire Door Removal	0	\$100.00	\$0.00
23.	Door and Window Panel Removal	0	\$100.00	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	0	\$3.00	\$0.00
25.	Soil Removal	0	\$150.00	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	0	\$2.00	\$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	0	\$300.00	\$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	0	\$300.00	\$0.00
29.	Resilient Flooring Removal, Including Mastic	0	\$3.00	\$0.00
30.	Carpet Mastic Removal	0	\$2.00	\$0.00
31.	Carpet Removal (over RFC)	0	\$1.00	\$0.00
32.	Acoustical Tile Mastic Removal	0	\$3.00	\$0.00
33.	Sink Undercoating Removal	0	\$100.00	\$0.00
34.	Roofing Removal	0	\$2.00	\$0.00
35.	(Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work		\$11,000.00
36.	(Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work		\$11,000.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	15186	\$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	\$11,000.00
2.	A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$11,000.00

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - Jefferson Elementary (18077) - 1957 Addition

Owner: Willoughby-Eastlake City SD
Facility: Jefferson Elementary
Date:

Bldg. IRN: 18077
BuildingAdd: 1957 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	Reported Asbestos-Containing Material	60	\$10.00	\$600.00
6. Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	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	8326	\$3.00	\$24,978.00
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			\$25,578.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$600.00

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. 9744	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	\$25,578.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$600.00

* 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) - Jefferson Elementary (18077) - 1970 Addition

Owner: Willoughby-Eastlake City SD
Facility: Jefferson Elementary
Date:

Bldg. IRN: 18077
BuildingAdd: 1970 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	Reported Asbestos-Containing Material	89	\$20.00	\$1,780.00
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			\$1,780.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$1,780.00

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. 16066	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	\$1,780.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$1,780.00

* 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.