

Building Information - Willoughby-Eastlake City SD (45104) - North High School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	North H_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	North High School
Building IRN	27573
Building Address	34041 Stevens Blvd
Building City	Eastlake
Building Zipcode	44094
Building Phone	440/975-3692
Acreage	47.18
Current Grades	9-12
Teaching Stations	79
Number of Floors	2
Student Capacity	1850
Current Enrollment	1482
Enrollment Date	2010-04-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	74
Historical Register	NO
Building's Principal	Ms. Jen Chauby
Building Type	High

[Next Page](#)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

218,817 Total Existing Square Footage
1955,1955,1955,1955,1957,1957,1962,1971 Building Dates
9-12 Grades
1,482 Current Enrollment
79 Teaching Stations
47.18 Site Acreage

North High School, which is not on the National Register of Historic Buildings, and originally constructed in 1955, is a 2 story, 218,817 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 concrete frame exterior wall construction, with block wall construction in the interior. The floor system consists of slab on grade and cast concrete. The roof structure is cast concrete and metal deck with bar joists. The roofing system of the overall facility is built-up asphalt with gravel ballast and standing seam metal, installed between 1955 and 1997. 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 11,640 SF Primary Gymnasium with a 4045 and 3422 SF Auxiliary Gymnasiums and separate Student Dining. The electrical system for the facility is generally inadequate. The facility is not equipped with a compliant security system. The building has a non-compliant automatic 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 47.18 acre of a 54.55 acre campus shared with Kennedy School adjacent to residential properties. The property and play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate.

The structure has stairs without proper enclosure underneath. Guardrails are not of proper construction. The roof leaks. An unusual series of wall fissures was noted on the second floor of the 1962 Addition.

[Previous Page](#)

[Next Page](#)

Building Construction Information - Willoughby-Eastlake City SD (45104) - North High School (27573)

Name	Year	Handicapped Access	Floors	Square Feet
1955 Original	1955	yes	2	126,914
1955 Original Fixed Seating	1955	yes	1	707
1955 Original Mezzanine	1955	no	1	1,355
1955 Original Unusable	1955	no	1	6,601
1957 Addition	1957	yes	1	28,111
1957 Mezzanine	1957	no	1	2,988
1962 Addition	1962	yes	2	29,249
1971 Addition	1971	yes	1	22,892

[Previous Page](#)

[Next Page](#)

Building Component Information - Willoughby-Eastlake City SD (45104) - North High School (27573)

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
1955 Original (1955)		27930		11640	3097		5998	2471						
1955 Original Fixed Seating (1955)														
1955 Original Mezzanine (1955)														
1955 Original Unusable (1955)														
1957 Addition (1957)		2988												
1957 Mezzanine (1957)														
1962 Addition (1962)		6635												
1971 Addition (1971)		455												7467
Master Planning Considerations														

[Previous Page](#)

[Next Page](#)

Existing CT Programs for Assessment

[Next Page](#)

[Previous Page](#)

Program Type	Program Name	Related Space	Square Feet
Program Type 5	Welding and Cutting	Laboratory	1997.00
		CT-P5-2 Classroom	0.00
		CT-P5-3 Office	0.00
		CT-P5-4 Storage	0.00
		CT-P5-5 Changing Room (one per type 5, 6 & 7)	0.00
		Related Restroom	251.00
		CT-P5-6 Tool Crib	0.00
		CT-P5-7 Reference Room	0.00
		CT-P5-8 Other	0.00
Other Spaces, Comments:			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - North High School (27573)

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: North High School				Contact: Ms. Jen Chauby			
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692			
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		9-12	Acreage:		47.18		
Proposed Grades		N/A	Teaching Stations:		79		
Current Enrollment		1482	Classrooms:		74		
Projected Enrollment		N/A					
Addition				Date	HA	Number of Floors	Current Square Feet
<u>1955 Original</u>				1955	yes	2	126,914
<u>1955 Original Unusable</u>				1955	no	1	6,601
<u>1955 Original Mezzanine</u>				1955	no	1	1,355
<u>1955 Original Fixed Seating</u>				1955	yes	1	707
<u>1957 Addition</u>				1957	yes	1	28,111
<u>1957 Mezzanine</u>				1957	no	1	2,988
<u>1962 Addition</u>				1962	yes	2	29,249
<u>1971 Addition</u>				1971	yes	1	22,892
Total				218,817			
				*HA = Handicapped Access			
				*Rating =1 Satisfactory			
				=2 Needs Repair			
				=3 Needs Replacement			
				*Const P/S = Present/Scheduled Construction			
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2010						C	
A. <u>Heating System</u>				3		\$7,111,552.50 -	
B. <u>Roofing</u>				2		\$1,459,192.85 -	
C. <u>Ventilation / Air Conditioning</u>				1		\$0.00 -	
D. <u>Electrical Systems</u>				3		\$3,789,910.44 -	
E. <u>Plumbing and Fixtures</u>				3		\$1,935,562.00 -	
F. <u>Windows</u>				3		\$1,679,542.68 -	
G. <u>Structure: Foundation</u>				2		\$7,650.00 -	
H. <u>Structure: Walls and Chimneys</u>				2		\$353,884.50 -	
I. <u>Structure: Floors and Roofs</u>				2		\$35,414.00 -	
J. <u>General Finishes</u>				3		\$4,006,584.98 -	
K. <u>Interior Lighting</u>				3		\$1,094,085.00 -	
L. <u>Security Systems</u>				3		\$590,095.75 -	
M. <u>Emergency/Egress Lighting</u>				3		\$218,817.00 -	
N. <u>Fire Alarm</u>				3		\$328,225.50 -	
O. <u>Handicapped Access</u>				2		\$873,156.60 -	
P. <u>Site Condition</u>				2		\$817,748.05 -	
Q. <u>Sewage System</u>				3		\$90,000.00 -	
R. <u>Water Supply</u>				3		\$80,000.00 -	
S. <u>Exterior Doors</u>				3		\$170,500.00 -	
T. <u>Hazardous Material</u>				3		\$322,782.00 -	
U. <u>Life Safety</u>				3		\$821,702.00 -	
V. <u>Loose Furnishings</u>				2		\$621,498.00 -	
W. <u>Technology</u>				3		\$980,300.16 -	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-		\$6,691,020.40 -	
Total						\$34,079,224.41	

CEFPI Appraisal Summary				
Section	Points Possible	Points Earned	Percentage	Rating Category
<u>Cover Sheet</u>				
1.0 <u>The School Site</u>	100	94	94%	Excellent
2.0 <u>Structural and Mechanical Features</u>	200	104	52%	Borderline
3.0 <u>Plant Maintainability</u>	100	55	55%	Borderline
4.0 <u>Building Safety and Security</u>	200	127	64%	Borderline
5.0 <u>Educational Adequacy</u>	200	124	62%	Borderline
6.0 <u>Environment for Education</u>	200	112	56%	Borderline
<u>LEED Observations</u>				
<u>Commentary</u>				
Total	1000	616	62%	Borderline
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>				
C=Under Contract				
Renovation Cost Factor				
Cost to Renovate (Cost Factor applied)				
104.16%				
\$35,496,920.15				
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>				

[Previous Page](#)

1955 Original (1955) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: North High School				Contact: Ms. Jen Chauby			
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692			
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades	9-12	Acreage:	47.18	CEFPI Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	79				
Current Enrollment	1482	Classrooms:	74				
Projected Enrollment	N/A						
1955 Original	1955 yes	2	126,914				
1955 Original Unusable	1955 no	1	6,601				
1955 Original Mezzanine	1955 no	1	1,355				
1955 Original Fixed Seating	1955 yes	1	707				
1957 Addition	1957 yes	1	28,111				
1957 Mezzanine	1957 no	1	2,988				
1962 Addition	1962 yes	2	29,249				
1971 Addition	1971 yes	1	22,892				
Total			218,817				
				C=Under Contract			
				Renovation Cost Factor 104.16%			
				Cost to Renovate (Cost Factor applied) \$21,818,910.20			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							
FACILITY ASSESSMENT			Rating	Dollar	Assessment C		
Cost Set: 2010							
A.	Heating System	3	\$4,124,705.00	-			
B.	Roofing	2	\$713,810.76	-			
C.	Ventilation / Air Conditioning	1	\$0.00	-			
D.	Electrical Systems	3	\$2,198,150.48	-			
E.	Plumbing and Fixtures	3	\$1,253,498.00	-			
F.	Windows	3	\$1,082,929.64	-			
G.	Structure: Foundation	2	\$7,650.00	-			
H.	Structure: Walls and Chimneys	2	\$224,980.00	-			
I.	Structure: Floors and Roofs	2	\$12,116.00	-			
J.	General Finishes	3	\$2,652,414.42	-			
K.	Interior Lighting	3	\$634,570.00	-			
L.	Security Systems	3	\$349,013.50	-			
M.	Emergency/Egress Lighting	3	\$126,914.00	-			
N.	Fire Alarm	3	\$190,371.00	-			
O.	Handicapped Access	2	\$614,581.40	-			
P.	Site Condition	2	\$817,748.05	-			
Q.	Sewage System	3	\$22,500.00	-			
R.	Water Supply	3	\$20,000.00	-			
S.	Exterior Doors	3	\$88,000.00	-			
T.	Hazardous Material	3	\$249,482.00	-			
U.	Life Safety	3	\$501,970.50	-			
V.	Loose Furnishings	2	\$380,742.00	-			
W.	Technology	3	\$568,574.72	-			
- X.	Construction Contingency / Non-Construction Cost	-	\$4,112,772.96	-			
Total			\$20,947,494.43				

1955 Original Unusable (1955) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: North High School				Contact: Ms. Jen Chauby						
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692						
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	9-12	Acreage:	47.18	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	79							
Current Enrollment	1482	Classrooms:	74							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1955 Original	1955	yes	2	126,914	Cover Sheet	<	<	<	<	
1955 Original Unusable	1955	no	1	6,601	1.0 The School Site	100	94	94%	Excellent	
1955 Original Mezzanine	1955	no	1	1,355	2.0 Structural and Mechanical Features	200	104	52%	Borderline	
1955 Original Fixed Seating	1955	yes	1	707	3.0 Plant Maintainability	100	55	55%	Borderline	
1957 Addition	1957	yes	1	28,111	4.0 Building Safety and Security	200	127	64%	Borderline	
1957 Mezzanine	1957	no	1	2,988	5.0 Educational Adequacy	200	124	62%	Borderline	
1962 Addition	1962	yes	2	29,249	6.0 Environment for Education	200	112	56%	Borderline	
1971 Addition	1971	yes	1	22,892	LEED Observations	<	<	<	<	
Total				218,817	Commentary	<	<	<	<	
				C=Under Contract						
				Renovation Cost Factor						104.16%
				Cost to Renovate (Cost Factor applied)						\$574,148.88
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										
FACILITY ASSESSMENT										
Cost Set: 2010			Rating	Dollar Assessment	C					
A.	Heating System		3	\$214,532.50	-					
B.	Roofing		2	\$0.00	-					
C.	Ventilation / Air Conditioning		1	\$0.00	-					
D.	Electrical Systems		3	\$114,329.32	-					
E.	Plumbing and Fixtures		3	\$0.00	-					
F.	Windows		3	\$0.00	-					
G.	Structure: Foundation		2	\$0.00	-					
H.	Structure: Walls and Chimneys		2	\$0.00	-					
I.	Structure: Floors and Roofs		2	\$0.00	-					
J.	General Finishes		3	\$0.00	-					
K.	Interior Lighting		3	\$33,005.00	-					
L.	Security Systems		3	\$11,551.75	-					
M.	Emergency/Egress Lighting		3	\$6,601.00	-					
N.	Fire Alarm		3	\$9,901.50	-					
O.	Handicapped Access		2	\$0.00	-					
P.	Site Condition		2	\$0.00	-					
Q.	Sewage System		3	\$22,500.00	-					
R.	Water Supply		3	\$0.00	-					
S.	Exterior Doors		3	\$0.00	-					
T.	Hazardous Material		3	\$1,000.00	-					
U.	Life Safety		3	\$0.00	-					
V.	Loose Furnishings		2	\$0.00	-					
W.	Technology		3	\$29,572.48	-					
- X.	Construction Contingency / Non-Construction Cost		-	\$108,224.65	-					
Total				\$551,218.20						

1955 Original Mezzanine (1955) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: North High School				Contact: Ms. Jen Chauby						
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692						
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	9-12	Acreage:	47.18	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	79							
Current Enrollment	1482	Classrooms:	74							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1955 Original	1955	yes	2	126,914	1.0 <u>The School Site</u>	100	94	94%	Excellent	
1955 Original Unusable	1955	no	1	6,601	2.0 <u>Structural and Mechanical Features</u>	200	104	52%	Borderline	
1955 Original Mezzanine	1955	no	1	1,355	3.0 <u>Plant Maintainability</u>	100	55	55%	Borderline	
1955 Original Fixed Seating	1955	yes	1	707	4.0 <u>Building Safety and Security</u>	200	127	64%	Borderline	
1957 Addition	1957	yes	1	28,111	5.0 <u>Educational Adequacy</u>	200	124	62%	Borderline	
1957 Mezzanine	1957	no	1	2,988	6.0 <u>Environment for Education</u>	200	112	56%	Borderline	
1962 Addition	1962	yes	2	29,249	LEED Observations	<	<	<	<	<
1971 Addition	1971	yes	1	22,892	Commentary	<	<	<	<	<
Total				218,817	Total	1000	616	62%	Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates										
C=Under Contract										
Renovation Cost Factor										
Cost to Renovate (Cost Factor applied)										
104.16%										
\$133,772.16										
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										
FACILITY ASSESSMENT			Rating	Dollar Assessment						
Cost Set: 2010										
A.	<u>Heating System</u>		3	\$44,037.50						
B.	<u>Roofing</u>		2	\$0.00						
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00						
D.	<u>Electrical Systems</u>		3	\$23,468.60						
E.	<u>Plumbing and Fixtures</u>		3	\$0.00						
F.	<u>Windows</u>		3	\$0.00						
G.	<u>Structure: Foundation</u>		2	\$0.00						
H.	<u>Structure: Walls and Chimneys</u>		2	\$0.00						
I.	<u>Structure: Floors and Roofs</u>		2	\$0.00						
J.	<u>General Finishes</u>		3	\$0.00						
K.	<u>Interior Lighting</u>		3	\$6,775.00						
L.	<u>Security Systems</u>		3	\$2,371.25						
M.	<u>Emergency/Egress Lighting</u>		3	\$1,355.00						
N.	<u>Fire Alarm</u>		3	\$2,032.50						
O.	<u>Handicapped Access</u>		2	\$2,200.00						
P.	<u>Site Condition</u>		2	\$0.00						
Q.	<u>Sewage System</u>		3	\$0.00						
R.	<u>Water Supply</u>		3	\$0.00						
S.	<u>Exterior Doors</u>		3	\$0.00						
T.	<u>Hazardous Material</u>		3	\$0.00						
U.	<u>Life Safety</u>		3	\$14,903.75						
V.	<u>Loose Furnishings</u>		2	\$0.00						
W.	<u>Technology</u>		3	\$6,070.40						
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$25,215.49						
Total				\$128,429.49						

1955 Original Fixed Seating (1955) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: North High School				Contact: Ms. Jen Chauby			
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692			
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker	
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Current Grades		9-12	Acreage:		47.18		
Proposed Grades		N/A	Teaching Stations:		79		
Current Enrollment		1482	Classrooms:		74		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>1955 Original</u>		1955	yes	2	126,914		
<u>1955 Original Unusable</u>		1955	no	1	6,601		
<u>1955 Original Mezzanine</u>		1955	no	1	1,355		
1955 Original Fixed Seating		1955	yes	1	707		
<u>1957 Addition</u>		1957	yes	1	28,111		
<u>1957 Mezzanine</u>		1957	no	1	2,988		
<u>1962 Addition</u>		1962	yes	2	29,249		
<u>1971 Addition</u>		1971	yes	1	22,892		
Total				218,817			
		*HA	= Handicapped Access				
		*Rating	=1	Satisfactory			
			=2	Needs Repair			
			=3	Needs Replacement			
		*Const P/S	= Present/Scheduled Construction				
FACILITY ASSESSMENT				Rating	Dollar Assessment	C	
Cost Set: 2010							
A.	<u>Heating System</u>	3	\$22,977.50	-			
B.	<u>Roofing</u>	2	\$0.00	-			
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-			
D.	<u>Electrical Systems</u>	3	\$12,245.24	-			
E.	<u>Plumbing and Fixtures</u>	3	\$5,000.00	-			
F.	<u>Windows</u>	3	\$0.00	-			
G.	<u>Structure: Foundation</u>	2	\$0.00	-			
H.	<u>Structure: Walls and Chimneys</u>	2	\$0.00	-			
I.	<u>Structure: Floors and Roofs</u>	2	\$0.00	-			
J.	<u>General Finishes</u>	3	\$0.00	-			
K.	<u>Interior Lighting</u>	3	\$3,535.00	-			
L.	<u>Security Systems</u>	3	\$1,237.25	-			
M.	<u>Emergency/Egress Lighting</u>	3	\$707.00	-			
N.	<u>Fire Alarm</u>	3	\$1,060.50	-			
O.	<u>Handicapped Access</u>	2	\$0.00	-			
P.	<u>Site Condition</u>	2	\$0.00	-			
Q.	<u>Sewage System</u>	3	\$0.00	-			
R.	<u>Water Supply</u>	3	\$0.00	-			
S.	<u>Exterior Doors</u>	3	\$0.00	-			
T.	<u>Hazardous Material</u>	3	\$0.00	-			
U.	<u>Life Safety</u>	3	\$2,297.75	-			
V.	<u>Loose Furnishings</u>	2	\$0.00	-			
W.	<u>Technology</u>	3	\$3,167.36	-			
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$12,759.36	-			
Total					\$64,986.96		

CEFPI Appraisal Summary					
Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	<	<	<	<	<
1.0 <u>The School Site</u>	100	94	94%	Excellent	
2.0 <u>Structural and Mechanical Features</u>	200	104	52%	Borderline	
3.0 <u>Plant Maintainability</u>	100	55	55%	Borderline	
4.0 <u>Building Safety and Security</u>	200	127	64%	Borderline	
5.0 <u>Educational Adequacy</u>	200	124	62%	Borderline	
6.0 <u>Environment for Education</u>	200	112	56%	Borderline	
<u>LEED Observations</u>	<	<	<	<	<
<u>Commentary</u>	<	<	<	<	<
Total	1000	616	62%	Borderline	

<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>	
C=Under Contract	
Renovation Cost Factor	104.16%
Cost to Renovate (Cost Factor applied)	\$67,690.42
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	

1957 Addition (1957) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: North High School				Contact: Ms. Jen Chauby						
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692						
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	9-12	Acreage:	47.18	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	79							
Current Enrollment	1482	Classrooms:	74							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1955 Original	1955	yes	2	126,914	1.0 The School Site	100	94	94%	Excellent	
1955 Original Unusable	1955	no	1	6,601	2.0 Structural and Mechanical Features	200	104	52%	Borderline	
1955 Original Mezzanine	1955	no	1	1,355	3.0 Plant Maintainability	100	55	55%	Borderline	
1955 Original Fixed Seating	1955	yes	1	707	4.0 Building Safety and Security	200	127	64%	Borderline	
1957 Addition	1957	yes	1	28,111	5.0 Educational Adequacy	200	124	62%	Borderline	
1957 Mezzanine	1957	no	1	2,988	6.0 Environment for Education	200	112	56%	Borderline	
1962 Addition	1962	yes	2	29,249	LEED Observations	<	<	<	<	<
1971 Addition	1971	yes	1	22,892	Commentary	<	<	<	<	<
Total				218,817	Total	1000	616	62%	Borderline	
				Enhanced Environmental Hazards Assessment Cost Estimates						
				C=Under Contract						
				Renovation Cost Factor						
				Cost to Renovate (Cost Factor applied)						
				\$4,449,314.20						
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										
FACILITY ASSESSMENT				Rating	Dollar					
Cost Set: 2010					Assessment					
A.	Heating System			3	\$913,607.50					
B.	Roofing			2	\$402,236.56					
C.	Ventilation / Air Conditioning			1	\$0.00					
D.	Electrical Systems			3	\$486,882.52					
E.	Plumbing and Fixtures			3	\$249,877.00					
F.	Windows			3	\$124,486.18					
G.	Structure: Foundation			2	\$0.00					
H.	Structure: Walls and Chimneys			2	\$33,588.50					
I.	Structure: Floors and Roofs			2	\$8,640.00					
J.	General Finishes			3	\$486,799.83					
K.	Interior Lighting			3	\$140,555.00					
L.	Security Systems			3	\$77,305.25					
M.	Emergency/Egress Lighting			3	\$28,111.00					
N.	Fire Alarm			3	\$42,166.50					
O.	Handicapped Access			2	\$52,051.10					
P.	Site Condition			2	\$0.00					
Q.	Sewage System			3	\$22,500.00					
R.	Water Supply			3	\$20,000.00					
S.	Exterior Doors			3	\$30,500.00					
T.	Hazardous Material			3	\$6,000.00					
U.	Life Safety			3	\$97,360.75					
V.	Loose Furnishings			2	\$84,333.00					
W.	Technology			3	\$125,937.28					
- X.	Construction Contingency / Non-Construction Cost			-	\$838,677.04					
Total					\$4,271,615.01					

1957 Mezzanine (1957) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: North High School				Contact: Ms. Jen Chauby						
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692						
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	9-12	Acreage:	47.18	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	79							
Current Enrollment	1482	Classrooms:	74							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1955 Original	1955	yes	2	126,914	1.0 The School Site	100	94	94%	Excellent	
1955 Original Unusable	1955	no	1	6,601	2.0 Structural and Mechanical Features	200	104	52%	Borderline	
1955 Original Mezzanine	1955	no	1	1,355	3.0 Plant Maintainability	100	55	55%	Borderline	
1955 Original Fixed Seating	1955	yes	1	707	4.0 Building Safety and Security	200	127	64%	Borderline	
1957 Addition	1957	yes	1	28,111	5.0 Educational Adequacy	200	124	62%	Borderline	
1957 Mezzanine	1957	no	1	2,988	6.0 Environment for Education	200	112	56%	Borderline	
1962 Addition	1962	yes	2	29,249	LEED Observations	<	<	<	<	<
1971 Addition	1971	yes	1	22,892	Commentary	<	<	<	<	<
Total				218,817	Total	1000	616	62%	Borderline	
				C=Under Contract						
				Renovation Cost Factor						
				Cost to Renovate (Cost Factor applied)						
				\$259,470.34						
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										
FACILITY ASSESSMENT			Rating	Dollar Assessment						
Cost Set: 2010										
A.	Heating System		3	\$97,110.00						
B.	Roofing		2	\$0.00						
C.	Ventilation / Air Conditioning		1	\$0.00						
D.	Electrical Systems		3	\$51,752.16						
E.	Plumbing and Fixtures		3	\$0.00						
F.	Windows		3	\$0.00						
G.	Structure: Foundation		2	\$0.00						
H.	Structure: Walls and Chimneys		2	\$0.00						
I.	Structure: Floors and Roofs		2	\$0.00						
J.	General Finishes		3	\$0.00						
K.	Interior Lighting		3	\$14,940.00						
L.	Security Systems		3	\$5,229.00						
M.	Emergency/Egress Lighting		3	\$2,988.00						
N.	Fire Alarm		3	\$4,482.00						
O.	Handicapped Access		2	\$0.00						
P.	Site Condition		2	\$0.00						
Q.	Sewage System		3	\$0.00						
R.	Water Supply		3	\$0.00						
S.	Exterior Doors		3	\$0.00						
T.	Hazardous Material		3	\$600.00						
U.	Life Safety		3	\$9,711.00						
V.	Loose Furnishings		2	\$0.00						
W.	Technology		3	\$13,386.24						
X.	Construction Contingency / Non-Construction Cost		-	\$48,909.07						
Total				\$249,107.47						

1962 Addition (1962) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: North High School				Contact: Ms. Jen Chauby						
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692						
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades	9-12	Acreage:	47.18	CEFPI Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	79							
Current Enrollment	1482	Classrooms:	74							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1955 Original	1955	yes	2	126,914	1.0 The School Site	100	94	94%	Excellent	
1955 Original Unusable	1955	no	1	6,601	2.0 Structural and Mechanical Features	200	104	52%	Borderline	
1955 Original Mezzanine	1955	no	1	1,355	3.0 Plant Maintainability	100	55	55%	Borderline	
1955 Original Fixed Seating	1955	yes	1	707	4.0 Building Safety and Security	200	127	64%	Borderline	
1957 Addition	1957	yes	1	28,111	5.0 Educational Adequacy	200	124	62%	Borderline	
1957 Mezzanine	1957	no	1	2,988	6.0 Environment for Education	200	112	56%	Borderline	
1962 Addition	1962	yes	2	29,249	LEED Observations	<	<	<	<	<
1971 Addition	1971	yes	1	22,892	Commentary	<	<	<	<	<
Total				218,817	Total	1000	616	62%	Borderline	
				Enhanced Environmental Hazards Assessment Cost Estimates						
				C=Under Contract						
				Renovation Cost Factor						
				104.16%						
				Cost to Renovate (Cost Factor applied)						
				\$4,973,358.97						
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										
FACILITY ASSESSMENT			Rating	Dollar Assessment						
Cost Set: 2010										
A.	Heating System		3	\$950,592.50						
B.	Roofing		2	\$266,165.28						
C.	Ventilation / Air Conditioning		1	\$0.00						
D.	Electrical Systems		3	\$506,592.68						
E.	Plumbing and Fixtures		3	\$255,843.00						
F.	Windows		3	\$382,738.06						
G.	Structure: Foundation		2	\$0.00						
H.	Structure: Walls and Chimneys		2	\$60,937.50						
I.	Structure: Floors and Roofs		2	\$2,544.00						
J.	General Finishes		3	\$488,965.97						
K.	Interior Lighting		3	\$146,245.00						
L.	Security Systems		3	\$80,434.75						
M.	Emergency/Egress Lighting		3	\$29,249.00						
N.	Fire Alarm		3	\$43,873.50						
O.	Handicapped Access		2	\$159,049.90						
P.	Site Condition		2	\$0.00						
Q.	Sewage System		3	\$22,500.00						
R.	Water Supply		3	\$20,000.00						
S.	Exterior Doors		3	\$16,000.00						
T.	Hazardous Material		3	\$65,700.00						
U.	Life Safety		3	\$121,059.25						
V.	Loose Furnishings		2	\$87,747.00						
W.	Technology		3	\$131,035.52						
- X.	Construction Contingency / Non-Construction Cost		-	\$937,457.28						
Total				\$4,774,730.19						

1971 Addition (1971) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: North High School				Contact: Ms. Jen Chauby			
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692			
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		9-12	Acreage:		47.18		
Proposed Grades		N/A	Teaching Stations:		79		
Current Enrollment		1482	Classrooms:		74		
Projected Enrollment		N/A					
Addition				Date	HA	Number of Floors	Current Square Feet
1955 Original				1955	yes	2	126,914
1955 Original Unusable				1955	no	1	6,601
1955 Original Mezzanine				1955	no	1	1,355
1955 Original Fixed Seating				1955	yes	1	707
1957 Addition				1957	yes	1	28,111
1957 Mezzanine				1957	no	1	2,988
1962 Addition				1962	yes	2	29,249
1971 Addition				1971	yes	1	22,892
Total							218,817
				CEFPI Appraisal Summary			
				Section		Points Possible	Points Earned
				Cover Sheet		<	<
				1.0 The School Site		100	94
				2.0 Structural and Mechanical Features		200	104
				3.0 Plant Maintainability		100	55
				4.0 Building Safety and Security		200	127
				5.0 Educational Adequacy		200	124
				6.0 Environment for Education		200	112
				LEED Observations		<	<
				Commentary		<	<
				Total		1000	616
						62%	Borderline
				Enhanced Environmental Hazards Assessment Cost Estimates			
				C=Under Contract			
				Renovation Cost Factor			
				104.16%			
				Cost to Renovate (Cost Factor applied)			
				\$3,220,254.99			
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>			
FACILITY ASSESSMENT			Rating	Dollar Assessment		C	
Cost Set: 2010							
	A.	Heating System	3	\$743,990.00		-	
	B.	Roofing	2	\$76,980.25		-	
	C.	Ventilation / Air Conditioning	1	\$0.00		-	
	D.	Electrical Systems	3	\$396,489.44		-	
	E.	Plumbing and Fixtures	3	\$171,344.00		-	
	F.	Windows	3	\$89,388.80		-	
	G.	Structure: Foundation	2	\$0.00		-	
	H.	Structure: Walls and Chimneys	2	\$34,378.50		-	
	I.	Structure: Floors and Roofs	2	\$12,114.00		-	
	J.	General Finishes	3	\$378,404.76		-	
	K.	Interior Lighting	3	\$114,460.00		-	
	L.	Security Systems	3	\$62,953.00		-	
	M.	Emergency/Egress Lighting	3	\$22,892.00		-	
	N.	Fire Alarm	3	\$34,338.00		-	
	O.	Handicapped Access	2	\$45,274.20		-	
	P.	Site Condition	2	\$0.00		-	
	Q.	Sewage System	3	\$0.00		-	
	R.	Water Supply	3	\$20,000.00		-	
	S.	Exterior Doors	3	\$36,000.00		-	
	T.	Hazardous Material	3	\$0.00		-	
	U.	Life Safety	3	\$74,399.00		-	
	V.	Loose Furnishings	2	\$68,676.00		-	
	W.	Technology	3	\$102,556.16		-	
-	X.	Construction Contingency / Non-Construction Cost	-	\$607,004.54		-	
Total				\$3,091,642.65			

A. Heating System

Description: The existing heating system for the overall facility is composed of three major hot water boilers centrally located in the main mechanical room which were installed new in 1955. The units are in fair condition. The heating system in the overall facility is part of the Original Construction and newly update with each renovation and is a 2-pipe system supplying hot water. 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 natural gas boilers, manufactured by Steampak and Titusville-Atlas were installed in 1955 and are in fair condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters and unit heaters. The terminal equipment was installed in 1955 and new with each addition/renovation and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The non DDC type system temperature controls were installed in 1955 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 to facilitate Corridor utilization as return air plenums while others have a return air systems. The existing system is partially ducted in some areas and others are not, and floor to structural deck heights in majority of the areas will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being not in safe and efficient working order, though long term life expectancy of the existing system is anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks that are currently in use.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft ²	1955 Original Fixed Seating (1955) 707 ft ²	1955 Original Mezzanine (1955) 1,355 ft ²	1955 Original Unusable (1955) 6,601 ft ²	1957 Addition (1957) 28,111 ft ²	1957 Mezzanine (1957) 2,988 ft ²	1962 Addition (1962) 29,249 ft ²	1971 Addition (1971) 22,892 ft ²	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	\$5,470,425.00	(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	\$1,641,127.50	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$7,111,552.50	\$4,124,705.00	\$22,977.50	\$44,037.50	\$214,532.50	\$913,607.50	\$97,110.00	\$950,592.50	\$743,990.00		



Gas Fire Hot Water Boilers



Forced Air Heating Unit

[Back to Assessment Summary](#)

B. Roofing

Description: The roof over the the academic areas of the 1955 Original Construction, the 1957, the 1962 Addition and the small gymnasium in the 1971 Construction is a built-up roofing system that is in poor condition. The built-up roofing was installed with each construction with the exception of the west part of the 1955 Original Construction which was installed in 1997. The roof over the gymnasium, music and cafeteria areas of the 1955 Original Construction and the 1971 Addition except the small gymnasium is a standing seam metal roofing system that was installed in 1993, and is in fair condition. There are District reports of current leaking throughout the 1962 Addition, and in the east side of the academic areas in the 1955 Original construction. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch that is in poor condition. Access to the roof over the west area of the 1955 Addition, 1962 Addition and the 1957 Addition was via portable ladder. Fall safety protection cages are not required. Extensive standing water was observed on the built-up areas of roof. Metal cap flashings are in poor condition on the built-up roofing areas, and in fair condition on the standing seam metal roofing areas. Roof storm drainage is addressed through a system of roof drains on the built-up areas of roof which are properly located and in poor condition. Roof storm drainage is addressed through a system of gutters and downspouts and internal roof drains on the standing seam metal areas of roof which are properly located although insufficient in quantity and in poor condition. The roof is not equipped with overflow roof drains though they are needed on this building. Roof penetrations were consistent with the condition of the roofing system, and were deteriorated in areas of built-up roofing installed prior to 1997. There is a covered walkway attached to this structure. The covered walkway is between the 1971 Addition and the 1955 Original Construction, and is steel structure with built-up roofing in poor condition.

Rating: 2 Needs Repair

Recommendations: Replace built up roofing with membrane to meet Ohio School Design Manual guidelines for age of system and due to condition. Provide tapered insulation for positive slope to drain. Replace flashing and / or coping at the built-up roof areas. Replace gutters and downspouts at metal roof. Replace roof drains through the overall facility. Install overflow roof drains as required. Replace access hatches and ladder.

Item	Cost	Unit	Whole Building	1955 Original (1955)	1955 Original Fixed Seating (1955)	1955 Original Mezzanine (1955)	1955 Original Unusable (1955)	1957 Addition (1957)	1957 Mezzanine (1957)	1962 Addition (1962)	1971 Addition (1971)	Sum	Comments
				126,914 ft ²	707 ft ²	1,355 ft ²	6,601 ft ²	28,111 ft ²	2,988 ft ²	29,249 ft ²	22,892 ft ²		
Membrane (all types):	\$8.27	sq.ft. (Qty)		47,938 Required				28,478 Required		18,014 Required	4,875 Required	\$821,252.35	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$17.50	in.ft.		1,871 Required				1,147 Required		838 Required	343 Required	\$73,482.50	
Gutters/Downspouts	\$12.50	in.ft.		656 Required								\$8,200.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		15 Required				5 Required		6 Required	3 Required	\$34,800.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		15 Required				5 Required		5 Required	3 Required	\$70,000.00	
Roof Insulation:	\$4.50	sq.ft. (Qty)		47,938 Required				28,478 Required		17,961 Required	4,347 Required	\$444,258.00	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		2 Required						1 Required		\$6,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	in.ft.		12 Required								\$1,200.00	(remove and replace)
Sum:			\$1,459,192.85	\$713,810.76	\$0.00	\$0.00	\$0.00	\$402,236.56	\$0.00	\$266,165.28	\$76,980.25		



Standing water on 1962 Addition



Metal roofing retrofit surfaces on the 1955 Original Construction

[Back to Assessment Summary](#)

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units, rooftop units or isolated room systems consisting of an air handler and a remote condensers are provided in miscellaneous locations such as offices, technology closets, library, media center, teachers lounges, music rooms, commons area and a few random classrooms. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1955 and new with each addition and are in fair condition, providing fresh air to classrooms and other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center etc. Relief air venting is provided by relief fans and roof vents. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are provided in the industrial arts and shop areas. The Art program is equipped with a kiln and a kiln ventilation hood, and is in working condition. Exhaust systems for Restrooms, Locker Rooms, Kitchen, Gymnasiums, Storage Rooms, Custodial Closets and Career Tech specialized areas are adequately placed, and in working condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1955 Original (1955)	1955 Original Fixed Seating (1955)	1955 Original Mezzanine (1955)	1955 Original Unusable (1955)	1957 Addition (1957)	1957 Mezzanine (1957)	1962 Addition (1962)	1971 Addition (1971)	Sum	Comments
				126,914 ft ²	707 ft ²	1,355 ft ²	6,601 ft ²	28,111 ft ²	2,988 ft ²	29,249 ft ²	22,892 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Condenser Units



Unit Ventilator

[Back to Assessment Summary](#)

D. Electrical Systems

Description: The electrical system provided to the overall facility; is based on a four (4) - switch service including one (1) 400 amp 240 volt, 3 phase, 3 wire switch, two (2) 600 amp 120/240 volt 1 phase 3 wire switches and one (1) 800 amp 120/240 volt 1 phase 3 wire switch. The original electrical system from the year 1955 is older but in operating condition. The later electrical systems added under a later building additions in 1957 and 1971 is in fair condition. Power is provided to the school by transformers within a vault room located near the rear of the school. The main distribution panels cannot be expanded to add additional capacity that would be required by the OSDM total air conditioning requirements. The Classrooms are not equipped with adequate electrical outlets in some of the original areas per OSFC recommendations. The typical Classroom contains usually 2 to 3 general purpose outlets with certain classrooms having added outlets used for Classroom computers, and television. There are some spaces that have no electrical outlets such as storage areas and Janitor Closets. Some Corridors are not equipped with adequate electrical outlets for electrical servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. There is a 100 amp disconnect switch which feeds the Fire Alarm panel. Adequate building lightning protection safeguards are not provided. The overall electrical system does not meet Ohio School Design Manual requirements, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical 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	1955 Original (1955) 126,914 ft ²	1955 Original Fixed Seating (1955) 707 ft ²	1955 Original Mezzanine (1955) 1,355 ft ²	1955 Original Unusable (1955) 6,601 ft ²	1957 Addition (1957) 28,111 ft ²	1957 Mezzanine (1957) 2,988 ft ²	1962 Addition (1962) 29,249 ft ²	1971 Addition (1971) 22,892 ft ²	Sum	Comments
System Replacement:	\$17.32	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	\$3,789,910.44	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$3,789,910.44	\$2,198,150.48	\$12,245.24	\$23,468.60	\$114,329.32	\$486,882.52	\$51,752.16	\$506,592.68	\$396,489.44		



Secondary Electrical Panels



Main Electrical Switch and Panels

[Back to Assessment Summary](#)

E. Plumbing and Fixtures

Description: The school contains 7 Large Group Restrooms for boys, 7 Large Group Restrooms for girls, and 6 Restrooms for staff. First floor kitchen area contains 1 triple bowl sink, 1 double bowl sink, 1 hand sink, 5 single bowl sinks and grease trap below floor. Toilet room adjacent to kitchen consist of 3 non ADA water closets, 1 non ADA wall hung lavatory and 1 mop sink. Laundry room is located out side of kitchen with 1 washer, 1 dryer and 1 119 gallon water heater. Boys' first floor Large Group Restrooms contain 13 non-ADA flush valve toilets, 20 non-ADA wall mounted flush valve urinals, 22 shower heads and 13 non-ADA wall mounted lavatories. Girls' first floor Large Group Restrooms contains 17 non-ADA wall mounted flush valve toilets, 22 shower heads and 9 non-ADA lavatories. Boys' second floor Large Group Restrooms contain 7 non-ADA flush valve toilets, 12 non-ADA wall mounted flush valve urinals, and 7 non-ADA lavatories. Girls' second floor Large Group Restrooms contains 13 non-ADA flush valve toilets, and 8 non-ADA lavatories. Staff Restrooms contain 23 non-ADA flush valve toilets, 21 non-ADA wall mounted lavatories, 2 showers and 3 non ADA urinals. The facility is equipped with 25 non ADA class room sinks and 4 wash fountains. The facility is equipped with 7 electric water coolers and 1 drinking fountain and 7 mop sinks.

Rating: 3 Needs Replacement

Recommendations: The school does not meet the OBC requirements for fixtures. ADA requirements are not met for fixtures and drinking fountains see Item O. Replace grease interceptor as part of plumbing replacement.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 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	\$725,081.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required				Required		Required	Required	\$725,081.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required				1 Required		1 Required	1 Required	\$20,400.00	(remove / replace)
Toilet:	\$1,500.00	unit		58 Required				6 Required		10 Required	2 Required	\$114,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		27 Required				4 Required		4 Required		\$52,500.00	(remove / replace)
Sink:	\$1,500.00	unit		83 Required				6 Required		9 Required	1 Required	\$148,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		8 Required								\$24,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		168 Required				16 Required		23 Required	3 Required	\$105,000.00	(average cost to remove/replace)
Three Station Modular Lavatory	\$4,000.00	unit						4 Required				\$16,000.00	(remove / replace)
Sum:			\$1,935,562.00	\$1,253,498.00	\$5,000.00	\$0.00	\$0.00	\$249,877.00	\$0.00	\$255,843.00	\$171,344.00		



Toilet room fixtures



Toilet room fixtures

[Back to Assessment Summary](#)

F. Windows

Description: The overall facility is equipped with non-thermally broken aluminum windows with single pane non-insulated glazing type window system, which was installed in at the time of construction, and are in poor condition. Window system seals are in poor condition, with moderate air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, which are in poor condition. The window system is equipped with insect screens on operable windows in the food service area that are in moderate condition. Aluminum and hollow metal frame curtain wall systems are found in the overall facility and are in fair to poor condition. The exterior doors in the overall facility are equipped with non-thermally broken hollow metal frame sidelights and transoms with single pane non-insulated glazing, in poor condition. Window security grilles are provided for ground floor windows on the south facade, and are in moderate condition. There is a Greenhouse associated with this school, and it is in poor condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace curtain wall system in the overall facility to meet with Ohio School Design Manual requirements. Replace window transoms / sidelights in exterior doors of the overall facility due to condition to meet with Ohio School Design Manual requirements. Replace greenhouse in poor condition.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		15,888 Required				2,061 Required		4,900 Required	1,262 Required	\$1,376,738.10	(includes blinds)
Curtain Wall/Storefront System:	\$64.18	sq.ft. (Qty)		2,738 Required				106 Required		1,167 Required	270 Required	\$274,754.58	(remove and replace)
Greenhouse Replacement	\$85.00	sq.ft. (Qty)								330 Required		\$28,050.00	(demo and replace; based on area of greenhouse floor)
Sum:			\$1,679,542.68	\$1,082,929.64	\$0.00	\$0.00	\$0.00	\$124,486.18	\$0.00	\$382,738.06	\$89,388.80		



Typical aluminum windows.



Typical aluminum curtain wall system.

[Back to Assessment Summary](#)

G. Structure: Foundation

Description: The overall facility is equipped with concrete trench footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair condition. The District reports that there has been no past leaking. Minor site drainage deficiencies were observed at the north face of the 1955 original construction causing erosion, ponding and potential future foundation deterioration. No significant grading deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Provide drainage tile system at north face of the 1955 original construction to correct erosion caused by open down pipes.

Item	Cost	Unit	Whole Building	1955 Original (1955)	1955 Original Fixed Seating (1955)	1955 Original Mezzanine (1955)	1955 Original Unusable (1955)	1957 Addition (1957)	1957 Mezzanine (1957)	1962 Addition (1962)	1971 Addition (1971)	Sum	Comments
Drainage Tile Systems / Foundation Drainage:	\$18.00	n.ft.		126,914 ft ²	707 ft ²	1,355 ft ²	6,601 ft ²	28,111 ft ²	2,988 ft ²	29,249 ft ²	22,892 ft ²	\$7,650.00	(include excavation and backfill)
Sum:			\$7,650.00	\$7,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Crawl foundation wall



Typical foundation condition.

[Back to Assessment Summary](#)

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system which displayed locations of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition, although caulk is generally worn and cracking. Control joints are provided at some lintel locations at doors and windows and are in fair condition. The school has sufficient expansion joints, and they are in fair condition, although re-caulking is needed. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration through the overall facility exterior walls. Architectural exterior accent materials consist of concrete structure, which is in fair condition. Some veneer brick has suffered damage in the 1955 Original Construction and the 1971 Addition. Some exposed concrete beams and columns have experienced concrete spalling exposing rebar. Interior walls are concrete masonry units and are in fair condition. Some interior masonry cracks have formed in the second floor classrooms of the 1962 Addition possibly due to settlement of the corridor walls. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Soffits are in poor condition. The window sills are an element of the aluminum window system. The exterior lintels are either part of the precast structure and in fair condition, or are steel and rusting in either fair or poor condition. Chimneys are in fair condition, but mortar has deteriorated for both chimneys, precast chimney coping is in poor condition, and the brick at the top three feet of the the chimney in the kitchen area is in poor condition. Canopies over entrances are concrete type construction, and are in fair condition although paint has deteriorated. Brick at the greenhouse base requires tuckpointing.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry in the second floor walls between classrooms in the interior of the 1962 Addition. Recaulk existing control joints. Replace steel lintels as required through the overall facility. Scrape, prime and paint steel lintels with minor rusts through the overall facility. Repair spalled concrete areas as required. Repair damaged brick in the 1955 Original Construction and the 1971 Addition.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Tuckpointing:	\$5.00	sq.ft. (Qty)		21,479 Required				3,575 Required		6,371 Required	2,828 Required	\$171,265.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		36,839 Required				4,926 Required		8,977 Required	7,296 Required	\$87,057.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		36,839 Required				4,926 Required		8,977 Required	7,296 Required	\$58,038.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		1,065 Required				47 Required		680 Required	295 Required	\$11,478.50	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		174 Required							8 Required	\$6,370.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	ln.ft.		31 Required				12 Required		10 Required		\$13,250.00	(total removal and replacement including pinning and shoring)
Coping Replacement Stone and Masonry:	\$100.00	ln.ft.		55 Required								\$5,500.00	(remove and replace)
Other: Prep and Paint Steel Lintels	\$5.00	ln.ft.		18 Required				28 Required			16 Required	\$310.00	sand, prime, and paint lintels
Other: Repair concrete structure	\$8.00	sq.ft. (Qty)		25 Required						50 Required	2 Required	\$616.00	Clean, prime & fill spalled concrete areas and protect exposed rebar
Sum:			\$353,884.50	\$224,980.00	\$0.00	\$0.00	\$0.00	\$33,588.50	\$0.00	\$60,937.50	\$34,378.50		



Exterior piers on 1955 Original Construction



Large chimney at east end of 1955 Original Construction

[Back to Assessment Summary](#)

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in fair condition. There is crawl space located under a portion of the 1955 original construction that is slab on grade with cast in place concrete at the ground floor level. The floor construction of the second floor of the 1955 Original Construction and 1962 Addition is cast-in-place concrete type construction, and is in fair condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. There is sufficient volume available to allow new ceilings to be installed at a lower elevation. The roof construction of the 1955 Original Construction is cast in place concrete, and steel frame with metal joists with metal decking type construction, and are in fair condition. The roof construction of the 1957 Addition is tectum panels on steel joists on steel frame type construction, and is in fair condition. The roof construction of the 1962 Addition is cast-in-place concrete type construction, and is in fair condition. The roof construction of the 1971 Addition is steel frame with metal joists with metal decking type construction, and is in fair condition.

Rating: 2 Needs Repair

Recommendations: Some exterior soffits require replacement throughout the facility.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original (1955) Fixed Seating 707 ft²	1955 Original (1955) Mezzanine 1,355 ft²	1955 Original (1955) Unusable 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Repair Soffits:	\$24.00	sq.ft. (Qty)		74 Required				360 Required		106 Required	496 Required	\$24,864.00	
Other: Exterior Paint at Soffits	\$5.00	sq.ft. (Qty)		2,068 Required							42 Required	\$10,550.00	Prep. prime and paint exterior concrete soffits.
Sum:			\$35,414.00	\$12,116.00	\$0.00	\$0.00	\$0.00	\$8,640.00	\$0.00	\$2,544.00	\$12,114.00		



1957 Roof



1955 First floor structure

[Back to Assessment Summary](#)

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with vinyl tile flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair to poor condition. The overall facility has Corridors with vinyl tile and terazzo flooring, acoustical tile ceilings, as well as painted block and acoustical panel wall finishes, and they are in fair to poor condition. The 1962 Addition second floor corridor tiles are showing signs of water infiltration. The overall facility has Restrooms with ceramic mosaic tile flooring, plaster and acoustical tile ceilings, as well as painted and glazed block wall finishes, and they are in poor condition. Toilet partitions are metal, and are in fair to poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate or resin tops, is inadequately provided, and in fair to poor condition. The typical Classroom contains 0 lineal feet of casework, and Classroom casework provided ranges from 0 to 93 feet. Classrooms are not provided adequate chalkboards, markerboards, and tackboards, which are in fair to poor condition. The lockers, located in the Corridors, are adequately provided, and in poor condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with wood louvered and non-louvered interior doors that are flush mounted and partially recessed without proper ADA hardware and clearances, and in poor condition. The Gymnasium spaces have wood and sheet rubber flooring, exposed ceilings, as well as painted block wall finishes, and they are in fair to poor condition. Gymnasium telescoping stands are plastic type construction in fair condition. Gymnasium basketball backboards are fixed and electrically operated type, and are in fair condition. The Media Center, located in the 1955 Original Construction, has vinyl tile flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair condition. Student Dining, located in the 1955 Original Construction, has vinyl tile flooring, acoustical tile ceilings, as well as brick and painted block wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is full service and provides for Kennedy, McKinley, Longfellow, and Washington buildings, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1955, is in poor condition. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction / material / insulation / and installed as required by the OSDM and OBMC. Walk-in coolers / freezers are located within the Kitchen spaces and on the building's exterior, outside of food receiving, and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, T, and U and non conformance with design manual. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Replace Kitchen equipment due to age and condition, including walk in cooler/freezers. Replace toilet partitons and accessories. Replace wood floor finishes in 1957 Addition. Rework walls for toilet lamen accessibility. Replace lockers in poor condition.

Item	Cost	Unit	Whole Building	1955 Original (1955)	1955 Original Fixed Seating (1955)	1955 Original Mezzanine (1955)	1955 Original Unusable (1955)	1957 Addition (1957)	1957 Mezzanine (1957)	1962 Addition (1962)	1971 Addition (1971)	Sum	Comments
Complete Replacement of Finishes and Casework (High):	\$16.33	sq.ft.		126,914 ft ²	707 ft ²		6,601 ft ²	28,111 ft ²	2,988 ft ²	29,249 ft ²	22,892 ft ²		
Toilet Partitions:	\$1,000.00	per stall		23 Required				3 Required		5 Required		\$31,000.00	(high school, per building area, with removal of existing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required				Required		Required	Required	\$41,433.20	(removing and replacing per building area)
Resilient Flooring Replacement, Including Mastic	\$2.25	sq.ft. (Qty)						8,500 Required				\$19,125.00	(Hazardous Material Replacement Cost - See T.)
Walk-in Coolers/Freezers:	\$29,818.00	per unit		2 Required								\$59,636.00	
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		2,471 Required								\$469,490.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Rework Non-ADA Toilet Room Walls	\$10.00	sq.ft. (Qty)		240 Required						48 Required		\$2,880.00	Rework walls to provide ADA clearance in toilet rooms
Sum:			\$4,006,584.98	\$2,652,414.42	\$0.00	\$0.00	\$0.00	\$486,799.83	\$0.00	\$488,965.97	\$378,404.76		



Corridor



Science lab casework

[Back to Assessment Summary](#)

K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T12, 1X4 suspended fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 50 to 60 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-12, 1X4 recessed fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 20 to 25 FC, thus complying with the 20 FC recommended by the OSDM. The Primary Gymnasium space is equipped with mercury vapor pendant mounted type lighting, in good condition, providing an average illumination of 60 to 65 FC, thus complying with the 50 ES FC recommended by the OSDM. The Media Center is equipped with T12, 2X4 recessed fluorescent type lighting in good condition, providing an average illumination of 50 to 60 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 1X4 surface mounted, T12 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 70 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1X4 surface mounted or industrial T12 fluorescent type lighting in fair to poor condition. There are some service corridors that have incandescent fixtures. The typical Administrative spaces in the overall facility are equipped with 1X4 surface mounted and 2X4 recessed T12, fluorescent type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition and the utilization of T12 fluorescent (lamp and ballast) fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, utilization of T12 fixtures and installation of fire protection system.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	\$1,094,085.00	Includes demo of existing fixtures
Sum:			\$1,094,085.00	\$634,570.00	\$3,535.00	\$6,775.00	\$33,005.00	\$140,555.00	\$14,940.00	\$146,245.00	\$114,460.00		



Gymnasium Lighting



Choir Room Lighting

[Back to Assessment Summary](#)

L. Security Systems

Description: The overall facility contains a multiple camera location type security system in fair condition. Motion detectors are not adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. All exterior doors are not equipped with door contacts. An automatic visitor control system is provided at main entrance. Few security cameras or controls are provided for parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of TV, VCR, and multiplexer. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The playground fencing areas are not totally inclusive and therefore require attention. The exterior site lighting system is equipped with recessed incandescent entry lights in fair to poor condition. Pedestrian walkways are illuminated with street lighting in average condition. Parking and bus pick-up / drop off areas are illuminated pole mounted HID 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

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Security System:	\$1.75	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	\$382,929.75	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required				Required		Required	Required	\$207,166.00	building
Sum:			\$590,095.75	\$349,013.50	\$1,237.25	\$2,371.25	\$11,551.75	\$77,305.25	\$5,229.00	\$80,434.75	\$62,953.00		



Security Alarm Panels



Ceiling Mounted Surveillance Camera

[Back to Assessment Summary](#)

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of some combination incandescent illuminated exit signs and emergency floodlights. There are some stand alone emergency floodlight units. Most of the system is in good condition, but some is in need of repair. The emergency egress lighting units are provided with appropriate battery backup but, no written battery replacement schedule was available. 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 emergency / egress lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	\$218,817.00	(complete, area of building)
Sum:			\$218,817.00	\$126,914.00	\$707.00	\$1,355.00	\$6,601.00	\$28,111.00	\$2,988.00	\$29,249.00	\$22,892.00		



Emergency Lighting



Ceiling Mounted Exit Sign

[Back to Assessment Summary](#)

N. Fire Alarm

Description: The overall facility is equipped with a Simplex 2001 fire alarm system, and in good condition, consisting of manual pull stations, bells, horns and strobe indicating devices. The system is automatic and is monitored by a third party. The system is equipped with audible horns, strobe devices, flow switches, tamper switches, smoke detectors and heat detectors. The system thus will not support future fire suppression systems as specified. The system is not adequately provided throughout, and does not have additional zone capabilities as specified. The system is not fully compliant with Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	\$328,225.50	(complete new system, including removal of existing)
Sum:			\$328,225.50	\$190,371.00	\$1,060.50	\$2,032.50	\$9,901.50	\$42,166.50	\$4,482.00	\$43,873.50	\$34,338.00		



Wall Mounted Fire Alarm Strobe



Fire Alarm Control Device

[Back to Assessment Summary](#)

O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Elevation changes within the 1955 Original Construction and 1962 Addition are facilitated by five stairwells in fair condition and a non-compliant elevator in poor condition. Access to the Stage is not facilitated by a chair lift. Special provisions for floor level changes in the single story 1957 and 1971 Additions are not required. Interior doors throughout the facility are mostly recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. Toilet partitions throughout the facility are metal and plastic, and most do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Most electric water coolers are compliant. ADA signage is not provided on either the interior or the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage throughout the facility. Provide a power assist door opener at the main entry and replace the elevator with a compliant cab and door. At group toilets, provide compliant toilet partitions and accessories and remount mirrors. Rework walls to provide adequate clearances at private toilets where required. Provide a compliant shower stall in each of the locker room. Costs for reworked walls are covered in Item J. Replacement of plumbing fixtures is covered in Item E. Parking issues are corrected in Item P. Rework narrow and recessed door openings to provide adequate clearances where required.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft ²	1955 Original Fixed Seating (1955) 707 ft ²	1955 Original Mezzanine (1955) 1,355 ft ²	1955 Original Unusable (1955) 6,601 ft ²	1957 Addition (1957) 28,111 ft ²	1957 Mezzanine (1957) 2,988 ft ²	1962 Addition (1962) 29,249 ft ²	1971 Addition (1971) 22,892 ft ²	Sum	Comments
Signage:	\$0.10	sq.ft.		Required				Required		Required	Required	\$20,716.60	(per building area)
Lifts:	\$15,000.00	unit		1 Required								\$15,000.00	(complete)
Elevators:	\$50,000.00	each		2 Required								\$100,000.00	(per stop, \$100,000 minimum)
Toilet Partitions:	\$1,000.00	stall		12 Required				3 Required		5 Required	1 Required	\$21,000.00	(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		184 Required		2 Required		41 Required		27 Required	17 Required	\$298,100.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		4 Required						1 Required		\$25,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		47 Required						23 Required	4 Required	\$370,000.00	(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		14 Required				4 Required		5 Required	1 Required	\$6,840.00	
Provide ADA Shower:	\$3,000.00	each		2 Required							1 Required	\$9,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Sum:			\$873,156.60	\$614,581.40	\$0.00	\$2,200.00	\$0.00	\$52,051.10	\$0.00	\$159,049.90	\$45,274.20		



Typical recessed classroom door



Non accessible group toilet room

[Back to Assessment Summary](#)

P. Site Condition

Description: The building sits on a 47.18 acre site within a 54.55 acre campus shared with Kennedy Junior High School. The flat site is located in a suburban residential setting with moderate tree and shrub landscaping. Evidence of ponding was observed in parking lots and athletic fields, and evidence of erosion was observed near the softball fields. Outbuildings associated with the athletic facilities are not documented in this assessment. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff, visitor and student parking is facilitated by multiple asphalt and gravel parking lots in poor condition, containing 479 parking places, which does not provide adequate parking for staff, visitors, students and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins, does not provide adequate evacuation of storm water, and substantial evidence of parking lot ponding was observed. Concrete curbs in fair condition are appropriately placed. A service drive is not provided. Concrete dumpster pads are provided and are in fair condition. 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 poor condition. The athletic facilities are comprised of a football stadium, running track, softball fields and a baseball diamond, and are in good condition. Site features are suitable for outdoor instruction. A greenhouse and gardens are provided in one courtyard for outdoor science education. The site is large enough for a moderate addition to building.

Rating: 2 Needs Repair

Recommendations: Replace concrete sidewalks where required. Provide new wearing course on paved paths, entry drives and parking lots where required. Replace gravel lot with asphalt. Provide additional catch basins to reduce parking lot ponding. Stabilize soil erosion near softball fields. Provide additional parking spaces to meet OSDM guidelines, including required additional accessible parking spaces. Costs for ADA signage are covered in item O.

Item	Cost	Unit	Whole Building	1955 Original (1955)	1955 Original Fixed Seating (1955)	1955 Original Mezzanine (1955)	1955 Original Unusable (1955)	1957 Addition (1957)	1957 Mezzanine (1957)	1962 Addition (1962)	1971 Addition (1971)	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.00	sq. yard		126,914 ft ²	707 ft ²	1,355 ft ²	6,601 ft ²	28,111 ft ²	2,988 ft ²	29,249 ft ²	22,892 ft ²		
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		2,800 Required								\$84,000.00	(including drainage / tear out for heavy duty asphalt)
Additional Parking Spaces Required for High	\$420.00	per student		23,216 Required								\$432,978.40	(includes minor crack repair in less than 5% of paved area)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		135 Required								\$56,700.00	(\$1,000 per parking space; 0.42 spaces per high school student. Parking space includes parking lot drive space.)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		5,985 Required								\$28,069.65	(5 inch exterior slab)
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		400 Required								\$1,000.00	(includes stripping and re-grading)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		6 Required								\$15,000.00	
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required								\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sum:				\$817,748.05	\$817,748.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	Include this one <u>or</u> the previous. (Applies for whole building, so only one addition should have this item)



Sidewalk in poor condition



Parking lot ponding

[Back to Assessment Summary](#)

Q. Sewage System

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

Rating: 3 Needs Replacement

Recommendations: Replace existing system due to age of pipe.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft ²	1955 Original (1955) Fixed Seating 707 ft ²	1955 Original (1955) Mezzanine 1,355 ft ²	1955 Original (1955) Unusable 6,601 ft ²	1957 Addition (1957) 28,111 ft ²	1957 (1957) Mezzanine 2,988 ft ²	1962 Addition (1962) 29,249 ft ²	1971 Addition (1971) 22,892 ft ²	Sum	Comments
Sewage Main:	\$45.00	n.ft.		500 Required			500 Required	500 Required		500 Required		\$90,000.00	(include excavation and backfilling)
Sum:			\$90,000.00	\$22,500.00	\$0.00	\$0.00	\$22,500.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00		



Sanitary drain below sink



Sanitary drainage Piping

[Back to Assessment Summary](#)

Facility Assessment

R. Water Supply

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Domestic Water Main	\$40.00	In.ft.		500 Required	0 Required	0 Required	0 Required	500 Required	0 Required	500 Required	500 Required	\$80,000.00	(new)
Sum:			\$80,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00		



Domestic Water Piping



Domestic water piping

[Back to Assessment Summary](#)

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and are in fair to poor condition. Typical exterior doors feature single glazed non-insulated tempered, non-tempered, and wired glass vision panels. There are hollow metal doors on hollow metal frames. Hollow metal doors with vision panels feature single glazed, non-insulated, tempered, non-tempered, and wired vision panels. There are also louvers and metal panels in some doors. Hollow metal doors are in fair to poor condition. There is a solid core wood door in poor condition in the 1955 original construction. Overhead doors in the 1957 Addition are aluminum overhead type in poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace exterior doors, due to poor condition to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. . Replace overhead doors in the 1957 Addition due to poor condition. Sidelite replacement included in item F.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft ²	1955 Original Fixed Seating (1955) 707 ft ²	1955 Original Mezzanine (1955) 1,355 ft ²	1955 Original Unusable (1955) 6,601 ft ²	1957 Addition (1957) 28,111 ft ²	1957 Mezzanine (1957) 2,988 ft ²	1962 Addition (1962) 29,249 ft ²	1971 Addition (1971) 22,892 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		44 Required				9 Required		8 Required	18 Required	\$158,000.00	(includes removal of existing)
Overhead doors and hardware:	\$2,500.00	per leaf						5 Required				\$12,500.00	(8 x 10 sectional, manual operation)
Sum:			\$170,500.00	\$88,000.00	\$0.00	\$0.00	\$0.00	\$30,500.00	\$0.00	\$16,000.00	\$36,000.00		



Typical aluminum entry doors.



Typical hollow metal doors.

[Back to Assessment Summary](#)

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 fittings, and others containing hazardous materials are located in the overall facility in good to poor condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition with significant to light damage. There are no underground fuel oil storage tanks on the site.

Rating: 3 Needs Replacement

Recommendations: The building boasts a common space often used for student dining.

Item	Cost	Unit	Whole Building	1955 Original (1955)	1955 Original Fixed Seating (1955)	1955 Original Mezzanine (1955)	1955 Original Unusable (1955)	1957 Addition (1957)	1957 Mezzanine (1957)	1962 Addition (1962)	1971 Addition (1971)	Sum	Comments
<i>Environmental Hazards Form</i>				EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form		
Pipe Fitting	\$20.00	each		100 Required	0 Required	0 Required	50 Required	0 Required	30 Required	0 Required	0 Required	\$3,600.00	
Insulation Removal Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		82,494 Required	0 Required	0 Required	0 Required	2,000 Required	0 Required	21,900 Required	0 Required	\$319,182.00	See J
Sum:			\$322,782.00	\$249,482.00	\$0.00	\$0.00	\$1,000.00	\$6,000.00	\$600.00	\$65,700.00	\$0.00		



9x9 Tile



Pipe insulation

[Back to Assessment Summary](#)

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression. Exit corridors are situated such that dead-end corridors are not present. The Music program suite has a dead end hall situation. Gates are situated such that dead end situations do occur. The facility features 6 interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails do not meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The stair to the 1955 Original Mezzanine does not have handrails and the risers are not uniform. Feature stair towers in the 1955 Original Construction and the 1955 Original Mezzanine do not have appropriate head height clearance. Some stair towers exceed the maximum width to not require an intermediate handrail. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction / material / insulation / and/or installed as required by the OSDM and OBCMC. The cooking equipment is 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 not equipped with adequate egress.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Provide guardrails under feature stairs. Provide enclosure under 1955 Original Mezzanine stair. Provide second means of egress from rooms with occupant load greater than 50. Remove gates and provide doors to alleviate dead end corridor situations.

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft²	1955 Original Fixed Seating (1955) 707 ft²	1955 Original Mezzanine (1955) 1,355 ft²	1955 Original Unusable (1955) 6,601 ft²	1957 Addition (1957) 28,111 ft²	1957 Mezzanine (1957) 2,988 ft²	1962 Addition (1962) 29,249 ft²	1971 Addition (1971) 22,892 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		126,914 Required	707 Required	1,355 Required		28,111 Required	2,988 Required	29,249 Required	22,892 Required	\$689,702.00	(includes increase of service piping, if required)
Handrails:	\$5,000.00	level		2 Required		2 Required				4 Required		\$40,000.00	
Other: Guardrail	\$7,500.00	per level		4 Required								\$30,000.00	Provide OBC compliant guardrail
Other: Guardrails	\$7,500.00	each		2 Required								\$15,000.00	Provide guardrail for head clearance at feature stairs
Other: Infill below stair	\$10.00	sq.ft. (Qty)				50 Required						\$500.00	provide enclosure for underside of stair or ramp
Other: Replace gate with door	\$7,500.00	each		3 Required								\$22,500.00	Remove gate and replace with dual action double door to eliminate dead end corridor.
Other: Second egress door	\$3,000.00	each		4 Required				2 Required		2 Required		\$24,000.00	Provide second means of egress from room with more than 50 occupants
Sum:			\$821,702.00	\$501,970.50	\$2,297.75	\$14,903.75	\$0.00	\$97,360.75	\$9,711.00	\$121,059.25	\$74,399.00		



Gate for afterhours



Feature stair

[Back to Assessment Summary](#)

V. Loose Furnishings

Description: The typical Classroom furniture is mostly of consistent design with in the room, and mismatched between rooms, 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 6 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	1955 Original (1955) 126,914 ft ²	1955 Original Fixed Seating (1955) 707 ft ²	1955 Original Mezzanine (1955) 1,355 ft ²	1955 Original Unusable (1955) 6,601 ft ²	1957 Addition (1957) 28,111 ft ²	1957 Mezzanine (1957) 2,988 ft ²	1962 Addition (1962) 29,249 ft ²	1971 Addition (1971) 22,892 ft ²	Sum	Comments
CEFPI Rating 6	\$3.00	sq.ft.		Required				Required		Required	Required	\$621,498.00	
Sum:			\$621,498.00	\$380,742.00	\$0.00	\$0.00	\$0.00	\$84,333.00	\$0.00	\$87,747.00	\$68,676.00		



Classroom furniture with teacher workstation



Classroom furniture

[Back to Assessment Summary](#)

W. Technology

Description: The typical Classroom is equipped with at least one data port per outlet and no voice ports to be used with a digitally based phone system to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for teacher and student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. The Sound System provides devices for most required spaces but due to the age the infrastructure is inadequately provided for each space of this facility. The facility does contain a media distribution center, and also provides a multiple Computer Labs for use by most students.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1955 Original (1955) 126,914 ft ²	1955 Original Fixed Seating (1955) 707 ft ²	1955 Original Mezzanine (1955) 1,355 ft ²	1955 Original Unusable (1955) 6,601 ft ²	1957 Addition (1957) 28,111 ft ²	1957 Mezzanine (1957) 2,988 ft ²	1962 Addition (1962) 29,249 ft ²	1971 Addition (1971) 22,892 ft ²	Sum	Comments
HS portion of building with total SF > 200,400	\$4.48	sq.ft. (Qty)		126,914 Required	707 Required	1,355 Required	6,601 Required	28,111 Required	2,988 Required	29,249 Required	22,892 Required	\$980,300.16	
Sum:			\$980,300.16	\$568,574.72	\$3,167.36	\$6,070.40	\$29,572.48	\$125,937.28	\$13,386.24	\$131,035.52	\$102,556.16		



Classroom Technology Outlet



Main Data Frame

[Back to Assessment Summary](#)

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$27,388,204.01
7.00%	Construction Contingency	\$1,917,174.28
Subtotal		\$29,305,378.29
16.29%	Non-Construction Costs	\$4,773,846.12
Total Project		\$34,079,224.41

Construction Contingency	\$1,917,174.28
Non-Construction Costs	\$4,773,846.12
Total for X.	\$6,691,020.40

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$8,791.61
Soil Borings / Phase I Envir. Report	0.10%	\$29,305.38
Agency Approval Fees (Bldg. Code)	0.15%	\$43,958.07
Construction Testing	0.25%	\$73,263.45
Printing - Bid Documents	0.27%	\$79,124.52
Advertising for Bids	0.03%	\$8,791.61
Builder's Risk Insurance	0.11%	\$32,235.92
Design Professional's Compensation	7.50%	\$2,197,903.37
CM Compensation	6.00%	\$1,758,322.70
Commissioning	0.42%	\$123,082.59
Maintenance Plan Advisor	0.11%	\$32,235.92
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$386,830.99
Total Non-Construction Costs	16.29%	\$4,773,846.12

[Back to Assessment Summary](#)

School Facility Appraisal

Name of Appraiser	Karen L Walker	Date of Appraisal	2010-03-16
Building Name	North High School		
Street Address	34041 Stevens Blvd		
City/Town, State, Zip Code	Eastlake, OH 44094		
Telephone Number(s)	440/975-3692		
School District	Willoughby-Eastlake City SD		

Setting:	Suburban		
Site-Acreage	47.18	Building Square Footage	218,817
Grades Housed	9-12	Student Capacity	1,850
Number of Teaching Stations	79	Number of Floors	2
Student Enrollment	1482		
Dates of Construction	1955,1955,1955,1955,1957,1957,1962,1971		

Energy Sources:	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar
Air Conditioning:	<input checked="" type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Windows Units	<input type="checkbox"/> Central	<input type="checkbox"/> Room Units
Heating:	<input checked="" type="checkbox"/> Central	<input checked="" type="checkbox"/> Roof Top	<input type="checkbox"/> Individual Unit	<input type="checkbox"/> Forced Air
	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/> 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

[Back to Assessment Summary](#)

1.0 The School Site

School Facility Appraisal

			Points Allocated	Points
1.1	Site is large enough to meet educational needs as defined by state and local requirements		25	25
	<i>The 47.18 acre site is large enough to meet educational needs.</i>			
1.2	Site is easily accessible and conveniently located for the present and future population		20	20
	<i>Site is located conveniently to the residential community it serves.</i>			
1.3	Location is removed from undesirable business, industry, traffic, and natural hazards		10	10
	<i>Site is located in a suburban residential neighborhood.</i>			
1.4	Site is well landscaped and developed to meet educational needs		10	9
	<i>The site has proper landscaping for this facility.</i>			
1.5	ES Well equipped playgrounds are separated from streets and parking areas		10	10
	MS Well equipped athletic and intermural areas are separated from streets and parking			
	HS Well equipped athletic areas are adequate with sufficient solid-surface parking			
	<i>There are exceptionally equipped athletic areas on the site that are shared with the local community.</i>			
1.6	Topography is varied enough to provide desirable appearance and without steep inclines		5	3
	<i>The site lacks topographic variation.</i>			
1.7	Site has stable, well drained soil free of erosion		5	4
	<i>Site soil is generally free of erosion, but has some minor drainage issues.</i>			
1.8	Site is suitable for special instructional needs , e.g., outdoor learning		5	5
	<i>Site provides opportunities for special instructional needs including a garden area.</i>			
1.9	Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes		5	5
	<i>Adequate sidewalks and related amenities are provided and connect to the public sidewalks on the streets, as well as a sidewalk connecting this building to the adjacent elementary site.</i>			
1.10	ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided		5	3
	HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community			
	<i>Insufficient parking is provided.</i>			
TOTAL - The School Site			100	94

[Back to Assessment Summary](#)

2.0 Structural and Mechanical Features

School Facility Appraisal

Structural	Points Allocated	Points
2.1 Structure meets all barrier-free requirements both externally and internally <i>The building does not meet all barrier free requirements. The existing elevator is not appropriate for handicap access to the second floor.</i>	15	5
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs leak and have significant areas of ponding.</i>	15	1
2.3 Foundations are strong and stable with no observable cracks <i>The foundations appear stable. One area has the beginnings of roof drainage erosion issues.</i>	10	7
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Interior walls do not have sufficient joints. The 1962 Addition second floor has a consistent need for joints.</i>	10	5
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Traffic flow through the building is logical.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>The building envelope does not meet current ASHRAE standards. Evidence of thermal bridging was noted at Student dining and where doors frames had been infilled.</i>	10	5
2.7 Structure is free of friable asbestos and toxic materials <i>The structure's flooring system is mostly 9x9 tiles assumed to be asbestos containing.</i>	10	2
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Classrooms are undersized and do not permit much flexibility of configuration or size.</i>	10	2

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

2.12	Electrical controls are safely protected with disconnect switches easily accessible	10	4
	<i>The electrical controls noticed are safely protected with disconnect switches or over current protection devices and was easily accessible but, due to the age of the equipment it does not meet the requirements of the OSDM.</i>		
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	10
	<i>Electric water coolers do not meet ADA requirements.</i>		
2.14	Number and size of restrooms meet requirements	10	5
	<i>The quantity of fixtures within the facility is adequate for the population. However, many group restrooms were taken out of service.</i>		
2.15	Drainage systems are properly maintained and meet requirements	10	10
	<i>Replace sanitary waste piping in the overall facility due to the age of drainage piping.</i>		
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	4
	<i>The Fire Alarm system is a zoned system which does not meet the requirements of the Ohio Design Manual. There is not a sprinkler system within this facility.</i>		
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	4
	<i>Intercommunication system consists of a central unit via telephones that allow two-way communication between the Office and certain areas but, also needs replacement per the OSDM requirements.</i>		
2.18	Exterior water supply is sufficient and available for normal usage	5	5
	<i>The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system.</i>		
TOTAL - Structural and Mechanical Features		200	104

[Back to Assessment Summary](#)

3.0 Plant Maintainability

School Facility Appraisal

	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>The exterior materials are in need of refferbishment.</i>	15	10
3.2 Floor surfaces throughout the building require minimum care <i>Most floor surfaces require minimal care.</i>	15	12
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings and walls show significant stains.</i>	10	5
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Most rooms do not have built in equipment.</i>	10	5
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Doors and hardware are not compatible with the district master system. Most locks are hard to work.</i>	10	2
3.6 Restroom fixtures are wall mounted and of quality finish <i>Many fixtures are not wall mounted and some are in poor condition.</i>	10	3
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage is adequate.</i>	10	8
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets and power for routine cleaning is not available in most areas due to that fact that very few outlets are provided in such areas as classrooms and none in other areas such as small toilet rooms or storage areas.</i>	10	4
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are maintained and accessible for repair and / or replacement, but exterior electrical outlets are non-existent in many cases as required by the Ohio School Design Manual.</i>	10	6
TOTAL - Plant Maintainability	100	55

[Back to Assessment Summary](#)

4.0 Building Safety and Security

School Facility Appraisal

Site Safety	Points Allocated	Points
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>A bus loop is provided for student loading.</i></p>	15	10
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are provided around the campus and neighboring properties.</i></p>	10	8
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>Sufficient signage is provided for wayfinding onto and off the site. Wayfinding through the site is not well noted.</i></p>	5	3
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Vehicular flow is adequate to and from the site.</i></p>	5	4
<p>4.5 ES Playground equipment is free from hazard</p> <p>MS Location and types of intramural equipment are free from hazard</p> <p>HS Athletic field equipment is properly located and is free from hazard</p> <p><i>Athletic fields are well appointed and in good condition.</i></p>	5	4

Building Safety	Points Allocated	Points
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>Heating units are away from the students.</i></p>	20	18
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>Multiple stairs are available for student egress.</i></p>	15	14
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Doors are equipped with push bars, though some are in poor condition.</i></p>	10	8
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency lighting and exit signs are provided throughout the entire building. Exits signs have battery backup but are not on a separate electrical circuit. Some emergency units are not per the Ohio Building Code or the NEC.</i></p>	10	6
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Most classroom doors are recessed and open outward. Almost all doors are in poor condition.</i></p>	10	6
<p>4.11 Building security systems are provided to assure uninterrupted operation of the educational program</p>	10	4

Building security systems are provided to assure uninterrupted operation of the educational program. The system does not meet all requirements of the OSDM.

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring is of a non slip vinyl tile and traction treads are provided on terazzo stairs.</i>	5	5
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Most stair risers are consistent and compliant with OBC. In the 1955 Mezzanine space, risers are wood and inconsistent in height.</i>	5	3
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass is located throughtout the building, is wired or non-tempered, and not well secured in some locations. Broken glass was found in a student accessible area.</i>	5	1
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Projections do not impede traffic. The feature stairs are open below which does not provide proper head height clearance.</i>	5	2
4.16	Traffic areas terminate at an exit or a stairway leading to an egress <i>When gates are in place, dead end corridors are created.</i>	5	1

Emergency Safety

Points Allocated Points

4.17	Adequate fire safety equipment is properly located <i>Safety equipment is adequately provided and generally in good condition.</i>	15	14
4.18	There are at least two independent exits from any point in the building <i>When gates are in place, dead end corridors are created.</i>	15	5
4.19	Fire-resistant materials are used throughout the structure <i>Untreated wood was found throughout the facility.</i>	15	5
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>Automatic and manual emergency alarm system with a distinctive sound is provided. Alarms are also equipped with strobe lights. The Fire Alarm System is not per the OSDM requirements.</i>	15	6

TOTAL - Building Safety and Security

200 127

[Back to Assessment Summary](#)

5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<p>Size of academic learning areas meets desirable standards</p> <p><i>Most classrooms are undersized per the design manual.</i></p>	25	10
5.2	<p>Classroom space permits arrangements for small group activity</p> <p><i>Due to lack of space, small group activity and flexible arrangements are not well facilitated.</i></p>	15	5
5.3	<p>Location of academic learning areas is near related educational activities and away from disruptive noise</p> <p><i>Academic spaces are way from live areas like the Gymnasiums or Music program.</i></p>	10	8
5.4	<p>Personal space in the classroom away from group instruction allows privacy time for individual students</p> <p><i>Due to being undersized, personal space is limited for private consultation.</i></p>	10	5
5.5	<p>Storage for student materials is adequate</p> <p><i>Student lockers are inconsistent in size, but are adequately provided and in poor condition.</i></p>	10	7
5.6	<p>Storage for teacher materials is adequate</p> <p><i>Most classrooms lack built in casework for teacher materials.</i></p>	10	4

Special Learning Space		Points Allocated	Points
5.7	<p>Size of special learning area(s) meets standards</p> <p><i>Most classrooms are undersized per the design manual.</i></p>	15	10
5.8	<p>Design of specialized learning area(s) is compatible with instructional need</p> <p><i>Space is provided that is compatible with the need. Space is provided away from standard academic learning areas.</i></p>	10	7
5.9	<p>Library/Resource/Media Center provides appropriate and attractive space</p> <p><i>The Media Center is stark in appearance, but generous in size.</i></p>	10	8
5.10	<p>Gymnasium (or covered P.E. area) adequately serves physical education instruction</p> <p><i>Three Gymnasiums are provided for physical education.</i></p>	5	4
5.11	<p>ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction</p> <p>MS/HS Science program is provided sufficient space and equipment</p> <p><i>Science programs have sufficient space and area for storing equipment. Eye wash stations are provided in rooms where required.</i></p>	10	9

5.12	Music Program is provided adequate sound treated space <i>Music program is in an isolated area with sound control attempted.</i>	5	4
5.13	Space for art is appropriate for special instruction, supplies, and equipment <i>Space for art is generously provided with adequate storage.</i>	5	5

School Facility Appraisal

		Points Allocated	Points
5.14	Space for technology education permits use of state-of-the-art equipment <i>Many computer labs are provided for technology education.</i>	5	5
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms <i>Small group and remedial instruction areas are provided, some are adjacent to classrooms.</i>	5	4
5.16	Storage for student and teacher material is adequate <i>Storage is marginal.</i>	5	4

Support Space

		Points Allocated	Points
5.17	Teacher's lounge and work areas reflect teachers as professionals <i>Teacher's lounge is stark. Work areas are provided for departments.</i>	10	5
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>Cafeteria is attractive and well daylight. The Kitchen is undersized with equipment in poor working condition.</i>	10	5
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Administrative offices are consistent in appearance and appropriate for high school students.</i>	5	4
5.20	Counselor's office insures privacy and sufficient storage <i>Counselors' offices offer privacy and storage of materials.</i>	5	4
5.21	Clinic is near administrative offices and is equipped to meet requirements <i>The clinic is located way from the offices are not appointed per the design manual.</i>	5	1
5.22	Suitable reception space is available for students, teachers, and visitors <i>Reception area is away from the door marked main entrance, but is suitable for the population served.</i>	5	3
5.23	Administrative personnel are provided sufficient work space and privacy <i>Some portions of the administrative suite do not have sufficient privacy.</i>	5	3

TOTAL - Educational Adequacy

200

124

[Back to Assessment Summary](#)

6.0 Environment for Education

School Facility Appraisal

Exterior Environment	Points Allocated	Points
6.1 Overall design is aesthetically pleasing to age of students <i>The overall facility reflects a mid twentieth century architectural philosophy with overhangs and ribbon windows for daylighting rooms.</i>	15	11
6.2 Site and building are well landscaped <i>The site is pleasantly landscaped, including a student food production garden and many play fields.</i>	10	9
6.3 Exterior noise and poor environment do not disrupt learning <i>The complex is on a lightly traveled road away from disruptive elements.</i>	10	9
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>Some walkways are sheltered from sun and weather. Student migration between classes often occurs outside when weather permits.</i>	10	8
6.5 Building materials provide attractive color and texture <i>The brick is pleasant, and the concrete and painted elements need to be cleaned and refreshed.</i>	5	3

Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The indoor color pallet is enhanced by student produced murals and daylight spaces.</i>	20	10
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>The building is partially air conditioned.</i>	15	5
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Ventilation does not meet current air exchange requirements.</i>	15	5
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>Lighting system does provide proper intensity, diffusion and distribution of illumination. The corridors are adequately illuminated.</i>	15	12
6.10 Drinking fountains and restroom facilities are conveniently located <i>Many student group toilet rooms have been taken out of service. One more group room is available for the female students than male.</i>	15	5
6.11 Communication among students is enhanced by commons area(s) for socialization <i>The building boasts a common space often used for student dining. Most corridors are below design manual standards.</i>	10	5
6.12 Traffic flow is aided by appropriate foyers and corridors	10	2

Most corridors are below design manual standards.

6.13	Areas for students to interact are suitable to the age group <i>The building boasts a common space often used for student dining. Other areas include landings at tops of stairs and egress door alcoves.</i>	10	5
6.14	Large group areas are designed for effective management of students <i>Several areas are available to manage large volumes of students.</i>	10	7
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>The building does not meet LEED minimum requirements for acoustical performance.</i>	10	5
6.16	Window design contributes to a pleasant environment <i>The windows have moderate air infiltration, but provide generous amounts of daylight. Solar heat gain is a problem.</i>	10	5
6.17	Furniture and equipment provide a pleasing atmosphere <i>The furniture is mostly consistent within a space, but inconsistent from room to room.</i>	10	6
<hr/> TOTAL - Environment for Education		200	112

[Back to Assessment Summary](#)

LEED Observation Notes

School District: Willoughby-Eastlake City SD
County: Lake
School District IRN: 45104
Building: North High School
Building IRN: 27573

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Construction activity pollution prevention can be successfully managed on this site. The building is known to contain hazardous materials. The site is not known to be prime agricultural farmland, within a flood plain, habitat for an endangered species, within or near a wetland, or near a previously undeveloped body of water. The site is not within a community having a density of more than 60,000 square feet per acre. The site is not located on a previously developed site within 1/2 mile of a residential area with density of more than 10 units per acre. The site is not located within 1/2 mile of 10 basic services. The site does not have pedestrian access between the school and basic services. The site is not a brownfield. The site is not located within 1/4 mile walking of a bus stop or 1/2 mile walking of a rail station. School busses do have a dedicated lane on site. The site does have sufficient bicycle storage and changing facilities. The site does not have dedicated parking capacity for fuel efficient or low emitting vehicles. The site does not meet 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 catch basins. 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 fixtures and stadium 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.

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. A baseline water use report is required for LEED credits in this category.

characters remaining in Water Efficiency.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

characters remaining in Energy & Atmosphere.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

The building does not have an area for the collection of recyclables, including yard waste. The building shell is viable for renovation. The interior partitions are viable for renovation. Although 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.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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

characters remaining in Indoor Environmental Quality.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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

characters remaining in Innovation & Design Process.

Justification for Allocation of Points

Building Name and Level: **North High School**

9-12

Building features that clearly exceed criteria:

1. The campus has well appointed sports facilities.
2. Most classrooms have generous daylight.
3. The building has 3 Gymnasiums.
4. The facility has 2 areas for Student Dining.
5. The Corridors have areas of storefront and curtain wall that let in abundant natural light.
6. The feature stairs and 1955 to 1962 building connection have a modernist architectural feel uncommon to northeast Ohio schools.

Building features that are non-existent or very inadequate:

1. The building is reported to contain asbestos.
2. The roof ponds and leaks.
3. The second floor 1962 Addition classrooms have an unattractive displacement crack in every room.
4. Masonry has spalling, and deterioration - including the site walls.
5. The pedestrian paths of concrete and asphalt are in poor condition.
6. The welding tech program lacks sufficient design manual areas, including storage.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

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

District IRN:	45104
Building IRN:	27573
Firm:	The Collaborative, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1955 1955 Original	126,914	\$249,482.00	\$2,000.00
1955 1955 Original Fixed Seating	707	\$0.00	\$0.00
1955 1955 Original Mezzanine	1,355	\$0.00	\$0.00
1955 1955 Original Unusable	6,601	\$1,000.00	\$1,000.00
1957 1957 Addition	28,111	\$6,000.00	\$0.00
1957 1957 Mezzanine	2,988	\$600.00	\$600.00
1962 1962 Addition	29,249	\$65,700.00	\$0.00
1971 1971 Addition	22,892	\$0.00	\$0.00
Total	218,817	\$322,782.00	\$3,600.00
Total with Regional Cost Factor (104.16%)	<	\$336,209.73	\$3,749.76
Regional Total with Soft Costs & Contingency	<	\$418,346.78	\$4,665.84

Building Summary - North High School (27573)

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: North High School				Contact: Ms. Jen Chauby			
Address: 34041 Stevens Blvd Eastlake, OH 44094				Phone: 440/975-3692			
Bldg. IRN: 27573				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		9-12	Acreage:		47.18		
Proposed Grades		N/A	Teaching Stations:		79		
Current Enrollment		1482	Classrooms:		74		
Projected Enrollment		N/A					
Addition				Date	HA	Number of Floors	Current Square Feet
<u>1955 Original</u>				1955	yes	2	126,914
<u>1955 Original Unusable</u>				1955	no	1	6,601
<u>1955 Original Mezzanine</u>				1955	no	1	1,355
<u>1955 Original Fixed Seating</u>				1955	yes	1	707
<u>1957 Addition</u>				1957	yes	1	28,111
<u>1957 Mezzanine</u>				1957	no	1	2,988
<u>1962 Addition</u>				1962	yes	2	29,249
<u>1971 Addition</u>				1971	yes	1	22,892
Total				218,817			
				*HA = Handicapped Access			
				*Rating =1 Satisfactory			
				=2 Needs Repair			
				=3 Needs Replacement			
				*Const P/S = Present/Scheduled Construction			
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2010						C	
A. <u>Heating System</u>				3		\$7,111,552.50 -	
B. <u>Roofing</u>				2		\$1,459,192.85 -	
C. <u>Ventilation / Air Conditioning</u>				1		\$0.00 -	
D. <u>Electrical Systems</u>				3		\$3,789,910.44 -	
E. <u>Plumbing and Fixtures</u>				3		\$1,935,562.00 -	
F. <u>Windows</u>				3		\$1,679,542.68 -	
G. <u>Structure: Foundation</u>				2		\$7,650.00 -	
H. <u>Structure: Walls and Chimneys</u>				2		\$353,884.50 -	
I. <u>Structure: Floors and Roofs</u>				2		\$35,414.00 -	
J. <u>General Finishes</u>				3		\$4,006,584.98 -	
K. <u>Interior Lighting</u>				3		\$1,094,085.00 -	
L. <u>Security Systems</u>				3		\$590,095.75 -	
M. <u>Emergency/Egress Lighting</u>				3		\$218,817.00 -	
N. <u>Fire Alarm</u>				3		\$328,225.50 -	
O. <u>Handicapped Access</u>				2		\$873,156.60 -	
P. <u>Site Condition</u>				2		\$817,748.05 -	
Q. <u>Sewage System</u>				3		\$90,000.00 -	
R. <u>Water Supply</u>				3		\$80,000.00 -	
S. <u>Exterior Doors</u>				3		\$170,500.00 -	
T. <u>Hazardous Material</u>				3		\$322,782.00 -	
U. <u>Life Safety</u>				3		\$821,702.00 -	
V. <u>Loose Furnishings</u>				2		\$621,498.00 -	
W. <u>Technology</u>				3		\$980,300.16 -	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-		\$6,691,020.40 -	
Total						\$34,079,224.41	

[Previous Page](#)

Environmental Hazards - Willoughby-Eastlake City SD (45104) - North High School (27573) - 1955 Original

Owner: Willoughby-Eastlake City SD
Facility: North High School
Date:

Bldg. IRN: 27573
BuildingAdd: 1955 Original
Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	100	\$20.00	\$2,000.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	82494	\$3.00	\$247,482.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$249,482.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$2,000.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 126914	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$249,482.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$2,000.00

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - North High School (27573) - 1955 Original Fixed Seating

Owner: Willoughby-Eastlake City SD Bldg. IRN: 27573
 Facility: North High School BuildingAdd: 1955 Original Fixed Seating
 Date: Consultant Name:

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	707	\$0.10	\$0.00

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

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

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - North High School (27573) - 1955 Original Mezzanine

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 27573
Facility: North High School **BuildingAdd:** 1955 Original Mezzanine
Date: **Consultant Name:**

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	1355	\$0.10	\$0.00

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

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

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - North High School (27573) - 1955 Original Unusable

Owner: Willoughby-Eastlake City SD Bldg. IRN: 27573
 Facility: North High School BuildingAdd: 1955 Original Unusable
 Date: Consultant Name:

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 6601	0	\$0.10	\$0.00

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

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - North High School (27573) - 1957 Addition

Owner: Willoughby-Eastlake City SD
Facility: North High School
Date:

Bldg. IRN: 27573
BuildingAdd: 1957 Addition
Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	2000	\$3.00	\$6,000.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$6,000.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$0.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 28111	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$6,000.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$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) - North High School (27573) - 1957 Mezzanine

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 27573
Facility: North High School **BuildingAdd:** 1957 Mezzanine
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	Assumed Asbestos-Containing Material	30	\$20.00	\$600.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$600.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$600.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 2988	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation \$600.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition \$600.00

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - North High School (27573) - 1962 Addition

Owner: Willoughby-Eastlake City SD
Facility: North High School
Date:

Bldg. IRN: 27573
BuildingAdd: 1962 Addition
Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	21900	\$3.00	\$65,700.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$65,700.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$0.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 29249	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$65,700.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$0.00

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - North High School (27573) - 1971 Addition

Owner: Willoughby-Eastlake City SD
Facility: North High School
Date:

Bldg. IRN: 27573
BuildingAdd: 1971 Addition
Consultant Name:

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	22892	\$0.10	\$0.00

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

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

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

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