

**Building Information - Willoughby-Eastlake City SD (45104) - McKinley Elementary School**

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	McKinley E_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	McKinley Elementary School
Building IRN	23754
Building Address	1200 Lost Nation Road
Building City	Willoughby
Building Zipcode	44094
Building Phone	440/942-1525
Acreage	3.67
Current Grades	K-5
Teaching Stations	21
Number of Floors	2
Student Capacity	525
Current Enrollment	259
Enrollment Date	2010-04-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	21
Historical Register	<b>NO</b>
Building's Principal	Ms. Pam Sosler
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



**GENERAL DESCRIPTION**

**55,026** Total Existing Square Footage  
**1922,1922,1927,1927,1929,1929,1946,1946,1966** Building Dates  
**K-5** Grades  
**259** Current Enrollment  
**21** Teaching Stations  
**3.67** Site Acreage

McKinley Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a 2 story, 55,026 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 load bearing masonry exterior wall construction, with masonry and plaster wall construction in the interior. The floor system consists of wood floor joists in the 1922 Original Construction and 1927 Addition. The floor system of the 1929 and 1946 Additions are precast concrete. The floor system of the 1966 Addition is slab on grade. The roof structure is wood rafter and plywood in the 1922 Original Construction, 1927, and 1929 Addition. The roof structure in the 1946 and 1966 Additions are metal joists and deck. The roofing system of the overall facility is built-up asphalt with gravel, installed before 1995 and metal installed in 1993. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 3.67 acre site adjacent to residential properties. The property and playgrounds, play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. 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 west wall of the Gymnasium is visually out of plumb from the exterior. The interior wall has a subtle curve corresponding with the exterior anomaly. The chimney in the 1927 Addition exhibits structural problems. Access to one air handler unit is within a space that appeared structurally deficient.

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**Building Construction Information - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>
1922 Original	1922	no	1	5,959
1922 Original Unusable	1922	no	1	5,959
1927 Addition	1927	no	1	9,087
1927 Addition Unusable	1927	no	1	6,291
1929 Addition	1929	no	1	4,383
1929 Addition Unusable	1929	no	1	4,383
1946 Addition	1946	no	1	5,683
1946 Addition Unusable	1946	no	1	5,683
1966 Addition	1966	no	1	7,598

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**Building Component Information - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754)**

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
1922 Original (1922)		1103			897									
1922 Original Unusable (1922)														
1927 Addition (1927)		703		2765	860			498						
1927 Addition Unusable (1927)														
1929 Addition (1929)		1230												
1929 Addition Unusable (1929)														
1946 Addition (1946)		1210												
1946 Addition Unusable (1946)														
1966 Addition (1966)		1313												
<b>Master Planning Considerations</b>														

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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 - McKinley Elementary School (23754)

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>		<b>HA</b>	
				<b>Number of Floors</b>		<b>Current Square Feet</b>	
<a href="#">1922 Original</a>				1922		no	
<a href="#">1922 Original Unusable</a>				1922		no	
<a href="#">1927 Addition</a>				1927		no	
<a href="#">1927 Addition Unusable</a>				1927		no	
<a href="#">1929 Addition</a>				1929		no	
<a href="#">1929 Addition Unusable</a>				1929		no	
<a href="#">1946 Addition</a>				1946		no	
<a href="#">1946 Addition Unusable</a>				1946		no	
<a href="#">1966 Addition</a>				1966		no	
<b>Total</b>						<b>55,026</b>	
		*HA = Handicapped Access					
		*Rating =1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
		*Const P/S = Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>		<b>Dollar Assessment</b>	
Cost Set: 2010						C	
<a href="#">A. Heating System</a>				3		\$1,788,345.00 -	
<a href="#">B. Roofing</a>				3		\$373,915.82 -	
<a href="#">C. Ventilation / Air Conditioning</a>				1		\$5,000.00 -	
<a href="#">D. Electrical Systems</a>				3		\$953,050.32 -	
<a href="#">E. Plumbing and Fixtures</a>				3		\$346,285.00 -	
<a href="#">F. Windows</a>				3		\$162,909.24 -	
<a href="#">G. Structure: Foundation</a>				1		\$0.00 -	
<a href="#">H. Structure: Walls and Chimneys</a>				2		\$293,081.50 -	
<a href="#">I. Structure: Floors and Roofs</a>				1		\$0.00 -	
<a href="#">J. General Finishes</a>				3		\$545,101.55 -	
<a href="#">K. Interior Lighting</a>				3		\$275,130.00 -	
<a href="#">L. Security Systems</a>				3		\$129,005.50 -	
<a href="#">M. Emergency/Egress Lighting</a>				3		\$55,026.00 -	
<a href="#">N. Fire Alarm</a>				3		\$82,539.00 -	
<a href="#">O. Handicapped Access</a>				2		\$231,531.00 -	
<a href="#">P. Site Condition</a>				2		\$230,048.30 -	
<a href="#">Q. Sewage System</a>				3		\$112,500.00 -	
<a href="#">R. Water Supply</a>				3		\$100,000.00 -	
<a href="#">S. Exterior Doors</a>				3		\$38,000.00 -	
<a href="#">T. Hazardous Material</a>				3		\$18,135.00 -	
<a href="#">U. Life Safety</a>				3		\$203,834.50 -	
<a href="#">V. Loose Furnishings</a>				2		\$130,840.00 -	
<a href="#">W. Technology</a>				3		\$374,228.24 -	
<a href="#">X. Construction Contingency / Non-Construction Cost</a>				-		\$1,575,389.35 -	
<b>Total</b>						<b>\$8,023,895.32</b>	
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100		68		68% Borderline	
2.0 <a href="#">Structural and Mechanical Features</a>		200		114		57% Borderline	
3.0 <a href="#">Plant Maintainability</a>		100		58		58% Borderline	
4.0 <a href="#">Building Safety and Security</a>		200		142		71% Satisfactory	
5.0 <a href="#">Educational Adequacy</a>		200		84		42% Poor	
6.0 <a href="#">Environment for Education</a>		200		131		66% Borderline	
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>		<b>597</b>		<b>60% Borderline</b>	
<a href="#">Enhanced Environmental Hazards Assessment Cost Estimates</a>							
<b>C=Under Contract</b>							
Renovation Cost Factor						104.16%	
Cost to Renovate (Cost Factor applied)						\$8,357,689.37	
<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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1922 Original (1922) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
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Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>1922 Original</b>		<b>1922</b>	<b>no</b>	<b>1</b>	<b>5,959</b>		
<b>1922 Original Unusable</b>		1922	no	1	5,959		
<b>1927 Addition</b>		1927	no	1	9,087		
<b>1927 Addition Unusable</b>		1927	no	1	6,291		
<b>1929 Addition</b>		1929	no	1	4,383		
<b>1929 Addition Unusable</b>		1929	no	1	4,383		
<b>1946 Addition</b>		1946	no	1	5,683		
<b>1946 Addition Unusable</b>		1946	no	1	5,683		
<b>1966 Addition</b>		1966	no	1	7,598		
<b>Total</b>					<b>55,026</b>		
*HA		= Handicapped Access					
*Rating		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S		= Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment		
A.	<a href="#">Heating System</a>			3	\$193,667.50 -		
B.	<a href="#">Roofing</a>			3	\$80,524.32 -		
C.	<a href="#">Ventilation / Air Conditioning</a>			1	\$5,000.00 -		
D.	<a href="#">Electrical Systems</a>			3	\$103,209.88 -		
E.	<a href="#">Plumbing and Fixtures</a>			3	\$85,956.50 -		
F.	<a href="#">Windows</a>			3	\$39,570.30 -		
G.	<a href="#">Structure: Foundation</a>			1	\$0.00 -		
H.	<a href="#">Structure: Walls and Chimneys</a>			2	\$45,517.50 -		
I.	<a href="#">Structure: Floors and Roofs</a>			1	\$0.00 -		
J.	<a href="#">General Finishes</a>			3	\$97,173.20 -		
K.	<a href="#">Interior Lighting</a>			3	\$29,795.00 -		
L.	<a href="#">Security Systems</a>			3	\$16,387.25 -		
M.	<a href="#">Emergency/Egress Lighting</a>			3	\$5,959.00 -		
N.	<a href="#">Fire Alarm</a>			3	\$8,938.50 -		
O.	<a href="#">Handicapped Access</a>			2	\$33,480.90 -		
P.	<a href="#">Site Condition</a>			2	\$156,447.80 -		
Q.	<a href="#">Sewage System</a>			3	\$22,500.00 -		
R.	<a href="#">Water Supply</a>			3	\$20,000.00 -		
S.	<a href="#">Exterior Doors</a>			3	\$8,000.00 -		
T.	<a href="#">Hazardous Material</a>			3	\$2,400.00 -		
U.	<a href="#">Life Safety</a>			3	\$19,366.75 -		
V.	<a href="#">Loose Furnishings</a>			2	\$23,836.00 -		
W.	<a href="#">Technology</a>			3	\$53,392.64 -		
X.	<a href="#">Construction Contingency / Non-Construction Cost</a>			-	\$256,792.51 -		
<b>Total</b>					<b>\$1,307,915.55</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<u>Cover Sheet</u>							
1.0 <a href="#">The School Site</a>		100	68	68%	Borderline		
2.0 <a href="#">Structural and Mechanical Features</a>		200	114	57%	Borderline		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	142	71%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	84	42%	Poor		
6.0 <a href="#">Environment for Education</a>		200	131	66%	Borderline		
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>	<b>597</b>	<b>60%</b>	<b>Borderline</b>		
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<b>C=Under Contract</b>							
Renovation Cost Factor						104.16%	
Cost to Renovate (Cost Factor applied)						\$1,362,324.84	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1922 Original Unsuable (1922) Summary

<b>District:</b> Willoughby-Eastlake City SD <b>Name:</b> McKinley Elementary School <b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094 <b>Bldg. IRN:</b> 23754				<b>County:</b> Lake <b>Area:</b> Northeastern Ohio (8) <b>Contact:</b> Ms. Pam Sosler <b>Phone:</b> 440/942-1525 <b>Date Prepared:</b> 2010-03-16 <b>By:</b> Karen L Walker <b>Date Revised:</b> 2010-06-23 <b>By:</b> Karen L Walker																																																																								
Current Grades		K-5	Acreage:		3.67	<b>CEFPI Appraisal Summary</b>																																																																						
Proposed Grades		N/A	Teaching Stations:		21																																																																							
Current Enrollment		259	Classrooms:		21	<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"><b>Cover Sheet</b></td> </tr> <tr> <td>1.0 <a href="#">The School Site</a></td> <td>100</td> <td>68</td> <td>68%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>2.0 <a href="#">Structural and Mechanical Features</a></td> <td>200</td> <td>114</td> <td>57%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>3.0 <a href="#">Plant Maintainability</a></td> <td>100</td> <td>58</td> <td>58%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>4.0 <a href="#">Building Safety and Security</a></td> <td>200</td> <td>142</td> <td>71%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>5.0 <a href="#">Educational Adequacy</a></td> <td>200</td> <td>84</td> <td>42%</td> <td>Poor</td> <td></td> </tr> <tr> <td>6.0 <a href="#">Environment for Education</a></td> <td>200</td> <td>131</td> <td>66%</td> <td>Borderline</td> <td></td> </tr> <tr> <td colspan="6"><b>LEED Observations</b></td> </tr> <tr> <td colspan="6"><b>Commentary</b></td> </tr> <tr> <td><b>Total</b></td> <td><b>1000</b></td> <td><b>597</b></td> <td><b>60%</b></td> <td><b>Borderline</b></td> <td></td> </tr> </tbody> </table>					Section	Points Possible	Points Earned	Percentage	Rating	Category	<b>Cover Sheet</b>						1.0 <a href="#">The School Site</a>	100	68	68%	Borderline		2.0 <a href="#">Structural and Mechanical Features</a>	200	114	57%	Borderline		3.0 <a href="#">Plant Maintainability</a>	100	58	58%	Borderline		4.0 <a href="#">Building Safety and Security</a>	200	142	71%	Satisfactory		5.0 <a href="#">Educational Adequacy</a>	200	84	42%	Poor		6.0 <a href="#">Environment for Education</a>	200	131	66%	Borderline		<b>LEED Observations</b>						<b>Commentary</b>						<b>Total</b>	<b>1000</b>	<b>597</b>	<b>60%</b>	<b>Borderline</b>	
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<a href="#">1946 Addition</a>		1946	no	1	5,683																																																																							
<a href="#">1946 Addition Unusable</a>		1946	no	1	5,683																																																																							
<a href="#">1966 Addition</a>		1966	no	1	7,598																																																																							
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E.	<a href="#">Plumbing and Fixtures</a>	3				\$0.00																																																																						
F.	<a href="#">Windows</a>	3				\$0.00																																																																						
G.	<a href="#">Structure: Foundation</a>	1				\$0.00																																																																						
H.	<a href="#">Structure: Walls and Chimneys</a>	2				\$0.00																																																																						
I.	<a href="#">Structure: Floors and Roofs</a>	1				\$0.00																																																																						
J.	<a href="#">General Finishes</a>	3				\$0.00																																																																						
K.	<a href="#">Interior Lighting</a>	3				\$29,795.00																																																																						
L.	<a href="#">Security Systems</a>	3				\$10,428.25																																																																						
M.	<a href="#">Emergency/Egress Lighting</a>	3				\$5,959.00																																																																						
N.	<a href="#">Fire Alarm</a>	3				\$8,938.50																																																																						
O.	<a href="#">Handicapped Access</a>	2				\$0.00																																																																						
P.	<a href="#">Site Condition</a>	2				\$8,938.50																																																																						
Q.	<a href="#">Sewage System</a>	3				\$0.00																																																																						
R.	<a href="#">Water Supply</a>	3				\$0.00																																																																						
S.	<a href="#">Exterior Doors</a>	3				\$0.00																																																																						
T.	<a href="#">Hazardous Material</a>	3				\$2,000.00																																																																						
U.	<a href="#">Life Safety</a>	3				\$19,366.75																																																																						
V.	<a href="#">Loose Furnishings</a>	2				\$0.00																																																																						
W.	<a href="#">Technology</a>	3				\$0.00																																																																						
- X.	<a href="#">Construction Contingency / Non-Construction Cost</a>					\$93,397.86																																																																						
<b>Total</b>						\$475,701.24																																																																						

1927 Addition (1927) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
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Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<a href="#">1922 Original</a>				1922	no	1	5,959
<a href="#">1922 Original Unusable</a>				1922	no	1	5,959
<b>1927 Addition</b>				<b>1927</b>	<b>no</b>	<b>1</b>	<b>9,087</b>
<a href="#">1927 Addition Unusable</a>				1927	no	1	6,291
<a href="#">1929 Addition</a>				1929	no	1	4,383
<a href="#">1929 Addition Unusable</a>				1929	no	1	4,383
<a href="#">1946 Addition</a>				1946	no	1	5,683
<a href="#">1946 Addition Unusable</a>				1946	no	1	5,683
<a href="#">1966 Addition</a>				1966	no	1	7,598
<b>Total</b>							<b>55,026</b>
		*HA	= Handicapped Access				
		*Rating	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S	= Present/Scheduled Construction				
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>		
Cost Set: 2010					C		
A.	<a href="#">Heating System</a>			3	\$295,327.50 -		
B.	<a href="#">Roofing</a>			3	\$138,888.66 -		
C.	<a href="#">Ventilation / Air Conditioning</a>			1	\$0.00 -		
D.	<a href="#">Electrical Systems</a>			3	\$157,386.84 -		
E.	<a href="#">Plumbing and Fixtures</a>			3	\$51,504.50 -		
F.	<a href="#">Windows</a>			3	\$26,779.90 -		
G.	<a href="#">Structure: Foundation</a>			1	\$0.00 -		
H.	<a href="#">Structure: Walls and Chimneys</a>			2	\$111,970.50 -		
I.	<a href="#">Structure: Floors and Roofs</a>			1	\$0.00 -		
J.	<a href="#">General Finishes</a>			3	\$177,621.15 -		
K.	<a href="#">Interior Lighting</a>			3	\$45,435.00 -		
L.	<a href="#">Security Systems</a>			3	\$24,989.25 -		
M.	<a href="#">Emergency/Egress Lighting</a>			3	\$9,087.00 -		
N.	<a href="#">Fire Alarm</a>			3	\$13,630.50 -		
O.	<a href="#">Handicapped Access</a>			2	\$48,478.70 -		
P.	<a href="#">Site Condition</a>			2	\$13,630.50 -		
Q.	<a href="#">Sewage System</a>			3	\$22,500.00 -		
R.	<a href="#">Water Supply</a>			3	\$20,000.00 -		
S.	<a href="#">Exterior Doors</a>			3	\$10,000.00 -		
T.	<a href="#">Hazardous Material</a>			3	\$9,149.00 -		
U.	<a href="#">Life Safety</a>			3	\$39,532.75 -		
V.	<a href="#">Loose Furnishings</a>			2	\$36,348.00 -		
W.	<a href="#">Technology</a>			3	\$81,419.52 -		
-	<a href="#">X. Construction Contingency / Non-Construction Cost</a>			-	\$325,821.85 -		
<b>Total</b>					<b>\$1,659,501.12</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100	68	68%	Borderline		
2.0 <a href="#">Structural and Mechanical Features</a>		200	114	57%	Borderline		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	142	71%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	84	42%	Poor		
6.0 <a href="#">Environment for Education</a>		200	131	66%	Borderline		
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>	<b>597</b>	<b>60%</b>	<b>Borderline</b>		
<a href="#">Enhanced Environmental Hazards Assessment Cost Estimates</a>							
<b>C=Under Contract</b>							
Renovation Cost Factor						104.16%	
Cost to Renovate (Cost Factor applied)						\$1,728,536.36	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1927 Addition Unusable (1927) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<a href="#">1922 Original</a>				1922	no	1	5,959
<a href="#">1922 Original Unusable</a>				1922	no	1	5,959
<a href="#">1927 Addition</a>				1927	no	1	9,087
<b>1927 Addition Unusable</b>				<b>1927</b>	<b>no</b>	<b>1</b>	<b>6,291</b>
<a href="#">1929 Addition</a>				1929	no	1	4,383
<a href="#">1929 Addition Unusable</a>				1929	no	1	4,383
<a href="#">1946 Addition</a>				1946	no	1	5,683
<a href="#">1946 Addition Unusable</a>				1946	no	1	5,683
<a href="#">1966 Addition</a>				1966	no	1	7,598
<b>Total</b>							<b>55,026</b>
				<b>*HA</b>	=	Handicapped Access	
				<b>*Rating</b>	=	1 Satisfactory	
					=	2 Needs Repair	
					=	3 Needs Replacement	
				<b>*Const P/S</b>	=	Present/Scheduled Construction	
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>		<b>Dollar Assessment</b>	
Cost Set: 2010						C	
<a href="#">A. Heating System</a>				3		\$204,457.50 -	
<a href="#">B. Roofing</a>				3		\$0.00 -	
<a href="#">C. Ventilation / Air Conditioning</a>				1		\$0.00 -	
<a href="#">D. Electrical Systems</a>				3		\$108,960.12 -	
<a href="#">E. Plumbing and Fixtures</a>				3		\$0.00 -	
<a href="#">F. Windows</a>				3		\$0.00 -	
<a href="#">G. Structure: Foundation</a>				1		\$0.00 -	
<a href="#">H. Structure: Walls and Chimneys</a>				2		\$0.00 -	
<a href="#">I. Structure: Floors and Roofs</a>				1		\$0.00 -	
<a href="#">J. General Finishes</a>				3		\$0.00 -	
<a href="#">K. Interior Lighting</a>				3		\$31,455.00 -	
<a href="#">L. Security Systems</a>				3		\$11,009.25 -	
<a href="#">M. Emergency/Egress Lighting</a>				3		\$6,291.00 -	
<a href="#">N. Fire Alarm</a>				3		\$9,436.50 -	
<a href="#">O. Handicapped Access</a>				2		\$0.00 -	
<a href="#">P. Site Condition</a>				2		\$9,436.50 -	
<a href="#">Q. Sewage System</a>				3		\$0.00 -	
<a href="#">R. Water Supply</a>				3		\$0.00 -	
<a href="#">S. Exterior Doors</a>				3		\$0.00 -	
<a href="#">T. Hazardous Material</a>				3		\$2,000.00 -	
<a href="#">U. Life Safety</a>				3		\$20,445.75 -	
<a href="#">V. Loose Furnishings</a>				2		\$0.00 -	
<a href="#">W. Technology</a>				3		\$0.00 -	
<a href="#">X. Construction Contingency / Non-Construction Cost</a>				-		\$98,574.21 -	
<b>Total</b>						<b>\$502,065.83</b>	
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100	68	68%	Borderline		
2.0 <a href="#">Structural and Mechanical Features</a>		200	114	57%	Borderline		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	142	71%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	84	42%	Poor		
6.0 <a href="#">Environment for Education</a>		200	131	66%	Borderline		
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>	<b>597</b>	<b>60%</b>	<b>Borderline</b>		
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
				<b>Renovation Cost Factor</b>		104.16%	
				<b>Cost to Renovate (Cost Factor applied)</b>		\$522,951.77	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1929 Addition (1929) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<a href="#">1922 Original</a>		1922	no	1	5,959		
<a href="#">1922 Original Unusable</a>		1922	no	1	5,959		
<a href="#">1927 Addition</a>		1927	no	1	9,087		
<a href="#">1927 Addition Unusable</a>		1927	no	1	6,291		
<b>1929 Addition</b>		<b>1929</b>	<b>no</b>	<b>1</b>	<b>4,383</b>		
<a href="#">1929 Addition Unusable</a>		1929	no	1	4,383		
<a href="#">1946 Addition</a>		1946	no	1	5,683		
<a href="#">1946 Addition Unusable</a>		1946	no	1	5,683		
<a href="#">1966 Addition</a>		1966	no	1	7,598		
<b>Total</b>					<b>55,026</b>		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>		<b>Dollar Assessment</b>	
Cost Set: 2010						C	
A.	<a href="#">Heating System</a>	3	\$142,447.50	-			
B.	<a href="#">Roofing</a>	3	\$60,076.25	-			
C.	<a href="#">Ventilation / Air Conditioning</a>	1	\$0.00	-			
D.	<a href="#">Electrical Systems</a>	3	\$75,913.56	-			
E.	<a href="#">Plumbing and Fixtures</a>	3	\$44,140.50	-			
F.	<a href="#">Windows</a>	3	\$36,318.54	-			
G.	<a href="#">Structure: Foundation</a>	1	\$0.00	-			
H.	<a href="#">Structure: Walls and Chimneys</a>	2	\$52,088.00	-			
I.	<a href="#">Structure: Floors and Roofs</a>	1	\$0.00	-			
J.	<a href="#">General Finishes</a>	3	\$64,868.40	-			
K.	<a href="#">Interior Lighting</a>	3	\$21,915.00	-			
L.	<a href="#">Security Systems</a>	3	\$12,053.25	-			
M.	<a href="#">Emergency/Egress Lighting</a>	3	\$4,383.00	-			
N.	<a href="#">Fire Alarm</a>	3	\$6,574.50	-			
O.	<a href="#">Handicapped Access</a>	2	\$35,268.30	-			
P.	<a href="#">Site Condition</a>	2	\$6,574.50	-			
Q.	<a href="#">Sewage System</a>	3	\$22,500.00	-			
R.	<a href="#">Water Supply</a>	3	\$20,000.00	-			
S.	<a href="#">Exterior Doors</a>	3	\$12,000.00	-			
T.	<a href="#">Hazardous Material</a>	3	\$0.00	-			
U.	<a href="#">Life Safety</a>	3	\$14,244.75	-			
V.	<a href="#">Loose Furnishings</a>	2	\$17,532.00	-			
W.	<a href="#">Technology</a>	3	\$39,271.68	-			
- X.	<a href="#">Construction Contingency / Non-Construction Cost</a>	-	\$168,121.93	-			
<b>Total</b>						<b>\$856,291.66</b>	
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100	68	68%	Borderline		
2.0 <a href="#">Structural and Mechanical Features</a>		200	114	57%	Borderline		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	142	71%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	84	42%	Poor		
6.0 <a href="#">Environment for Education</a>		200	131	66%	Borderline		
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>	<b>597</b>	<b>60%</b>	<b>Borderline</b>		
<a href="#">Enhanced Environmental Hazards Assessment Cost Estimates</a>							
<b>C=Under Contract</b>							
Renovation Cost Factor						104.16%	
Cost to Renovate (Cost Factor applied)						\$891,913.39	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1929 Addition Unusable (1929) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<a href="#">1922 Original</a>				1922	no	1	5,959
<a href="#">1922 Original Unusable</a>				1922	no	1	5,959
<a href="#">1927 Addition</a>				1927	no	1	9,087
<a href="#">1927 Addition Unusable</a>				1927	no	1	6,291
<a href="#">1929 Addition</a>				1929	no	1	4,383
<b>1929 Addition Unusable</b>				<b>1929</b>	<b>no</b>	<b>1</b>	<b>4,383</b>
<a href="#">1946 Addition</a>				1946	no	1	5,683
<a href="#">1946 Addition Unusable</a>				1946	no	1	5,683
<a href="#">1966 Addition</a>				1966	no	1	7,598
<b>Total</b>							<b>55,026</b>
				*HA =	Handicapped Access		
				*Rating =	1 Satisfactory		
					=2 Needs Repair		
					=3 Needs Replacement		
				*Const P/S =	Present/Scheduled Construction		
<b>FACILITY ASSESSMENT</b>				Rating		Dollar Assessment	
Cost Set: 2010						C	
<a href="#">A. Heating System</a>				3		\$142,447.50 -	
<a href="#">B. Roofing</a>				3		\$0.00 -	
<a href="#">C. Ventilation / Air Conditioning</a>				1		\$0.00 -	
<a href="#">D. Electrical Systems</a>				3		\$75,913.56 -	
<a href="#">E. Plumbing and Fixtures</a>				3		\$0.00 -	
<a href="#">F. Windows</a>				3		\$0.00 -	
<a href="#">G. Structure: Foundation</a>				1		\$0.00 -	
<a href="#">H. Structure: Walls and Chimneys</a>				2		\$0.00 -	
<a href="#">I. Structure: Floors and Roofs</a>				1		\$0.00 -	
<a href="#">J. General Finishes</a>				3		\$0.00 -	
<a href="#">K. Interior Lighting</a>				3		\$21,915.00 -	
<a href="#">L. Security Systems</a>				3		\$7,670.25 -	
<a href="#">M. Emergency/Egress Lighting</a>				3		\$4,383.00 -	
<a href="#">N. Fire Alarm</a>				3		\$6,574.50 -	
<a href="#">O. Handicapped Access</a>				2		\$0.00 -	
<a href="#">P. Site Condition</a>				2		\$6,574.50 -	
<a href="#">Q. Sewage System</a>				3		\$0.00 -	
<a href="#">R. Water Supply</a>				3		\$0.00 -	
<a href="#">S. Exterior Doors</a>				3		\$0.00 -	
<a href="#">T. Hazardous Material</a>				3		\$2,000.00 -	
<a href="#">U. Life Safety</a>				3		\$14,244.75 -	
<a href="#">V. Loose Furnishings</a>				2		\$0.00 -	
<a href="#">W. Technology</a>				3		\$0.00 -	
<a href="#">X. Construction Contingency / Non-Construction Cost</a>				-		\$68,825.79 -	
<b>Total</b>						<b>\$350,548.85</b>	
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100	68	68%	Borderline		
2.0 <a href="#">Structural and Mechanical Features</a>		200	114	57%	Borderline		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	142	71%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	84	42%	Poor		
6.0 <a href="#">Environment for Education</a>		200	131	66%	Borderline		
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>	<b>597</b>	<b>60%</b>	<b>Borderline</b>		
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
Renovation Cost Factor				104.16%			
Cost to Renovate (Cost Factor applied)				\$365,131.68			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1946 Addition (1946) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<a href="#">1922 Original</a>				1922	no	1	5,959
<a href="#">1922 Original Unusable</a>				1922	no	1	5,959
<a href="#">1927 Addition</a>				1927	no	1	9,087
<a href="#">1927 Addition Unusable</a>				1927	no	1	6,291
<a href="#">1929 Addition</a>				1929	no	1	4,383
<a href="#">1929 Addition Unusable</a>				1929	no	1	4,383
<b>1946 Addition</b>				<b>1946</b>	<b>no</b>	<b>1</b>	<b>5,683</b>
<a href="#">1946 Addition Unusable</a>				1946	no	1	5,683
<a href="#">1966 Addition</a>				1966	no	1	7,598
<b>Total</b>							<b>55,026</b>
				*HA	=	Handicapped Access	
				*Rating	=1	Satisfactory	
					=2	Needs Repair	
					=3	Needs Replacement	
				*Const P/S	=	Present/Scheduled Construction	
<b>FACILITY ASSESSMENT</b>				<b>Cost Set: 2010</b>		<b>Rating</b>	<b>Dollar Assessment</b>
A. <a href="#">Heating System</a>						3	\$184,697.50 -
B. <a href="#">Roofing</a>						3	\$61,884.73 -
C. <a href="#">Ventilation / Air Conditioning</a>						1	\$0.00 -
D. <a href="#">Electrical Systems</a>						3	\$98,429.56 -
E. <a href="#">Plumbing and Fixtures</a>						3	\$101,590.50 -
F. <a href="#">Windows</a>						3	\$42,767.90 -
G. <a href="#">Structure: Foundation</a>						1	\$0.00 -
H. <a href="#">Structure: Walls and Chimneys</a>						2	\$61,827.50 -
I. <a href="#">Structure: Floors and Roofs</a>						1	\$0.00 -
J. <a href="#">General Finishes</a>						3	\$90,588.40 -
K. <a href="#">Interior Lighting</a>						3	\$28,415.00 -
L. <a href="#">Security Systems</a>						3	\$15,628.25 -
M. <a href="#">Emergency/Egress Lighting</a>						3	\$5,683.00 -
N. <a href="#">Fire Alarm</a>						3	\$8,524.50 -
O. <a href="#">Handicapped Access</a>						2	\$52,223.30 -
P. <a href="#">Site Condition</a>						2	\$8,524.50 -
Q. <a href="#">Sewage System</a>						3	\$22,500.00 -
R. <a href="#">Water Supply</a>						3	\$20,000.00 -
S. <a href="#">Exterior Doors</a>						3	\$4,000.00 -
T. <a href="#">Hazardous Material</a>						3	\$186.00 -
U. <a href="#">Life Safety</a>						3	\$18,469.75 -
V. <a href="#">Loose Furnishings</a>						2	\$22,732.00 -
W. <a href="#">Technology</a>						3	\$50,919.68 -
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>						-	\$219,773.04 -
<b>Total</b>							<b>\$1,119,365.11</b>
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100	68	68%	Borderline		
2.0 <a href="#">Structural and Mechanical Features</a>		200	114	57%	Borderline		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	142	71%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	84	42%	Poor		
6.0 <a href="#">Environment for Education</a>		200	131	66%	Borderline		
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>	<b>597</b>	<b>60%</b>	<b>Borderline</b>		
<a href="#">Enhanced Environmental Hazards Assessment Cost Estimates</a>							
<b>C=Under Contract</b>							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
104.16%							
\$1,165,930.70							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							



























1946 Addition Unsuable (1946) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)																																																																																																																																																																																																										
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler																																																																																																																																																																																																												
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525																																																																																																																																																																																																												
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker																																																																																																																																																																																																										
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<u>1922 Original</u>				1922	no	1	5,959																																																																																																																																																																																																									
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<u>1927 Addition</u>				1927	no	1	9,087																																																																																																																																																																																																									
<u>1927 Addition Unsuable</u>				1927	no	1	6,291																																																																																																																																																																																																									
<u>1929 Addition</u>				1929	no	1	4,383																																																																																																																																																																																																									
<u>1929 Addition Unsuable</u>				1929	no	1	4,383																																																																																																																																																																																																									
<u>1946 Addition</u>				1946	no	1	5,683																																																																																																																																																																																																									
<b>1946 Addition Unsuable</b>				<b>1946</b>	<b>no</b>	<b>1</b>	<b>5,683</b>																																																																																																																																																																																																									
<u>1966 Addition</u>				1966	no	1	7,598																																																																																																																																																																																																									
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Roofs</u>	1	\$0.00	-	J.	<u>General Finishes</u>	3	\$0.00	-	K.	<u>Interior Lighting</u>	3	\$28,415.00	-	L.	<u>Security Systems</u>	3	\$9,945.25	-	M.	<u>Emergency/Egress Lighting</u>	3	\$5,683.00	-	N.	<u>Fire Alarm</u>	3	\$8,524.50	-	O.	<u>Handicapped Access</u>	2	\$0.00	-	P.	<u>Site Condition</u>	2	\$8,524.50	-	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	\$0.00	-	U.	<u>Life Safety</u>	3	\$33,469.75	-	V.	<u>Loose Furnishings</u>	2	\$0.00	-	W.	<u>Technology</u>	3	\$0.00	-	- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$92,270.57	-	<b>Total</b>			<b>\$469,959.63</b>		<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"><u>Cover Sheet</u></td></tr> <tr><td>1.0</td><td><u>The School 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1966 Addition (1966) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)		
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler				
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525				
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker		
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker		
Current Grades		K-5	Acreage:		3.67			
Proposed Grades		N/A	Teaching Stations:		21			
Current Enrollment		259	Classrooms:		21			
Projected Enrollment		N/A						
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>	
<a href="#">1922 Original</a>				1922	no	1	5,959	
<a href="#">1922 Original Unusable</a>				1922	no	1	5,959	
<a href="#">1927 Addition</a>				1927	no	1	9,087	
<a href="#">1927 Addition Unusable</a>				1927	no	1	6,291	
<a href="#">1929 Addition</a>				1929	no	1	4,383	
<a href="#">1929 Addition Unusable</a>				1929	no	1	4,383	
<a href="#">1946 Addition</a>				1946	no	1	5,683	
<a href="#">1946 Addition Unusable</a>				1946	no	1	5,683	
<b>1966 Addition</b>				<b>1966</b>	<b>no</b>	<b>1</b>	<b>7,598</b>	
<b>Total</b>							<b>55,026</b>	
				<b>CEFPI Appraisal Summary</b>				
				<b>Section</b>				
				<b>Points Possible</b>				
				<b>Points Earned</b>				
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				Renovation Cost Factor				
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				Cost to Renovate (Cost Factor applied)				
				\$1,335,900.26				
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>				
				<b>*HA = Handicapped Access</b>				
				<b>*Rating =1 Satisfactory</b>				
				<b>=2 Needs Repair</b>				
				<b>=3 Needs Replacement</b>				
				<b>*Const P/S = Present/Scheduled Construction</b>				
				<b>FACILITY ASSESSMENT</b>				
				<b>Cost Set: 2010</b>				
				<b>Rating</b>				
				<b>Dollar Assessment</b>				
				<b>C</b>				
 A. <a href="#">Heating System</a>				3				\$246,935.00 -
 B. <a href="#">Roofing</a>				3				\$32,541.86 -
 C. <a href="#">Ventilation / Air Conditioning</a>				1				\$0.00 -
 D. <a href="#">Electrical Systems</a>				3				\$131,597.36 -
 E. <a href="#">Plumbing and Fixtures</a>				3				\$63,093.00 -
 F. <a href="#">Windows</a>				3				\$17,472.60 -
 G. <a href="#">Structure: Foundation</a>				1				\$0.00 -
 H. <a href="#">Structure: Walls and Chimneys</a>				2				\$21,678.00 -
 I. <a href="#">Structure: Floors and Roofs</a>				1				\$0.00 -
 J. <a href="#">General Finishes</a>				3				\$114,850.40 -
 K. <a href="#">Interior Lighting</a>				3				\$37,990.00 -
 L. <a href="#">Security Systems</a>				3				\$20,894.50 -
 M. <a href="#">Emergency/Egress Lighting</a>				3				\$7,598.00 -
 N. <a href="#">Fire Alarm</a>				3				\$11,397.00 -
 O. <a href="#">Handicapped Access</a>				2				\$62,079.80 -
 P. <a href="#">Site Condition</a>				2				\$11,397.00 -
 Q. <a href="#">Sewage System</a>				3				\$22,500.00 -
 R. <a href="#">Water Supply</a>				3				\$20,000.00 -
 S. <a href="#">Exterior Doors</a>				3				\$4,000.00 -
 T. <a href="#">Hazardous Material</a>				3				\$400.00 -
 U. <a href="#">Life Safety</a>				3				\$24,693.50 -
 V. <a href="#">Loose Furnishings</a>				2				\$30,392.00 -
 W. <a href="#">Technology</a>				3				\$149,224.72 -
 X. <a href="#">Construction Contingency / Non-Construction Cost</a>				-				\$251,811.59 -
<b>Total</b>								<b>\$1,282,546.33</b>

A. Heating System

**Description:** The existing heating system for the overall facility is composed of two major hot water boilers centrally located in the main mechanical room which were installed in 1967. The units are in good condition. The heating system in the overall facility is part of the Original Construction and is a 2-pipe system supplying hot water heating. With very limited capacity for simultaneous heating and cooling operation, this system is not compliant with the OSDM requirements for basic system type. The forced draft hot water boilers, manufactured by Bryan were installed in 1967 and are in decent condition. Heating hot water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and fin tubes. The terminal equipment was installed in 1922 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 1967 and are in working condition. The system does feature individual heating temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with louvered interior doors in storage, utility rooms and a few classrooms to facilitate Corridor utilization as return air plenums while additional classrooms have a return air systems. The existing system is not ducted, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system except in for the 1966 addition where ceiling space is very limited. 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	1922 Original (1922) 5,959 ft <sup>2</sup>	1922 Original Unusable (1922) 5,959 ft <sup>2</sup>	1927 Addition (1927) 9,087 ft <sup>2</sup>	1927 Addition Unusable (1927) 6,291 ft <sup>2</sup>	1929 Addition (1929) 4,383 ft <sup>2</sup>	1929 Addition Unusable (1929) 4,383 ft <sup>2</sup>	1946 Addition (1946) 5,683 ft <sup>2</sup>	1946 Addition Unusable (1946) 5,683 ft <sup>2</sup>	1966 Addition (1966) 7,598 ft <sup>2</sup>	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$1,375,650.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System Replacement	\$7.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$412,695.00	(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)
<b>Sum:</b>			\$1,788,345.00	\$193,667.50	\$193,667.50	\$295,327.50	\$204,457.50	\$142,447.50	\$142,447.50	\$184,697.50	\$184,697.50	\$246,935.00		



Gas Fired Hot Water Boilers



Unit Ventilator

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B. Roofing

**Description:** The roof over the 1922 Original Construction, 1927 Addition, 1929 Addition, 1946 Addition and part of the 1966 Addition is a built-up roofing system that was installed more than 15 years ago and is in poor condition. Part of the roof over the 1966 Addition and part of the roof over the 1927 addition is a standing seam metal roofing system that was installed in 1993 and is in fair condition. There are District reports of intermittent leaking in the area where the northwest corner of the 1922 Original Construction meets the 1927 Addition over the library. Signs of past leaking were observed in this area during the physical assessment. Access to the roof was gained by an access door in the 1966 Addition mezzanine that is in poor condition and is noted in Item S. There is also an access hatch and ladder in the 1946 Addition that is in poor condition. Fall safety protection cages are not required, and are not provided. Standing water was observed on the roof over the 1922 Original Addition near the roof drains over the 1927 Addition and near the roof drain over the gymnasium in the 1927 Addition. Precast concrete copings are in poor condition. Roof storm drainage on the 1966 Addition metal roofing system is addressed through a system of gutters and downspouts which drain to grade and are in fair condition with the exception of one downspout which has been damaged and is in poor condition. Roof storm drainage on the built-up roofing areas is addressed through a system of roof drains which are properly located although appear to be of inadequate quantity on the 1922 Original Building and 1927 Addition, and are in poor condition. Some roof storm drainage of the built-up roof on the 1966 Addition is drained with a gutter and downspout which is in poor condition. The roof is not equipped with overflow roof drains though they are needed on this building. Condition of roof penetrations is consistent with that of the roof surfaces. There are not any covered walkways attached to this structure.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace built up roof with membrane, including insulation, to meet Ohio School Design Manual guidelines for age of system and due to condition. Replace roof hatch and ladder. The metal coping at the 1966 Addition requires replacement due to condition. Precast concrete wall coping in the overall facility requires replacement, but is addressed with the respective walls in Item H. Replace flashing with the respective roofing system. Due to existing conditions and roof replacement, gutters and downspouts and roof drains at the built-up roofing areas require replacement. Overflow roof drains are required to be added.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Membrane (all types):	\$8.27	sq.ft. (Qty)		6,016 Required		8,708 Required		4,125 Required		5,899 Required		2,068 Required	\$221,768.32	(unless under 10,000 sq.ft.)
Gutters/Downspouts	\$12.50	ln.ft.				15 Required						43 Required	\$725.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		1 Required		7 Required		2 Required		3 Required		1 Required	\$16,800.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		1 Required		7 Required		2 Required		3 Required		2 Required	\$37,500.00	
Roof Insulation:	\$4.50	sq.ft. (Qty)		6,016 Required		8,708 Required		4,125 Required				1,756 Required	\$92,722.50	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each								1 Required			\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	ln.ft.				16 Required						8 Required	\$2,400.00	(remove and replace)
<b>Sum:</b>			\$373,915.82	\$80,524.32	\$0.00	\$138,888.66	\$0.00	\$60,076.25	\$0.00	\$61,884.73	\$0.00	\$32,541.86		



Typical roofing conditions,



Typical flashing, coping, and roof ladder.

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C. Ventilation / Air Conditioning

**Description:** The overall facility is not equipped with a central air conditioning system. A rooftop air conditioner is provided in miscellaneous locations such as offices, library, and media center. Also a thru-the-wall air conditioner unit is provided in the Teacher's Lounge. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1927 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, Kitchen, Gymnasiums, Storage Rooms, Custodial Closets and Career Tech specialized areas are adequately placed, and in working condition.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1922 Original (1922)	1922 Original Unsuable (1922)	1927 Addition (1927)	1927 Addition Unusable (1927)	1929 Addition (1929)	1929 Addition Unusable (1929)	1946 Addition (1946)	1946 Addition Unusable (1946)	1966 Addition (1966)	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each		1 Required									\$5,000.00	
<b>Sum:</b>			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Air Handler Unit



Rooftop Remote Air Conditioner Unit

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D. Electrical Systems

**Description:** There are two electrical systems provided to the overall facility; one is a 600 amp 120/240 volt, 1 phase, 3 wire original system from the year 1922, and is in fair condition. The second electrical system added under a later building addition is a 800 amp 120/208 volt, 3 phase, 4 wire system. Power is provided to the school by pad mounted utility owned transformer. 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 1 to 2 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 100 amp emergency panel 'EM', which feeds items such as exit lights, emergency lights and the Fire Alarm panel. Panel 'EM' is fed directly from a 60 amp 240 V. disconnect switch. 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	1922 Original (1922)	1922 Original Unsuable (1922)	1927 Addition (1927)	1927 Addition Unusable (1927)	1929 Addition (1929)	1929 Addition Unsuable (1929)	1946 Addition (1946)	1946 Addition Unsuable (1946)	1966 Addition (1966)	Sum	Comments
System Replacement:	\$17.32	sq.ft.		5,959 ft <sup>2</sup>	5,959 ft <sup>2</sup>	9,087 ft <sup>2</sup>	6,291 ft <sup>2</sup>	4,383 ft <sup>2</sup>	4,383 ft <sup>2</sup>	5,683 ft <sup>2</sup>	5,683 ft <sup>2</sup>	7,598 ft <sup>2</sup>	\$953,050.32	(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)
<b>Sum:</b>			\$953,050.32	\$103,209.88	\$103,209.88	\$157,386.84	\$108,960.12	\$75,913.56	\$75,913.56	\$98,429.56	\$98,429.56	\$131,597.36		



Main Electrical Utility Switch



Main Electrical Transformer

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E. Plumbing and Fixtures

**Description:** This school has 25 wall hung water closets, 9 wall hung urinals, 11 lavatories, 3 wall hung electric water coolers, 8 sinks, and 2 mop sinks. Most of the plumbing fixtures are in fair condition, but ADA requirements are not met for plumbing fixtures. A reduced principle backflow preventer is required. The water heaters appear to be in good condition. Domestic water piping is copper and appears to be in good condition. Sanitary drainage and vent piping is cast iron that appears to be in good condition.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unsuable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required									\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft.		Required		Required		Required		Required		Required	\$114,485.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required		1 Required		1 Required				1 Required	\$20,400.00	(remove / replace)
Toilet:	\$3,800.00	unit		5 Required		2 Required		4 Required		10 Required		3 Required	\$91,200.00	(new)
Urinal:	\$3,800.00	unit		5 Required						4 Required			\$34,200.00	(new)
Sink:	\$2,500.00	unit		4 Required		1 Required		2 Required		6 Required		6 Required	\$47,500.00	(new)
Electric water cooler:	\$3,000.00	unit		0 Required		1 Required				1 Required			\$6,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		14 Required		3 Required		7 Required		21 Required		10 Required	\$27,500.00	(average cost to remove/replace)
<b>Sum:</b>			\$346,285.00	\$85,956.50	\$0.00	\$51,504.50	\$0.00	\$44,140.50	\$0.00	\$101,590.50	\$0.00	\$63,093.00		



Toilet room fixtures



Toilet room fixtures

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F. Windows

**Description:** The overall facility is equipped with non-thermally broken aluminum windows with single glazed type window system, which were installed at an unknown date, and are in fair to poor condition. Window system seals are in moderate condition, with minimal water infiltration and considerable air infiltration being experienced. Window system hardware is in moderate condition. The window system features surface mounted shades which are in moderate condition. The window system is not equipped with insect screens on operable windows. A hollow metal framed storefront window system is installed in the 1929 addition with single glazed, non-tempered glazing that is in poor condition. This facility does not feature any glass block windows. The 1922 original construction, and the 1927 and 1929 additions also contain wood framed single glazed windows that are in poor condition. The exterior doors in the overall facility are equipped with non-thermally broken hollow metal framed transom panels of non-tempered, single glazed glass, and fiberglass panels that are in fair condition. The school does contain 2 acrylic bubble type skylights 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. Replace storefront window system in the 1929 Addition with an aluminum storefront system to meet with Ohio School Design Manual requirements. Replace window transoms in exterior doors of the overall facility with approved safety glass to meet with Ohio School Design Manual requirements. Do not replace acrylic skylights at this time.

Item	Cost	Unit	Whole Building	1922 Original (1922)	1922 Original Unusable (1922)	1927 Addition (1927)	1927 Addition Unusable (1927)	1929 Addition (1929)	1929 Addition Unusable (1929)	1946 Addition (1946)	1946 Addition Unusable (1946)	1966 Addition (1966)	Sum	Comments
				5,959 ft <sup>2</sup>	5,959 ft <sup>2</sup>	9,087 ft <sup>2</sup>	6,291 ft <sup>2</sup>	4,383 ft <sup>2</sup>	4,383 ft <sup>2</sup>	5,683 ft <sup>2</sup>	5,683 ft <sup>2</sup>	7,598 ft <sup>2</sup>		
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		693 Required		469 Required		554 Required		749 Required		306 Required	\$158,224.10	(includes blinds)
Curtain Wall/Storefront System:	\$64.18	sq.ft. (Qty)						73 Required					\$4,685.14	(remove and replace)
<b>Sum:</b>			\$162,909.24	\$39,570.30	\$0.00	\$26,779.90	\$0.00	\$36,318.54	\$0.00	\$42,767.90	\$0.00	\$17,472.60		



Typical replacement single glazed aluminum windows.



Typical wood 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 locations of significant differential settlement, cracking, or leaking, and are in fair condition. The 1927 Addition has concrete basement walls and foundations. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration. The 1922, 1927, 1929, and 1946 Additions are on crawl space with limited slab on grade. It is not evident from the documents received if damp proofing has been applied. It is assumed, based on the age of construction for each addition that perimeter insulation is not present.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1922 Original (1922)	1922 Original Unusable (1922)	1927 Addition (1927)	1927 Addition Unusable (1927)	1929 Addition (1929)	1929 Addition Unusable (1929)	1946 Addition (1946)	1946 Addition Unusable (1946)	1966 Addition (1966)	Sum	Comments
				5,959 ft <sup>2</sup>	5,959 ft <sup>2</sup>	9,087 ft <sup>2</sup>	6,291 ft <sup>2</sup>	4,383 ft <sup>2</sup>	4,383 ft <sup>2</sup>	5,683 ft <sup>2</sup>	5,683 ft <sup>2</sup>	7,598 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Foundation wall



Crawl space wall

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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 in the 1927 Addition on the West wall of the gymnasium and in the 1927 Chimney, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in poor condition. 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 not enough exterior masonry cracking or separation to warrant the addition of expansion joints. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration at most lintels, in most walls of the 1927 Addition, and in incidental locations of the 1922 Original Building, 1929 Addition, 1946 Addition and the 1966 Addition. Architectural exterior accent materials consist of precast concrete medallions, which are in fair condition. Interior walls are concrete masonry units and wood framed partitions with plaster and are in fair condition. Interior masonry appears to have inadequately spaced and caulked control joints in fair condition. Soffits are in fair condition. The window sills are brick or precast concrete, and are in fair condition. The exterior lintels are steel, and most lintels throughout the facility are rusting, while some lintels on the 1922 Original Building, 1946 Addition and 1929 Addition are rusting and sagging and in poor condition. The chimney on the 1927 Addition is in poor condition, with extensive cracking and brick deterioration. The chimney on the 1966 Addition is in fair condition. Canopies over entrances are metal panel type construction, and are in fair condition. The west wall of the gymnasium in the 1927 Addition is visually out of plumb with cracking and significant deterioration of mortar.

**Rating:** 2 Needs Repair

**Recommendations:** Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Recauk existing control joints between additions. Replace masonry lintels as required in the 1922 Addition, 1927 Addition, 1929 Addition, and 1946 Addition. Replace all precast concrete wall copings. Structural analysis of the west wall of the gymnasium in the 1927 Addition is required. Replace veneer in poor condition and sills in poor condition.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Tuckpointing:	\$5.00	sq.ft. (Qty)		229 Required		1,835 Required		274 Required		32 Required		190 Required	\$12,800.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		2,629 Required		5,467 Required		1,932 Required		3,157 Required		4,279 Required	\$26,196.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		2,629 Required		5,467 Required		1,932 Required		3,157 Required		4,279 Required	\$17,464.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.				16 Required		16 Required				41 Required	\$401.50	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)				770 Required							\$26,950.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	ln.ft.		60 Required		3 Required		68 Required		60 Required			\$47,750.00	(total removal and replacement including pinning and shoring)
Sill Replacement:	\$45.00	ln.ft.				23 Required							\$1,035.00	(remove and replace)
Coping Replacement Stone and Masonry:	\$100.00	ln.ft.		227 Required		576 Required		288 Required		386 Required		96 Required	\$157,300.00	(remove and replace)
Other: Prep and Paint Steel Lintels	\$5.00	ln.ft.		20 Required		41 Required				35 Required		41 Required	\$685.00	sand, prime and paint lintels
Other: Structural Evaluation	\$2,500.00	allowance				Required							\$2,500.00	Provide allowance for structural engineer to evaluate wall integrity
<b>Sum:</b>			\$293,081.50	\$45,517.50	\$0.00	\$111,970.50	\$0.00	\$52,088.00	\$0.00	\$61,827.50	\$0.00	\$21,678.00		



Chimney showing extensive deterioration



Deteriorated brick near courtyard

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I. Structure: Floors and Roofs

**Description:** The floor construction of the base floor of the 1922 Original Construction, 1927, 1929, and 1946 Additions are a combination of wood joists and precast concrete over a crawl space. The Gymnasium floor of the 1927 Addition and the 1966 Addition are slab on grade. The floor construction of the mezzanine floor in the 1966 Addition is metal form deck construction, and is in fair condition. The floor of the mezzanine air handler space in the 1927 Addition is plaster lath with steel bars and loose wood planks. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations in the 1922 Original Construction, 1927, 1929, and 1946 Additions. The ceiling to deck space is insufficient in the 1966 Addition and the ceiling to floor height is 8 feet, which does not allow for lowering the ceiling plane. The roof construction of the 1922 Original Construction, 1927, and 1929 Additions are wood rafter and plywood deck. The 1946 and 1966 Additions are metal deck and bar joists. All roof structures are in good condition.

**Rating:** 1 Satisfactory

**Recommendations:** Refer to Item U for pricing of fire suppression system for wood structures.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft <sup>2</sup>	1922 Original Unusable (1922) 5,959 ft <sup>2</sup>	1927 Addition (1927) 9,087 ft <sup>2</sup>	1927 Addition Unusable (1927) 6,291 ft <sup>2</sup>	1929 Addition (1929) 4,383 ft <sup>2</sup>	1929 Addition Unusable (1929) 4,383 ft <sup>2</sup>	1946 Addition (1946) 5,683 ft <sup>2</sup>	1946 Addition Unusable (1946) 5,683 ft <sup>2</sup>	1966 Addition (1966) 7,598 ft <sup>2</sup>	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



1946 Roof structure



1927 Roof structure

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J. General Finishes

**Description:** The overall facility features conventionally partitioned Classrooms with carpet and vinyl tile flooring in fair to poor condition, acoustical tile ceilings in fair to poor condition, as well as painted block, drywall, and plaster wall finishes in fair to poor condition. Walls in the 1922 Original Construction and 1929 Addition have vinyl wall coverings in poor condition. The overall facility has Corridors with vinyl tile flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair condition. The overall facility has Restrooms with terra cotta ceramic tile flooring, acoustical tile or plaster ceilings, as well as painted brick wall finishes, and they are in fair condition. Toilet partitions are metal, wood, and marble, and are in poor condition. Classroom casework in the 1922 Original Construction, 1927, 1929, and 1946 Additions are metal construction, incorporated with the unit heater, and in poor condition. The 1966 Addition classroom casework is wood with laminate top and in poor condition. The typical Classroom contains 20 lineal feet of casework, and Classroom casework provided ranges from none to 20 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in good condition. Student storage in the 1922 Original Construction, 1927, 1929, and 1966 Additions are hooks and rack located in the corridors, adequately provided, and in poor condition. The 1946 Addition has lockers in the classrooms in addition to hooks and rack located in the corridor. Students do not use the lockers. The Art program is not equipped with a kiln. The facility is equipped with wood and metal louvered and non-louvered interior doors that are flush mounted and recessed without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium space has vinyl tile flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in poor condition. The Gymnasium does not have telescoping or fixed stands. Gymnasium basketball backboards are fixed type, and are in poor condition. The Media Center, located in the 1922 Original Construction and 1927 Addition, has carpet flooring, acoustical tile ceilings, as well as plaster wall finishes, and they are in fair condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is a satellite from North High School facility, is undersized based on current enrollment, and the existing Kitchen equipment, installed before 2000, is in fair condition. The Kitchen does not have a hood or walk in cooler/freezer.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of finishes and casework due to installation of systems outlined in Items. A, C, D, E, 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. Replace toilet partitions and accessories. Replace backboards. Rework walls addressed in item O.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$14.60	sq.ft.		Required		Required		Required		Required		Required	\$477,566.00	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		6 Required		2 Required				6 Required			\$14,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required		Required		Required		Required		Required	\$6,542.00	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)				2,703 Required							\$34,733.55	(tear-out and replace per area)
Basketball Backboard Replacement	\$3,200.00	each				2 Required							\$6,400.00	(non-electric)
Art Program Kiln:	\$2,500.00	each		1 Required									\$2,500.00	
Other: Rework Non-ADA Toilet Room Walls	\$10.00	sq.ft. (Qty)		48 Required						48 Required		240 Required	\$3,360.00	Rework walls to provide ADA clearance in toilet rooms
<b>Sum:</b>			\$545,101.55	\$97,173.20	\$0.00	\$177,621.15	\$0.00	\$64,868.40	\$0.00	\$90,588.40	\$0.00	\$114,850.40		



Vinyl wall covering



Classroom casework and heating unit

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K. Interior Lighting

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

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$275,130.00	Includes demo of existing fixtures
<b>Sum:</b>			\$275,130.00	\$29,795.00	\$29,795.00	\$45,435.00	\$31,455.00	\$21,915.00	\$21,915.00	\$28,415.00	\$28,415.00	\$37,990.00		



Classroom Lighting Fixtures



Surface Mounted Hallway Lights

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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 wall-pack lights; all in poor condition. Parking and bus pick-up / drop off areas are illuminated with pole mounted par 38 floodlight fixtures in fair condition. The exterior site lighting system provides inadequate coverage per the OSDM guidelines.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft <sup>2</sup>	1922 Original Unsuable (1922) 5,959 ft <sup>2</sup>	1927 Addition (1927) 9,087 ft <sup>2</sup>	1927 Addition Unusable (1927) 6,291 ft <sup>2</sup>	1929 Addition (1929) 4,383 ft <sup>2</sup>	1929 Addition Unusable (1929) 4,383 ft <sup>2</sup>	1946 Addition (1946) 5,683 ft <sup>2</sup>	1946 Addition Unusable (1946) 5,683 ft <sup>2</sup>	1966 Addition (1966) 7,598 ft <sup>2</sup>	Sum	Comments
Security System:	\$1.75	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$96,295.50	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required		Required		Required		Required		Required	\$32,710.00	building
Sum:			\$129,005.50	\$16,387.25	\$10,428.25	\$24,989.25	\$11,009.25	\$12,053.25	\$7,670.25	\$15,628.25	\$9,945.25	\$20,894.50		



Front Door Wall Mounted Intercom



Front Door CCTV

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### M. Emergency/Egress Lighting

**Description:** The overall facility is equipped with an emergency egress lighting system consisting of exit lighting fed from the emergency panel and emergency lighting. There are some stand alone emergency floodlight units in several areas of the entire facility. The exterior egress doors have par 38 incandescent type wall-pack 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	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$55,026.00	(complete, area of building)
<b>Sum:</b>			\$55,026.00	\$5,959.00	\$5,959.00	\$9,087.00	\$6,291.00	\$4,383.00	\$4,383.00	\$5,683.00	\$5,683.00	\$7,598.00		



Hallway Egress Lighting



Typical Exit Sign

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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	1922 Original (1922) 5,959 ft²	1922 Original Unsuable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$82,539.00	(complete new system, including removal of existing)
Sum:			\$82,539.00	\$8,938.50	\$8,938.50	\$13,630.50	\$9,436.50	\$6,574.50	\$6,574.50	\$8,524.50	\$8,524.50	\$11,397.00		



Main Fire Alarm Panel



Typical Manual Pull Station

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O. Handicapped Access

**Description:** At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting most areas of the site. The exterior entrances are mostly accessible, however the main entry is not accessible due to exterior steps. 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. Exterior exit stairs from classrooms in the 1929 Addition are not ADA compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. Student coat racks project into the accessible route in some areas of the building. Ground and floor surfaces are compliant. Floor level changes in this single story structure are facilitated by steps. Access to the Stage is not facilitated by a chair lift. The interior courtyard is not accessible due to a concrete stoop. Interior doors in the 1929 Original Construction, and in the 1927, 1929 and 1946 Additions are not recessed and are provided adequate clearances. Interior doors in the 1966 Addition are recessed and are not provided adequate clearances. Interior doors throughout the facility are not provided with ADA compliant hardware. At group toilet rooms, toilet partitions are metal and most do not provide adequate clearances; compliant accessories are not adequately provided and mounted. Private toilets do not provide appropriate clearances and are not provided with compliant accessories. Mirrors do not meet ADA requirements for mounting height. Most electric water coolers are compliant. ADA signage is inadequate on both the interior and the exterior of the building.

**Rating:** 2 Needs Repair

**Recommendations:** Provide ADA-compliant signage throughout the facility. Provide an exterior ramp and a power assist door opener at the main entry in the 1929 Addition. Provide chair lifts at the entry to the 1946 Addition and at the Stage in the 1927 Addition. Provide exterior ramps at the classroom exits in the 1929 Addition. Provide a ramp at the interior courtyard. Throughout the facility, provide compliant toilet partitions and accessories at group toilets where required, provide compliant accessories at private toilets, and remount restroom mirrors to compliant height. At private toilets, rework walls to provide adequate clearances where required. Costs for reworked walls are covered in Item J. Replacement of plumbing fixtures is covered in Item E. Parking issues are corrected in Item P. Throughout the facility, rework recessed and narrow door openings to provide adequate clearances where required. Replace doors noted in poor condition in item J.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Signage:	\$0.10	sq.ft.		Required		Required		Required		Required		Required	\$3,271.00	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)						144 Required				33 Required	\$7,080.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit				1 Required				1 Required			\$30,000.00	(complete)
Toilet Partitions:	\$1,000.00	stall		1 Required						2 Required			\$3,000.00	(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		6 Required		20 Required		10 Required		8 Required			\$48,400.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf				2 Required		1 Required		3 Required		5 Required	\$55,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		5 Required				1 Required		2 Required		7 Required	\$75,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		1 Required		2 Required		2 Required		3 Required			\$2,280.00	
<b>Sum:</b>			\$231,531.00	\$33,480.90	\$0.00	\$48,478.70	\$0.00	\$35,268.30	\$0.00	\$52,223.30	\$0.00	\$62,079.80		



Steps at main entry



Exit steps at classroom

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P. Site Condition

**Description:** The 3.67 acre relatively flat site is located in a suburban residential setting with generous tree, shrub and floral landscaping. Evidence of ponding was observed, particularly in areas under large trees. No evidence of erosion was observed. The site is bordered by lightly and moderately traveled city streets. Two entries to the parking lot facilitate one-way vehicular circulation. Bus loading and unloading occurs in the parking lot in front of the school and is not separated from other vehicular traffic. A dedicated bus loop is not provided. An additional drop-off area adjacent to the school separates car drop-off traffic from bus traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in poor condition, containing 55 parking places, which provides adequate parking for staff members and visitors. Adequate parking for the disabled is not provided. The site and parking lot drainage design consists of sheet drainage and storm sewers. Evidence of parking lot ponding was observed. Concrete curbs in good to fair condition are appropriately placed. No service drive is present. A concrete pad area for dumpsters is not provided. The school is not equipped with a loading dock. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good to fair condition. Play areas are adequately separated from vehicular traffic by chain link fencing in fair condition. The playground equipment is in good condition and is placed to provide compliant fall zones on a compliant soft surface of sufficient depth. Basketball half-courts on asphalt surface in poor condition are provided. A well landscaped interior courtyard with a pond, seating, and a raised vegetable garden provides an opportunity for outdoor instruction. To the north, south and west, the site abuts single family homes, lightly traveled streets and a large wooded area. Sidewalks connect the site to the surrounding neighborhoods. A moderately traveled arterial road separated the site from residential areas to the east, although crosswalks facilitate safe pedestrian access. The site is mostly flat and is bordered by rows of tall trees. The site is relatively small and could not accommodate a substantial building addition.

**Rating:** 2 Needs Repair

**Recommendations:** Provide dedicated bus loop. Provide new wearing course on parking lots and paved play areas. Provide concrete dumpster pad. Replace concrete sidewalks where required. Designate one additional accessible parking space. Costs for ADA signage are covered in item O. Correct ponding condition in parking lots.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft <sup>2</sup>	1922 Original Unusable (1922) 5,959 ft <sup>2</sup>	1927 Addition (1927) 9,087 ft <sup>2</sup>	1927 Addition Unusable (1927) 6,291 ft <sup>2</sup>	1929 Addition (1929) 4,383 ft <sup>2</sup>	1929 Addition Unusable (1929) 4,383 ft <sup>2</sup>	1946 Addition (1946) 5,683 ft <sup>2</sup>	1946 Addition Unusable (1946) 5,683 ft <sup>2</sup>	1966 Addition (1966) 7,598 ft <sup>2</sup>	Sum	Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		2,818 Required									\$52,555.70	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$110.00	per student		300 Required									\$33,000.00	<b>(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)</b>
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		1,440 Required									\$6,753.60	(5 inch exterior slab)
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required									\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required									\$50,000.00	Include this and one of the next two. (Applies for whole building, so only <b>one</b> addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$82,539.00	Include this one <b>or</b> the next. (Each addition should have this item)
<b>Other: Parking Drainage</b>	\$3.50	sq.ft. (Qty)		800 Required									\$2,800.00	Correct ponding condition in parking lots.
<b>Sum:</b>			\$230,048.30	\$156,447.80	\$8,938.50	\$13,630.50	\$9,436.50	\$6,574.50	\$6,574.50	\$8,524.50	\$8,524.50	\$11,397.00		





Parking lot



Play areas

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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 building sanitary drainage system is 88 years old with updates with each new addition. Recommend replacing with new sanitary and vent piping.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft <sup>2</sup>	1922 Original Unsuable (1922) 5,959 ft <sup>2</sup>	1927 Addition (1927) 9,087 ft <sup>2</sup>	1927 Addition Unusable (1927) 6,291 ft <sup>2</sup>	1929 Addition (1929) 4,383 ft <sup>2</sup>	1929 Addition Unsuable (1929) 4,383 ft <sup>2</sup>	1946 Addition (1946) 5,683 ft <sup>2</sup>	1946 Addition Unsuable (1946) 5,683 ft <sup>2</sup>	1966 Addition (1966) 7,598 ft <sup>2</sup>	Sum	Comments
Sewage Main:	\$45.00	In.ft.		500 Required		500 Required		500 Required		500 Required		500 Required	\$112,500.00	(include excavation and backfilling)
Sum:			\$112,500.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$22,500.00		



Sanitary drainage Piping



Sanitary drainage Piping

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Facility Assessment

R. Water Supply

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

Rating: 3 Needs Replacement

Recommendations: The existing domestic water piping original building is 88 years old with up dates in each new addition. Recommend replacing with new domestic water piping from the city site main.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft <sup>2</sup>	1922 Original Unsuable (1922) 5,959 ft <sup>2</sup>	1927 Addition (1927) 9,087 ft <sup>2</sup>	1927 Addition Unusable (1927) 6,291 ft <sup>2</sup>	1929 Addition (1929) 4,383 ft <sup>2</sup>	1929 Addition Unusable (1929) 4,383 ft <sup>2</sup>	1946 Addition (1946) 5,683 ft <sup>2</sup>	1946 Addition Unusable (1946) 5,683 ft <sup>2</sup>	1966 Addition (1966) 7,598 ft <sup>2</sup>	Sum	Comments
Domestic Water Main	\$40.00	in.ft.		500 Required		500 Required		500 Required		500 Required		500 Required	\$100,000.00	(new)
Sum:			\$100,000.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00		



Domestic water heater



Domestic 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 are non-glazed with fiberglass transom panels. Entrance doors in the overall facility hollow metal type construction, installed on hollow metal frames, and are in poor condition. Entrance doors feature single glazed non-insulated, tempered and non-tempered vision panels. The 1922 Original Construction also contains wood doors on wood frames that are in poor condition. The 1927 Addition also contains hollow metal doors on hollow metal frames with single glazed wired glass vision panels that are in fair condition. The 1929 Addition also contains a hollow metal storefront system with single glazed non insulated, non-tempered glass that is in poor condition. There are no overhead doors in the facility.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		4 Required		5 Required		6 Required		2 Required		2 Required	\$38,000.00	(includes removal of existing)
<b>Sum:</b>			\$38,000.00	\$8,000.00	\$0.00	\$10,000.00	\$0.00	\$12,000.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00		



Typical hollow metal entry doors.



Typical classroom egress door.

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T. Hazardous Material

**Description:** The School District provided the AHERA three year reinspection reports, prepared by CTG Environmental LLC, and dated 2006, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, pipe insulation and other containing hazardous materials are located in the overall facility in fair condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition with light damage. There are no underground fuel oil storage tanks on the site. Due to the construction date, there is a potential for lead based paint. 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	1922 Original (1922) 5,959 ft²	1922 Original Unsuable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>		
Pipe Insulation Removal	\$10.00	ln.ft.		0 Required	200 Required	100 Required	200 Required	0 Required	200 Required	0 Required	0 Required	0 Required	\$7,000.00	
Pipe Fitting Insulation Removal	\$20.00	each		0 Required	0 Required	2 Required	0 Required	0 Required	0 Required	0 Required	0 Required	20 Required	\$440.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		800 Required	0 Required	2,703 Required	0 Required	0 Required	0 Required	62 Required	0 Required	0 Required	\$10,695.00	See J
<b>Sum:</b>			\$18,135.00	\$2,400.00	\$2,000.00	\$9,149.00	\$2,000.00	\$0.00	\$2,000.00	\$186.00	\$0.00	\$400.00		



Vinyl tile



Pipe insulation

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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 one interior stair, which is not protected by a two hour fire enclosure. The stair leads to an unusable basement storage room. The facility does not have any exterior stairways from intermediate floors. Guardrails do meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen does not include equipment that requires fire suppression. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. 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.

Item	Cost	Unit	Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unusable (1922) 5,959 ft²	1927 Addition (1927) 9,087 ft²	1927 Addition Unusable (1927) 6,291 ft²	1929 Addition (1929) 4,383 ft²	1929 Addition Unusable (1929) 4,383 ft²	1946 Addition (1946) 5,683 ft²	1946 Addition Unusable (1946) 5,683 ft²	1966 Addition (1966) 7,598 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		5,959 Required	5,959 Required	9,087 Required	6,291 Required	4,383 Required	4,383 Required	5,683 Required	5,683 Required	7,598 Required	\$178,834.50	(includes increase of service piping, if required)
Handrails:	\$5,000.00	level				2 Required					3 Required		\$25,000.00	
<b>Sum:</b>			\$203,834.50	\$19,366.75	\$19,366.75	\$39,532.75	\$20,445.75	\$14,244.75	\$14,244.75	\$18,469.75	\$33,469.75	\$24,693.50		



Hand and guardrail



Fire extinguisher cabinet

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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 4 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	1922 Original (1922)	1922 Original Unsuable (1922)	1927 Addition (1927)	1927 Addition Unusable (1927)	1929 Addition (1929)	1929 Addition Unsuable (1929)	1946 Addition (1946)	1946 Addition Unsuable (1946)	1966 Addition (1966)	Sum	Comments
CEFPI Rating 4 to 5	\$4.00	sq.ft.		5,959 ft²	5,959 ft²	9,087 ft²	6,291 ft²	4,383 ft²	4,383 ft²	5,683 ft²	5,683 ft²	7,598 ft²	\$130,840.00	
Sum:			\$130,840.00	\$23,836.00	\$0.00	\$36,348.00	\$0.00	\$17,532.00	\$0.00	\$22,732.00	\$0.00	\$30,392.00		



Classroom furniture



Music program furniture

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W. Technology

**Description:** The typical Classroom is equipped with one data port for teacher use / one voice port with a digitally based phone system / one cable port and monitor of the required components, (but not necessarily specified) to 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	1922 Original (1922) 5,959 ft <sup>2</sup>	1922 Original Unsuable (1922) 5,959 ft <sup>2</sup>	1927 Addition (1927) 9,087 ft <sup>2</sup>	1927 Addition Unusable (1927) 6,291 ft <sup>2</sup>	1929 Addition (1929) 4,383 ft <sup>2</sup>	1929 Addition Unsuable (1929) 4,383 ft <sup>2</sup>	1946 Addition (1946) 5,683 ft <sup>2</sup>	1946 Addition Unsuable (1946) 5,683 ft <sup>2</sup>	1966 Addition (1966) 7,598 ft <sup>2</sup>	Sum	Comments
ES portion of building with total SF < 50,000	\$10.68	sq.ft. (Qty)						0 Required				7,598 Required	\$81,146.64	
ES portion of building with total SF 50,000 to 69,360	\$8.96	sq.ft. (Qty)		5,959 Required		9,087 Required		4,383 Required		5,683 Required		7,598 Required	\$293,081.60	
<b>Sum:</b>			\$374,228.24	\$53,392.64	\$0.00	\$81,419.52	\$0.00	\$39,271.68	\$0.00	\$50,919.68	\$0.00	\$149,224.72		



Main Data Frame (MDF)



In Class Network Router

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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$6,448,505.97
7.00%	Construction Contingency	\$451,395.42
<b>Subtotal</b>		\$6,899,901.39
16.29%	Non-Construction Costs	\$1,123,993.94
<b>Total Project</b>		<b>\$8,023,895.32</b>

Construction Contingency	\$451,395.42
Non-Construction Costs	\$1,123,993.94
<b>Total for X.</b>	<b>\$1,575,389.35</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$2,069.97
Soil Borings / Phase I Envir. Report	0.10%	\$6,899.90
Agency Approval Fees (Bldg. Code)	0.15%	\$10,349.85
Construction Testing	0.25%	\$17,249.75
Printing - Bid Documents	0.27%	\$18,629.73
Advertising for Bids	0.03%	\$2,069.97
Builder's Risk Insurance	0.11%	\$7,589.89
Design Professional's Compensation	7.50%	\$517,492.60
CM Compensation	6.00%	\$413,994.08
Commissioning	0.42%	\$28,979.59
Maintenance Plan Advisor	0.11%	\$7,589.89
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$91,078.70
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$1,123,993.94</b>

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**School Facility Appraisal**

**Name of Appraiser** Karen L Walker **Date of Appraisal** 2010-03-16  
**Building Name** McKinley Elementary School  
**Street Address** 1200 Lost Nation Road  
**City/Town, State, Zip Code** Willoughby, OH 44094  
**Telephone Number(s)** 440/942-1525  
**School District** Willoughby-Eastlake City SD

**Setting:** Suburban

Site-Acreage	3.67	Building Square Footage	55,026
Grades Housed	K-5	Student Capacity	525
Number of Teaching Stations	21	Number of Floors	2
Student Enrollment	259		
Dates of Construction	1922,1922,1927,1927,1929,1929,1946,1946,1966		

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

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

**Exterior Surfacing**  
 Brick  
 Stucco  
 Metal  
 Wood  
 Stone

**Floor Construction**  
 Wood Joists  
 Steel Joists  
 Slab on grade  
 Structural slab

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# 1.0 The School Site

## School Facility Appraisal

		Points Allocated	Points
1.1	<p><b>Site is large enough</b> to meet educational needs as defined by state and local requirements</p> <p><i>The 3.67 acre site does not meet the design manual requirements of 12.59 acres based on population served.</i></p>	25	10
1.2	<p><b>Site is easily accessible</b> and conveniently located for the present and future population</p> <p><i>The site is easily accessible and conveniently located for the present and future population.</i></p>	20	18
1.3	<p><b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is removed from undesirable business, industry and natural hazards. A moderately traveled local connector road runs along one edge of the site. A heavily traversed road spans the front yard of the structure.</i></p>	10	5
1.4	<p>Site is <b>well landscaped and developed</b> to meet educational needs</p> <p><i>The site is landscaped with trees, shrubs and planting beds. The play areas and front yard feature large shade trees. An interior courtyard provides opportunities for outdoor learning.</i></p>	10	8
1.5	<p>ES Well equipped <b>playgrounds are separated</b> from streets and parking areas</p> <p>MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking</p> <p>HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking</p> <p><i>Playgrounds are separated from streets and parking areas by the building and by chain link fencing.</i></p>	10	9
1.6	<p><b>Topography</b> is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is mostly flat and lacks steep inclines.</i></p>	5	3
1.7	<p>Site has stable, well drained <b>soil free of erosion</b></p> <p><i>No evidence of erosion was observed. Evidence of ponding was observed, particularly under large trees.</i></p>	5	3
1.8	<p>Site is suitable for <b>special instructional needs</b>, e.g., outdoor learning</p> <p><i>An interior courtyard provides opportunities for some outdoor learning.</i></p>	5	4
1.9	<p><b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Properly sloped sidewalks and adequate sidewalks are provided. Accessible curb ramps are provided but are insufficient in number.</i></p>	5	3
1.10	<p>ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided</p> <p>HS Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community</p> <p><i>Sufficient on-site, solid surface parking for faculty and staff is provided. The parking count exceeds OSDM standards.</i></p>	5	5
<b>TOTAL - The School Site</b>		<b>100</b>	<b>68</b>

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## 2.0 Structural and Mechanical Features

### School Facility Appraisal

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Structural	Points Allocated	Points
2.1        Structure meets all <b>barrier-free</b> requirements both externally and internally <i>The structure does not meet barrier-free requirements due to exterior steps, inadequate door clearances, and non-compliant toilet rooms.</i>	15	5
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight <i>Roofing is in poor condition. Minimal evidence of roof leakage was observed.</i>	15	5
2.3 <b>Foundations</b> are strong and stable with no observable cracks <i>Foundations are strong and stable with no observable cracks.</i>	10	10
2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls lack sufficient expansion joints and some walls are deteriorating.</i>	10	4
2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow <i>Entrances and exits are located so as to permit efficient student traffic flow. Classrooms have exterior doors.</i>	10	10
2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria) <i>Building envelope does not meet ASHRAE standards.</i>	10	2
2.7        Structure is <b>free of friable asbestos</b> and <b>toxic materials</b> <i>Structure contains asbestos and toxic materials.</i>	10	2
2.8        Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes <i>Interior walls do not permit flexibility, due to undersized classrooms.</i>	10	3

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Mechanical/Electrical	Points Allocated	Points
2.9 <b>Adequate light sources</b> 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 <b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply is adequate with sufficient pressure to meet health and safety requirements. The supply is not adequate to accommodate the addition of an automatic fire suppression system.</i>	15	10
2.11       Each teaching/learning area has adequate convenient <b>wall outlets</b> , 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	<b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible <i>Electrical controls are safely protected with disconnect switches and are easily accessible.</i>	10	9
2.13	<b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are adequate in number and placement and are properly maintained and ADA compliant.</i>	10	9
2.14	Number and size of <b>restrooms meet requirements</b> <i>Number and size of restrooms meets requirements.</i>	10	9
2.15	<b>Drainage systems</b> are properly maintained and meet requirements <i>Drainage systems are properly maintained and meet requirements.</i>	10	9
2.16	<b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements <i>Smoke detectors meet requirements. Fire alarms are present but lack strobe lights. The building is not sprinklered.</i>	10	4
2.17	<b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> 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	6
2.18	<b>Exterior water supply</b> is sufficient and available for normal usage <i>Exterior water supply is sufficient and available for normal usage.</i>	5	5
<b>TOTAL - Structural and Mechanical Features</b>		<b>200</b>	<b>114</b>

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### 3.0 Plant Maintainability

School Facility Appraisal

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		Points Allocated	Points
3.1	<b>Windows, doors, and walls</b> are of material and finish requiring minimum maintenance <i>Windows, doors, and walls are of material and finish requiring minimum maintenance. Some deterioration requires attention.</i>	15	8
3.2	<b>Floor surfaces</b> throughout the building require minimum care <i>Tile floor surfaces throughout the building require minimum care.</i>	15	10
3.3	<b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain <i>Walls throughout the building, including service areas, are easily cleaned and resistant to stains. Ceiling tiles are stained.</i>	10	5
3.4	<b>Built-in equipment</b> is designed and constructed for ease of maintenance <i>Built-in equipment is in poor condition.</i>	10	5
3.5	<b>Finishes and hardware</b> , with compatible keying system, are of durable quality <i>Finishes and hardware, with district wide compatible keying system, are of durable quality, with some in poor condition.</i>	10	8
3.6	<b>Restroom fixtures</b> are wall mounted and of quality finish <i>Restroom fixtures are wall and floor mounted and of quality finish. They are outdated and inefficient.</i>	10	4
3.7	Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building <i>Adequate custodial storage space with water and drain is accessible throughout the building.</i>	10	8
3.8	Adequate <b>electrical outlets and power</b> , 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, and not meeting requirements of the OSDM.</i>	10	6
3.9	<b>Outdoor light fixtures, electrical outlets</b> , 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	4
<b>TOTAL - Plant Maintainability</b>		<b>100</b>	<b>58</b>

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## 4.0 Building Safety and Security

### School Facility Appraisal

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Site Safety	Points Allocated	Points
4.1 <b>Student loading areas</b> 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	2
4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians <i>Walkways are available for pedestrian safety on site and along the major street to the east. Adjacent smaller residential streets lack sidewalks.</i>	10	7
4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area <i>Access streets have sufficient signals to permit safe entrance to and exit from the school area.</i>	5	5
4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow <i>Vehicular entrances and exits permit safe, one-way traffic flow.</i>	5	4
4.5    ES <b>Playground equipment</b> is free from hazard MS    Location and types of <b>intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard <i>Playground equipment is free from hazard.</i>	5	5

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Building Safety	Points Allocated	Points
4.6 <b>The heating unit(s)</b> 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 <b>two stairways</b> for student egress <i>One stairway is provided for the basement access.</i>	15	5
4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware <i>Exit doors open outward and are equipped with panic hardware.</i>	10	10
4.9 <b>Emergency lighting</b> 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	5
4.10 <b>Classroom doors</b> are recessed and open outward <i>Most classroom doors are not recessed. All classroom doors open outward.</i>	10	5
4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program <i>Building security systems are provided to assure uninterrupted operation of the educational program, and does not meet the requirements of the OSDM.</i>	10	6

4.12	<b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition <i>Flooring is maintained in a non-slip condition.</i>	5	5
4.13	<b>Stair risers</b> (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	<b>Glass</b> 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	<b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall <i>Student coat racks project into the corridors in some areas.</i>	5	1
4.16	<b>Traffic areas</b> terminate at an exit or a stairway leading to an egress <i>All traffic areas terminate at an exit. Classrooms have exterior egress doors.</i>	5	5

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<b>Emergency Safety</b>	Points Allocated	Points	
4.17	Adequate <b>fire safety equipment</b> is properly located <i>Adequate fire safety equipment is properly located.</i>	15	15
4.18	There are at least <b>two independent exits</b> from any point in the building <i>There are at least two independent exits from any point in the building.</i>	15	15
4.19	<b>Fire-resistant materials</b> are used throughout the structure <i>Fire resistant materials are used throughout the structure.</i>	15	15
4.20	Automatic and manual <b>emergency alarm system</b> 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	6
<b>TOTAL - Building Safety and Security</b>		<b>200</b>	<b>142</b>

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## 5.0 Educational Adequacy

### School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<p><b>Size of academic learning areas</b> meets desirable standards</p> <p><i>Classrooms do not meet OSDM standards for size.</i></p>	25	5
5.2	<p><b>Classroom space</b> permits arrangements for small group activity</p> <p><i>Classroom space does not permit arrangements for small group activity.</i></p>	15	3
5.3	<p><b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise</p> <p><i>Location of academic learning areas is near related educational activities. Classrooms adjacent to the gymnasium may be disrupted by noise.</i></p>	10	6
5.4	<p><b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students</p> <p><i>Personal space in the classrooms away from group instruction is not possible due to undersized classrooms.</i></p>	10	2
5.5	<p><b>Storage for student materials</b> is adequate</p> <p><i>Storage for student materials is inadequate.</i></p>	10	3
5.6	<p><b>Storage for teacher materials</b> is adequate</p> <p><i>Storage for teacher materials is adequate.</i></p>	10	8

Special Learning Space		Points Allocated	Points
5.7	<p><b>Size of special learning area(s)</b> meets standards</p> <p><i>Special learning classrooms are undersized.</i></p>	15	3
5.8	<p><b>Design of specialized learning area(s)</b> is compatible with instructional need</p> <p><i>Specialized learning areas are not designed specifically for specialized instructional needs.</i></p>	10	3
5.9	<p><b>Library/Resource/Media Center</b> provides appropriate and attractive space</p> <p><i>Library provides an appropriate and attractive space.</i></p>	10	8
5.10	<p><b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction</p> <p><i>Gymnasium is undersized per the design manual.</i></p>	5	2
5.11	<p>ES <b>Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction</p> <p>MS/HS <b>Science</b> program is provided sufficient space and equipment</p> <p><i>Pre-kindergarten and kindergarten spaces are undersized and lack adequate storage. Kindergarten rooms feature private toilets.</i></p>	10	5

5.12	<b>Music Program</b> is provided adequate sound treated space <i>The music room is adequately sized and is not sound treated.</i>	5	2
5.13	<b>Space for art</b> is appropriate for special instruction, supplies, and equipment <i>No art room is provided.</i>	5	0

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**School Facility Appraisal**

		Points Allocated	Points
5.14	<b>Space for technology education</b> 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 <b>small groups and remedial instruction</b> is provided adjacent to classrooms <i>Spaces for small group and remedial instruction are not adequately provided.</i>	5	1
5.16	<b>Storage for student and teacher material</b> is adequate <i>Storage for teacher materials is adequate. Storage for student materials is inadequate.</i>	5	2

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**Support Space**

		Points Allocated	Points
5.17	<b>Teacher's lounge and work areas</b> reflect teachers as professionals <i>Teacher's lounge and work rooms are adequate.</i>	10	7
5.18	<b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>No dedicated cafeteria is provided. Student dining space is shared with the gymnasium and is adequately sized. Kitchen is undersized.</i>	10	5
5.19	<b>Administrative offices</b> 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	<b>Counselor's office</b> insures privacy and sufficient storage <i>Counselor's office insures privacy.</i>	5	4
5.21	<b>Clinic</b> 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	<b>Suitable reception space</b> is available for students, teachers, and visitors <i>Reception space is undersized.</i>	5	2
5.23	<b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b> <i>Administrative personnel and provided sufficient work space, but not privacy.</i>	5	3

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**TOTAL - Educational Adequacy**

**200**

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## 6.0 Environment for Education

### School Facility Appraisal

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Exterior Environment		Points Allocated	Points
6.1	Overall <b>design is aesthetically pleasing</b> to age of students <i>Overall design is age appropriate for the students.</i>	15	12
6.2	Site and building are <b>well landscaped</b> <i>Site and building are well landscaped with trees, shrubs and planted beds. A well landscaped courtyard provides opportunities for outdoor learning.</i>	10	10
6.3	<b>Exterior noise and poor environment</b> do not disrupt learning <i>Exterior noise and poor environment do not disrupt learning. Some traffic noise may be present in classrooms facing the road.</i>	10	7
6.4	<b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather <i>Entrances are sheltered from sun and inclement weather. Walkways are not sheltered.</i>	10	7
6.5	<b>Building materials</b> provide attractive color and texture <i>Building materials are dull. Color scheme lacks variety.</i>	5	2

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Interior Environment		Points Allocated	Points
6.6	<b>Color schemes, building materials, and decor</b> provide an impetus to learning <i>Colors and decor are dull and lack variety.</i>	20	10
6.7	<b>Year around comfortable temperature and humidity</b> are provided throughout the building <i>The building lacks humidity control and air conditioning. Heating is adequate.</i>	15	5
6.8	<b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Ventilation system provides circulation of clean air but does not meet requirements.</i>	15	7
6.9	<b>Lighting system</b> 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	<b>Drinking fountains and restroom facilities</b> are conveniently located <i>Drinking fountains and restrooms are conveniently located.</i>	15	12
6.11	<b>Communication among students</b> 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	<b>Traffic flow</b> is aided by appropriate foyers and corridors	10	8

Traffic flow is aided by appropriate foyers and corridors.

6.13	<b>Areas for students to interact</b> are suitable to the age group <i>Areas for students to interact are suitable to the age group.</i>	10	8
6.14	<b>Large group areas are designed</b> for effective management of students <i>Large group areas are designed for effective management of students.</i>	10	8
6.15	<b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control <i>Acoustical treatment of ceilings, walls, and floors provides effective sound control.</i>	10	7
6.16	<b>Window design</b> contributes to a pleasant environment <i>Window design contributes to a pleasant environment.</i>	10	7
6.17	<b>Furniture and equipment</b> provide a pleasing atmosphere <i>Furniture and equipment are mismatched and in a range of conditions from fair to poor.</i>	10	4

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**TOTAL - Environment for Education**

**200**

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# LEED Observation Notes

**School District:** Willoughby-Eastlake City SD  
**County:** Lake  
**School District IRN:** 45104  
**Building:** McKinley Elementary School  
**Building IRN:** 23754

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## 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 meets exceeds current 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 storm sewers. The hard surfaces of the site do not meet the high albedo reflectance requirements to mitigate heat island effect. The roof material does not meet the high albedo reflectance requirement to mitigate heat island effect. Light pollution on the site is created from parking lot lighting. 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.

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## Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

characters remaining in Water Efficiency.

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## 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.

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## 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, not 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 for recycled content, regional products, rapidly renewable materials, or certified wood are included.

characters remaining in Material & Resources.

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## Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

The building does not meet the ASHRAE standards for indoor air quality. Smoking is not permitted on site. The building has 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.

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#### **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.

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**Justification for Allocation of Points**

Building Name and Level: **McKinley Elementary School**

**K-5**

**Building features that clearly exceed criteria:**

1. All classrooms have a source of daylight, either with windows or skylights.
2. The playgrounds and athletic areas are separated from vehicular traffic.
3. The Media Center is cheerfully appointed with a whimsical nautical theme.
4. The building is well landscaped and has a courtyard.
5. The exterior has attractive brick and stone detailing.
6. The stage proscenium is attractive with early twentieth century detailing.

**Building features that are non-existent or very inadequate:**

1. The building is reported to contain asbestos.
2. The Gymnasium is undersized per the design manual.
3. The rooms are inconsistent in design, of unequal sizes, ceiling heights, and casework quantities.
4. A few place exhibit structural deficiencies.
5. The site does not have a dedicated bus drop off.
6. The office does not have visual control over the main entry.

[Back to Assessment Summary](#)

# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Willoughby-Eastlake City SD
<b>Facility:</b>	McKinley Elementary School
<b>Date of Initial Assessment:</b>	Mar 16, 2010
<b>Date of Assessment Update:</b>	Jun 23, 2010
<b>Cost Set:</b>	2010

<b>District IRN:</b>	45104
<b>Building IRN:</b>	23754
<b>Firm:</b>	The Collaborative, Inc.

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1922 1922 Original	5,959	\$2,400.00	\$0.00
1922 1922 Original Unusable	5,959	\$2,000.00	\$2,000.00
1927 1927 Addition	9,087	\$9,149.00	\$1,040.00
1927 1927 Addition Unusable	6,291	\$2,000.00	\$2,000.00
1929 1929 Addition	4,383	\$0.00	\$0.00
1929 1929 Addition Unusable	4,383	\$2,000.00	\$2,000.00
1946 1946 Addition	5,683	\$186.00	\$0.00
1946 1946 Addition Unusable	5,683	\$0.00	\$0.00
1966 1966 Addition	7,598	\$400.00	\$400.00
<b>Total</b>	<b>55,026</b>	<b>\$18,135.00</b>	<b>\$7,440.00</b>
Total with Regional Cost Factor (104.16%)	<	\$18,889.42	\$7,749.50
Regional Total with Soft Costs & Contingency	<	\$23,504.16	\$9,642.73

Building Summary - McKinley Elementary School (23754)

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> McKinley Elementary School				<b>Contact:</b> Ms. Pam Sosler			
<b>Address:</b> 1200 Lost Nation Road Willoughby, OH 44094				<b>Phone:</b> 440/942-1525			
<b>Bldg. IRN:</b> 23754				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		3.67		
Proposed Grades		N/A	Teaching Stations:		21		
Current Enrollment		259	Classrooms:		21		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<a href="#">1922 Original</a>				1922	no	1	5,959
<a href="#">1922 Original Unusable</a>				1922	no	1	5,959
<a href="#">1927 Addition</a>				1927	no	1	9,087
<a href="#">1927 Addition Unusable</a>				1927	no	1	6,291
<a href="#">1929 Addition</a>				1929	no	1	4,383
<a href="#">1929 Addition Unusable</a>				1929	no	1	4,383
<a href="#">1946 Addition</a>				1946	no	1	5,683
<a href="#">1946 Addition Unusable</a>				1946	no	1	5,683
<a href="#">1966 Addition</a>				1966	no	1	7,598
<b>Total</b>				<b>55,026</b>			
		*HA	= Handicapped Access				
		*Rating	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S	= Present/Scheduled Construction				
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>		<b>Dollar Assessment</b>	
Cost Set: 2010						C	
A.	<a href="#">Heating System</a>			3	\$1,788,345.00 -		
B.	<a href="#">Roofing</a>			3	\$373,915.82 -		
C.	<a href="#">Ventilation / Air Conditioning</a>			1	\$5,000.00 -		
D.	<a href="#">Electrical Systems</a>			3	\$953,050.32 -		
E.	<a href="#">Plumbing and Fixtures</a>			3	\$346,285.00 -		
F.	<a href="#">Windows</a>			3	\$162,909.24 -		
G.	<a href="#">Structure: Foundation</a>			1	\$0.00 -		
H.	<a href="#">Structure: Walls and Chimneys</a>			2	\$293,081.50 -		
I.	<a href="#">Structure: Floors and Roofs</a>			1	\$0.00 -		
J.	<a href="#">General Finishes</a>			3	\$545,101.55 -		
K.	<a href="#">Interior Lighting</a>			3	\$275,130.00 -		
L.	<a href="#">Security Systems</a>			3	\$129,005.50 -		
M.	<a href="#">Emergency/Egress Lighting</a>			3	\$55,026.00 -		
N.	<a href="#">Fire Alarm</a>			3	\$82,539.00 -		
O.	<a href="#">Handicapped Access</a>			2	\$231,531.00 -		
P.	<a href="#">Site Condition</a>			2	\$230,048.30 -		
Q.	<a href="#">Sewage System</a>			3	\$112,500.00 -		
R.	<a href="#">Water Supply</a>			3	\$100,000.00 -		
S.	<a href="#">Exterior Doors</a>			3	\$38,000.00 -		
T.	<a href="#">Hazardous Material</a>			3	\$18,135.00 -		
U.	<a href="#">Life Safety</a>			3	\$203,834.50 -		
V.	<a href="#">Loose Furnishings</a>			2	\$130,840.00 -		
W.	<a href="#">Technology</a>			3	\$374,228.24 -		
-	<a href="#">X. Construction Contingency / Non-Construction Cost</a>			-	\$1,575,389.35 -		
<b>Total</b>						<b>\$8,023,895.32</b>	
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100		68		68% Borderline	
2.0 <a href="#">Structural and Mechanical Features</a>		200		114		57% Borderline	
3.0 <a href="#">Plant Maintainability</a>		100		58		58% Borderline	
4.0 <a href="#">Building Safety and Security</a>		200		142		71% Satisfactory	
5.0 <a href="#">Educational Adequacy</a>		200		84		42% Poor	
6.0 <a href="#">Environment for Education</a>		200		131		66% Borderline	
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>		<b>597</b>		<b>60% Borderline</b>	
<a href="#">Enhanced Environmental Hazards Assessment Cost Estimates</a>							
<b>C=Under Contract</b>							
<b>Renovation Cost Factor</b>						104.16%	
<b>Cost to Renovate (Cost Factor applied)</b>						\$8,357,689.37	
<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) - McKinley Elementary School (23754) - 1922 Original**

Owner: Willoughby-Eastlake City SD Bldg. IRN: 23754  
 Facility: McKinley Elementary School BuildingAdd: 1922 Original  
 Date: Consultant Name:

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

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	<b>Total Cost For Removal Of Underground Storage Tanks</b>				\$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)	<b>Total Cost for Lead-Based Paint Mock-Ups</b>		\$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. 5959	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$2,400.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$0.00

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

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

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



**Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1927 Addition**

Owner: Willoughby-Eastlake City SD Bldg. IRN: 23754  
 Facility: McKinley Elementary School BuildingAdd: 1927 Addition  
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	100	\$10.00	\$1,000.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	2	\$20.00	\$40.00
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	2703	\$3.00	\$8,109.00
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)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$9,149.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$1,040.00

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)	<b>Total Cost For Removal Of Underground Storage Tanks</b>				\$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)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$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. 9087	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$9,149.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$1,040.00

\* 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) - McKinley Elementary School (23754) - 1946 Addition**

**Owner:** Willoughby-Eastlake City SD  
**Facility:** McKinley Elementary School  
**Date:**

**Bldg. IRN:** 23754  
**BuildingAdd:** 1946 Addition  
**Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	62	\$3.00	\$186.00
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)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$186.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$0.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)	<b>Total Cost For Removal Of Underground Storage Tanks</b>				\$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)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$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. 5683	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$186.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$0.00

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

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

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







