

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

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Kennedy JH_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	Kennedy Junior High School
Building IRN	94510401
Building Address	34050 Glen Drive
Building City	Eastlake
Building Zipcode	44094
Building Phone	440-975-3781
Acreage	7.37
Current Grades	Pre-K
Teaching Stations	31
Number of Floors	1
Student Capacity	775
Current Enrollment	150
Enrollment Date	2010-04-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	29
Historical Register	NO
Building's Principal	N/A
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

72,894 Total Existing Square Footage

1964,1964,1970 Building Dates

Pre-K Grades

150 Current Enrollment

31 Teaching Stations

7.37 Site Acreage

Kennedy School, which is not on the National Register of Historic Buildings, and originally constructed in 1964, is a 1 story, 72,894 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 masonry bearing exterior wall construction, with block wall construction in the interior. The floor system consists of slab on grade. The roof structure is metal deck and bar joists. The roofing system of the overall facility is built-up asphalt with gravel ballast, installed in 1964. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building does not have a 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 7.37 acre of a 54.55 acre campus shared with North High School adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate for the population served.

The roof leaks tremendously. The building finishes outside of the pre-Kindergarten space are in poor condition. Space is rented for community programs.

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Building Construction Information - Willoughby-Eastlake City SD (45104) - Kennedy Junior High School (94510401)

Name	Year	Handicapped Access	Floors	Square Feet
1964 Original	1964	no	1	40,195
1964 Original Fixed seating	1964	yes	1	480
1970 Addition	1970	no	1	32,219

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Building Component Information - Willoughby-Eastlake City SD (45104) - Kennedy Junior High School (94510401)

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
1964 Original (1964)		7449			669		3302							
1964 Original Fixed seating (1964)	480													
1970 Addition (1970)		1777		7752	982			1585						
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Kennedy Junior High School (94510401)

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: Kennedy Junior High School				Contact: N/A			
Address: 34050 Glen Drive Eastlake, 44094				Phone: 440-975-3781			
Bldg. IRN: 94510401				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		Pre-K	Acreage:	7.37	CEFPI Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:	31			
Current Enrollment		150	Classrooms:	29			
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
1964 Original		1964	no	1	40,195		
1964 Original Fixed seating		1964	yes	1	480		
1970 Addition		1970	no	1	32,219		
Total				72,894			
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		2 Needs Repair					
		3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment	C	
A. Heating System				3	\$2,369,055.00	-	
B. Roofing				3	\$1,097,924.85	-	
C. Ventilation / Air Conditioning				1	\$5,000.00	-	
D. Electrical Systems				3	\$1,262,524.08	-	
E. Plumbing and Fixtures				3	\$701,098.00	-	
F. Windows				3	\$103,648.50	-	
G. Structure: Foundation				2	\$25,200.00	-	
H. Structure: Walls and Chimneys				2	\$205,303.50	-	
I. Structure: Floors and Roofs				2	\$2,880.00	-	
J. General Finishes				3	\$1,456,090.40	-	
K. Interior Lighting				3	\$364,470.00	-	
L. Security Systems				3	\$200,458.50	-	
M. Emergency/Egress Lighting				3	\$72,894.00	-	
N. Fire Alarm				3	\$109,341.00	-	
O. Handicapped Access				3	\$142,039.40	-	
P. Site Condition				2	\$294,895.45	-	
Q. Sewage System				3	\$45,000.00	-	
R. Water Supply				3	\$40,000.00	-	
S. Exterior Doors				3	\$46,000.00	-	
T. Hazardous Material				3	\$40,800.00	-	
U. Life Safety				3	\$239,905.50	-	
V. Loose Furnishings				3	\$362,070.00	-	
W. Technology				3	\$560,554.86	-	
- X. Construction Contingency / Non-Construction Cost				-	\$2,381,258.73	-	
Total					\$12,128,411.77		

Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet	<	<	<	<	<
1.0 The School Site	100	70	70%	Satisfactory	
2.0 Structural and Mechanical Features	200	99	50%	Borderline	
3.0 Plant Maintainability	100	42	42%	Poor	
4.0 Building Safety and Security	200	135	68%	Borderline	
5.0 Educational Adequacy	200	50	25%	Very Inadequate	
6.0 Environment for Education	200	96	48%	Poor	
LEED Observations	<	<	<	<	<
Commentary	<	<	<	<	<
Total	1000	492	49%		Poor
Enhanced Environmental Hazards Assessment Cost Estimates					
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
104.16%					
\$12,632,953.70					
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					

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1964 Original (1964) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)			
Name: Kennedy Junior High School				Contact: N/A					
Address: 34050 Glen Drive Eastlake, 44094				Phone: 440-975-3781					
Bldg. IRN: 94510401				Date Prepared: 2010-03-16		By: Karen L Walker			
				Date Revised: 2010-06-23		By: Karen L Walker			
Current Grades		Pre-K	Acreage:	7.37	CEFPI Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:	31					
Current Enrollment		150	Classrooms:	29					
Projected Enrollment		N/A							
1964 Original		1964 no	Number of Floors	1	Current Square Feet	40,195			
1964 Original Fixed seating		1964 yes	1		480				
1970 Addition		1970 no	1		32,219				
Total					72,894				
*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									
A.	Heating System	3	\$1,306,337.50						
B.	Roofing	3	\$586,846.48						
C.	Ventilation / Air Conditioning	1	\$5,000.00						
D.	Electrical Systems	3	\$696,177.40						
E.	Plumbing and Fixtures	3	\$475,565.00						
F.	Windows	3	\$70,187.90						
G.	Structure: Foundation	2	\$7,200.00						
H.	Structure: Walls and Chimneys	2	\$73,242.00						
I.	Structure: Floors and Roofs	2	\$960.00						
J.	General Finishes	3	\$613,786.00						
K.	Interior Lighting	3	\$200,975.00						
L.	Security Systems	3	\$110,536.25						
M.	Emergency/Egress Lighting	3	\$40,195.00						
N.	Fire Alarm	3	\$60,292.50						
O.	Handicapped Access	3	\$94,399.50						
P.	Site Condition	2	\$245,846.95						
Q.	Sewage System	3	\$22,500.00						
R.	Water Supply	3	\$20,000.00						
S.	Exterior Doors	3	\$6,000.00						
T.	Hazardous Material	3	\$39,360.00						
U.	Life Safety	3	\$130,633.75						
V.	Loose Furnishings	3	\$200,975.00						
W.	Technology	3	\$309,099.55						
X.	Construction Contingency / Non-Construction Cost	-	\$1,298,743.03						
Total					\$6,614,858.81				
					Section				
					Points Possible	Points Earned	Percentage	Rating	Category
					Cover Sheet				
1.0 <u>The School Site</u>					100	70	70%	Satisfactory	
2.0 <u>Structural and Mechanical Features</u>					200	99	50%	Borderline	
3.0 <u>Plant Maintainability</u>					100	42	42%	Poor	
4.0 <u>Building Safety and Security</u>					200	135	68%	Borderline	
5.0 <u>Educational Adequacy</u>					200	50	25%	Very Inadequate	
6.0 <u>Environment for Education</u>					200	96	48%	Poor	
					LEED Observations				
					Commentary				
Total					1000	492	49%	Poor	
					Enhanced Environmental Hazards Assessment Cost Estimates				
					C=Under Contract				
					Renovation Cost Factor				
					104.16%				
					Cost to Renovate (Cost Factor applied)				
					\$6,890,036.94				
					<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>				

1964 Original Fixed seating (1964) Summary

District: Willoughby-Eastlake City SD Name: Kennedy Junior High School Address: 34050 Glen Drive Eastlake, 44094 Bldg. IRN: 94510401				County: Lake Area: Northeastern Ohio (8) Contact: N/A Phone: 440-975-3781 Date Prepared: 2010-03-16 By: Karen L Walker Date Revised: 2010-06-23 By: Karen L Walker							
Current Grades		Pre-K	Acreage:	7.37	CEFPI Appraisal Summary						
Proposed Grades		N/A	Teaching Stations:	31							
Current Enrollment		150	Classrooms:	29							
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
1964 Original		1964	no	1	40,195	1.0 <u>The School Site</u>	100	70	70%	Satisfactory	
1964 Original Fixed seating		1964	yes	1	480	2.0 <u>Structural and Mechanical Features</u>	200	99	50%	Borderline	
1970 Addition		1970	no	1	32,219	3.0 <u>Plant Maintainability</u>	100	42	42%	Poor	
Total					72,894	4.0 <u>Building Safety and Security</u>	200	135	68%	Borderline	
						5.0 <u>Educational Adequacy</u>	200	50	25%	Very Inadequate	
						6.0 <u>Environment for Education</u>	200	96	48%	Poor	
						<u>LEED Observations</u>	<	<	<	<	<
						<u>Commentary</u>	<	<	<	<	<
						Total	1000	492	49%	Poor	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>											
C=Under Contract											
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment						
A.	<u>Heating System</u>	3	\$15,600.00								
B.	<u>Roofing</u>	3	\$0.00								
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00								
D.	<u>Electrical Systems</u>	3	\$8,313.60								
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	\$2,400.00								
L.	<u>Security Systems</u>	3	\$1,320.00								
M.	<u>Emergency/Egress Lighting</u>	3	\$480.00								
N.	<u>Fire Alarm</u>	3	\$720.00								
O.	<u>Handicapped Access</u>	3	\$48.00								
P.	<u>Site Condition</u>	2	\$720.00								
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	\$1,440.00								
U.	<u>Life Safety</u>	3	\$1,560.00								
V.	<u>Loose Furnishings</u>	3	\$0.00								
W.	<u>Technology</u>	3	\$3,691.20								
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$8,866.44								
Total			\$45,159.24								
						Renovation Cost Factor			104.16%		
						Cost to Renovate (Cost Factor applied)			\$47,037.86		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>											

1970 Addition (1970) Summary

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)				
Name: Kennedy Junior High School				Contact: N/A						
Address: 34050 Glen Drive Eastlake, 44094				Phone: 440-975-3781						
Bldg. IRN: 94510401				Date Prepared: 2010-03-16		By: Karen L Walker				
				Date Revised: 2010-06-23		By: Karen L Walker				
Current Grades		Pre-K	Acreage:	CEFPI Appraisal Summary						
Proposed Grades		N/A	Teaching Stations:							
Current Enrollment		150	Classrooms:							
Projected Enrollment		N/A								
Addition		Date	HA	Number of Floors	Current Square Feet					
<u>1964 Original</u>		1964	no	1	40,195					
<u>1964 Original Fixed seating</u>		1964	yes	1	480					
1970 Addition		1970	no	1	32,219					
Total					72,894					
*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	\$1,047,117.50	-				
B. <u>Roofing</u>				3	\$511,078.37	-				
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00	-				
D. <u>Electrical Systems</u>				3	\$558,033.08	-				
E. <u>Plumbing and Fixtures</u>				3	\$225,533.00	-				
F. <u>Windows</u>				3	\$33,460.60	-				
G. <u>Structure: Foundation</u>				2	\$18,000.00	-				
H. <u>Structure: Walls and Chimneys</u>				2	\$132,061.50	-				
I. <u>Structure: Floors and Roofs</u>				2	\$1,920.00	-				
J. <u>General Finishes</u>				3	\$842,304.40	-				
K. <u>Interior Lighting</u>				3	\$161,095.00	-				
L. <u>Security Systems</u>				3	\$88,602.25	-				
M. <u>Emergency/Egress Lighting</u>				3	\$32,219.00	-				
N. <u>Fire Alarm</u>				3	\$48,328.50	-				
O. <u>Handicapped Access</u>				3	\$47,591.90	-				
P. <u>Site Condition</u>				2	\$48,328.50	-				
Q. <u>Sewage System</u>				3	\$22,500.00	-				
R. <u>Water Supply</u>				3	\$20,000.00	-				
S. <u>Exterior Doors</u>				3	\$40,000.00	-				
T. <u>Hazardous Material</u>				3	\$0.00	-				
U. <u>Life Safety</u>				3	\$107,711.75	-				
V. <u>Loose Furnishings</u>				3	\$161,095.00	-				
W. <u>Technology</u>				3	\$247,764.11	-				
X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$1,073,649.26	-				
Total					\$5,468,393.72					
Section						Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>						<	<	<	<	<
1.0 <u>The School Site</u>						100	70	70%	Satisfactory	
2.0 <u>Structural and Mechanical Features</u>						200	99	50%	Borderline	
3.0 <u>Plant Maintainability</u>						100	42	42%	Poor	
4.0 <u>Building Safety and Security</u>						200	135	68%	Borderline	
5.0 <u>Educational Adequacy</u>						200	50	25%	Very Inadequate	
6.0 <u>Environment for Education</u>						200	96	48%	Poor	
<u>LEED Observations</u>						<	<	<	<	<
<u>Commentary</u>						<	<	<	<	<
Total						1000	492	49%	Poor	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>										
C=Under Contract										
Renovation Cost Factor										
Cost to Renovate (Cost Factor applied)						104.16%				
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.						\$5,695,878.89				

A. Heating System

Description: The existing heating system for the overall facility is composed of an electric heating forced air system remotely dispersed throughout the facility in the form of package air handlers and unit heaters installed new in 1964. The units are in fair condition. The heating system in the overall facility is part of the Original Construction and newly updated with each addition. With very limited capacity for simultaneous heating and cooling operation, this system is not compliant with the OSDM requirements for basic system type. The air handler units, manufactured by various manufacturers were installed in 1964, and are in fair condition. Heating system is distributed to terminal units consisting of unit ventilators, cabinet heaters and unit heaters. The terminal equipment was installed in 1964 and new with each addition and is in fair condition. The system does (not) comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The non DDC type system temperature controls were installed in 1964 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 not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. However rooms do have a return air systems. The existing system is ducted, and floor to structural deck heights in majority of the areas will 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, due to age. The structure is equipped with central air conditioning except for in the gym. 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	1964 Original (1964) 40,195 ft²	1964 Original Fixed seating (1964) 480 ft²	1970 Addition (1970) 32,219 ft²	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required	Required	Required	\$1,822,350.00	(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	\$546,705.00	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$2,369,055.00	\$1,306,337.50	\$15,600.00	\$1,047,117.50		



Air Handler With Electrical Heating Strips



Electric Unit Heater

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B. Roofing

Description: The roof over the overall facility is a built-up roofing system that was installed with the original construction, and is in poor condition. Various patches of built-up roofing and spray-on roofing are in poor condition. There is severe current leaking throughout all areas of the facility, with the exception of the northwest classroom area of the 1964 Original Construction which was installed in approximately 2001 but is in poor condition. Current leaking was observed in most areas during the physical assessment. Access to the roof was gained by access hatch that is in poor condition and access ladders that are in fair condition. Fall safety protection cages are not required. There were observations of extensive standing water on all areas of the roof. Metal cap flashings are in poor condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in poor condition. Approximately half of the roof drains are clogged, contributing to the standing water issues on this roof. The roof is not equipped with overflow roof drains though they are needed on this building. Roof penetrations were in poor condition in most locations, consistent with the roof condition. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: Replace roof with single-ply 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 coping due to condition. Replace roof drains, and install overflow drains. Replace roof hatch and ladder.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
Membrane (all types):	\$8.27	sq.ft. (Qty)		40,195 ft ²	480 ft ²	32,219 ft ²	\$606,232.35	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$17.50	ln.ft.		713 Required		1,391 Required	\$36,820.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		12 Required		21 Required	\$39,600.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		12 Required		21 Required	\$82,500.00	
Roof Insulation:	\$4.50	sq.ft. (Qty)		41,274 Required		32,031 Required	\$329,872.50	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required			\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	ln.ft.		9 Required			\$900.00	(remove and replace)
Sum:			\$1,097,924.85	\$586,846.48	\$0.00	\$511,078.37		



Spray-on roofing, standing water, and skylights



Deteriorated metal wall coping

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C. Ventilation / Air Conditioning

Description: The overall facility is equipped with rooftop central air conditioning systems except for in the gymnasium. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1964 and new with each addition and are in fair condition, providing fresh air to classrooms and other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center etc. Relief air venting is provided by relief fans and roof vents. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not provided or required. Exhaust systems for Restrooms, Locker Rooms, Kitchen, Gymnasiums, Storage Rooms, Custodial Closets and specialized areas are adequately placed, and in working condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each		40,195 ft ²	480 ft ²	32,219 ft ²		
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	



Roof Top A/C And Exhaust Fans



Unit Ventilator

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D. Electrical Systems

Description: There are two electrical main switch connections to the utility company service provided to the overall facility; one is a 1200 amp 480/277 volt, 3 phase, 4 wire, (fused at 800 amp) connection to the lighting distribution panelboard, the second is a 800 amp 480/277 volt, 3 phase, 4 wire connection to the heating distribution panelboard. Power is provided to the school by a pad mounted transformer located at the rear of the school. The main distribution panels cannot be expanded to add additional capacity that would be required by the OSDM requirements. The Classrooms are equipped with adequate electrical outlets in most of the areas per OSFC recommendations. The typical Classroom contains usually 3 to 5 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 small toilet rooms of the original areas. The Corridors are equipped with adequate electrical outlets for electrical servicing. Exterior outlets are provided around the perimeter of the building, but are not GFI protected. The facility is equipped with a 15 KW emergency generator. There is a 30 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 due to age and availability of spare parts for the provided equipment.

Rating: 3 Needs Replacement

Recommendations: The entire electrical systems requires replacement to meet Ohio School Design Manual guidelines due to age.

Item	Cost	Unit	Whole Building	1964 Original (1964) 40,195 ft²	1964 Original Fixed seating (1964) 480 ft²	1970 Addition (1970) 32,219 ft²	Sum	Comments
System Replacement:	\$17.32	sq.ft.		Required	Required	Required	\$1,262,524.08	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,262,524.08	\$696,177.40	\$8,313.60	\$558,033.08		



Electric Utility Meters



Pad Mounted Transformer

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E. Plumbing and Fixtures

Description: The school contains 4 Large Group Restrooms for boys, 4 Large Group Restrooms for girls, and 6 Restrooms for staff. First floor kitchen area contains 1 triple bowl sink, 1 hand sink and 1 double bowl sink Boys' first floor Large Group Restrooms contains 8 non-ADA wall mounted flush valve toilets, 15 non-ADA wall mounted flush valve urinals, 11 non-ADA wall mounted lavatories and 8 non ADA shower heads. Girls' first floor Large Group Restrooms contains 14 non-ADA wall mounted flush valve toilets and 10 non-ADA lavatories and 8 non ADA shower heads Staff Restrooms contains 6 non-ADA wall mounted flush valve toilets, 6 non-ADA wall mounted lavatories 2 non ADA shower heads and 2 non ADA urinals. The facility is equipped with 7 non ADA class room sinks. The facility is equipped with 1 electric water cooler, 2 mop sinks and 4 drinking fountains.

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.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
				40,195 ft²	480 ft²	32,219 ft²		
Back Flow Preventer:	\$5,000.00	unit		1 Required			\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft.		Required		Required	\$253,449.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required		Required	\$253,449.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		2 Required			\$10,200.00	(remove / replace)
Toilet:	\$1,500.00	unit		28 Required			\$42,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		17 Required			\$25,500.00	(remove / replace)
Sink:	\$1,500.00	unit		37 Required			\$55,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		5 Required			\$15,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		82 Required			\$41,000.00	(average cost to remove/replace)
Sum:			\$701,098.00	\$475,565.00	\$0.00	\$225,533.00		



Toilet room fixtures



Toilet room fixtures

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F. Windows

Description: The overall facility is equipped with non-thermally broken aluminum windows with single and double pane non-insulated glazing type window system, which was installed at the times of construction, and are in poor condition. Window frames are a combination of aluminum and hollow metal. Spandrel panels are mismatched and a combination of porcelain, metal, and fiberglass. 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 not equipped with insect screens on operable windows. Hollow metal storefront window systems with single glazed, tempered and non-tempered glazing are in poor condition. An aluminum storefront window systems was found in the 1970 Addition, with single glazed, non-insulated, tempered glazing that is in fair condition. This facility does not feature any glass block windows. The school contains (8) acrylic bubble type skylights in poor condition. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace storefront window system in the overall facility. Replace skylights in the overall facility.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
				40,195 ft ²	480 ft ²	32,219 ft ²		
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		949 Required		586 Required	\$87,648.50	(includes blinds)
Skylights:	\$125.00	sq.ft. (Qty)		128 Required			\$16,000.00	(remove and replace)
Sum:			\$103,648.50	\$70,187.90	\$0.00	\$33,460.60		



Typical aluminum window in hollow metal frame.



Typical aluminum window.

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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 good condition. The District reports that there has been no past leaking. Grading and site drainage deficiencies were noted around the perimeter of the structure that could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Provide drainage tile system at 1,400 lineal feet of the overall facility to control ponding issues.

Item	Cost	Unit	Whole Building	1964 Original (1964) 40,195 ft²	1964 Original Fixed seating (1964) 480 ft²	1970 Addition (1970) 32,219 ft²	Sum	Comments
Drainage Tile Systems / Foundation Drainage:	\$18.00	In.ft.		400 Required		1,000 Required	\$25,200.00	(include excavation and backfill)
Sum:			\$25,200.00	\$7,200.00	\$0.00	\$18,000.00		



Ponding at foundation.



Ponding at foundation.

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system which displayed locations of minor deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair condition. Control joints are not provided at lintel locations at doors and windows. The school has sufficient expansion joints on the 1970 addition, and they are in fair condition. The school contains expansion joints. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in the 1970 addition exterior walls and at the glazed block on the west side of the 1964 Addition. Architectural exterior accent materials consist of glazed block, which is in fair condition. Interior walls are primarily concrete masonry units with some metal stud partitions with plaster and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Soffits are in poor condition. The window sills are concrete, and are in fair condition. The exterior lintels are steel, and are rusting. Chimneys are in fair condition but mortar deterioration was observed and precast coping is in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Recaulk existing control joints. Replace masonry lintels as required through the overall facility. Paint lintels as required throughout the overall facility.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
Tuckpointing:	\$5.00	sq.ft. (Qty)		40,195 Required	480 ft ²	9,816 Required	\$78,120.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		6,261 Required		19,182 Required	\$38,164.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		6,261 Required		19,182 Required	\$25,443.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		109 Required		693 Required	\$4,411.00	(removing and replacing)
Lintel Replacement:	\$250.00	ln.ft.		107 Required		122 Required	\$57,250.00	(total removal and replacement including pinning and shoring)
Coping Replacement Stone and Masonry:	\$100.00	ln.ft.		12 Required			\$1,200.00	(remove and replace)
Other: Prep and Paint Steel Lintels	\$5.00	ln.ft.				143 Required	\$715.00	sand, prime, and paint lintels
Sum:			\$205,303.50	\$73,242.00	\$0.00	\$132,061.50		



Rusted lintel and deteriorated control joint in 1970 Addition



Chimney showing deteriorated mortar

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in fair condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is steel joist with metal decking type construction, and are in moderate condition. Areas of rust were observed due to extensive roof leaking. The gymnasium is steel bar joists with tectum panels and is in moderate condition. Plaster soffits show water damage from roof leaks.

Rating: 2 Needs Repair

Recommendations: Replace damaged soffits.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
Repair Soffits:	\$24.00	sq.ft. (Qty)		40,195 ft ²	480 ft ²	32,219 ft ²		
Sum:			\$2,880.00	\$960.00	\$0.00	\$1,920.00	\$2,880.00	



Roof structure



Roof structure

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with vinyl tile and carpet flooring in poor condition, acoustical tile ceilings in extremely poor condition, as well as painted block and drywall wall finishes in poor condition. The overall facility has Corridors with terazzo and vinyl tile floors, acoustical tile ceilings, as well as painted block wall finishes, and they are in poor condition. The overall facility has Restrooms with ceramic mosaic tile flooring, plaster painted ceilings, as well as glazed and painted block wall finishes, and they are in poor condition. Toilet partitions are metal, and are in poor condition. Classroom casework in the overall facility is non-existent. The typical Classroom contains no lineal feet of casework, and Classroom casework provided ranges from 0 to 80 feet in the former Food Science Lab. Classrooms are provided chalkboards, markerboards, but not tackboards, which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in poor condition and are not used by the current student population. Student materials are stored on hooks in Classroom spaces. The building does not have an Art program or Music program. The facility is equipped with wood louvered and non-louvered interior doors that are flush mounted without proper ADA hardware and clearances, and in poor condition. Glass lites in doors are not tempered. Some wire glass is present. The Gymnasium space has rubberized flooring in poor condition, tectum panel ceilings in fair to poor condition, as well as painted block wall finishes in good condition. Gymnasium telescoping stands are wood in poor condition. Gymnasium basketball backboards are fixed and electrically operated type, and are in good condition. A Media Center could not be located. Student Dining, located in the 1956 Original Construction, has vinyl tile flooring in poor condition, tectum panel ceilings in fair condition, as well as painted block wall finishes in fair condition. OSDM-required fixed equipment for Stage is not provided. The existing Kitchen is full service, is not in use, and the existing Kitchen equipment, installed 1971, is in poor condition. The Kitchen hood is in poor 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 are in non-functioning 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. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Replace interior storefront damaged by roof leak. Replace bleachers. Provide a heat removal hood for the Art program kilns. Replace classroom cubbies/lockers. Provide kiln for art program. Replace entire Kitchen equipment due to conditions. Replace walk-in cooler/freezer. Replace partition wall with drywall. Replace toilet partitions and accessories. Rework walls to allow for ADA clearance in toilet rooms.

Item	Cost	Unit	Whole Building	1964 Original (1964) 40,195 ft ²	1964 Original Fixed seating (1964) 480 ft ²	1970 Addition (1970) 32,219 ft ²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$14.60	sq.ft.		Required		Required	\$1,057,244.40	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		14 Required		2 Required	\$16,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required		Required	\$14,482.80	(per building area)
Demo and Reinstall Drywall Partitions:	\$6.00	sq.ft. (Qty)				254 Required	\$1,524.00	
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		0 Required		7,792 Required	\$100,127.20	(tear-out and replace per area)
Bleacher Replacement	\$110.00	per seat				150 Required	\$16,500.00	(based on current enrollment)
Art Program Kiln:	\$2,500.00	each		1 Required			\$2,500.00	
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)				236 Required	\$2,124.00	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Walk-in Coolers/Freezers:	\$29,818.00	per unit				1 Required	\$29,818.00	
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)				1,123 Required	\$213,370.00	(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			\$2,400.00	Rework walls to provide ADA clearance in toilet rooms
Sum:			\$1,456,090.40	\$613,786.00	\$0.00	\$842,304.40		



Original Office finishes



Classroom doorway

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-12, 1X4 suspended/ recessed fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 50 to 60 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-12, 1X4 surface mounted/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 / Student Dining space is equipped with mercury vapor pendant 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 1X1 recessed 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	1964 Original (1964) 40,195 ft ²	1964 Original Fixed seating (1964) 480 ft ²	1970 Addition (1970) 32,219 ft ²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		Required	Required	Required	\$364,470.00	Includes demo of existing fixtures
Sum:			\$364,470.00	\$200,975.00	\$2,400.00	\$161,095.00		



Gymnasium Lighting



Interior Lighting

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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. A compliant color CCTV camera is provided at main entry area only. 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. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
				40,195 ft ²	480 ft ²	32,219 ft ²		
Security System:	\$1.75	sq.ft.		Required	Required	Required	\$127,564.50	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required	Required	Required	\$72,894.00	building
Sum:			\$200,458.50	\$110,536.25	\$1,320.00	\$88,602.25		



Security Alarm Panel



Wall Mounted Security Camera

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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	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
Emergency/Egress Lighting	\$1.00	sq.ft.		40,195 ft ²	480 ft ²	32,219 ft ²		
Sum:			\$72,894.00	\$40,195.00	\$480.00	\$32,219.00	\$72,894.00	(complete, area of building)



Wall Mounted Emergency Lighting



Ceiling Mounted Exit Sign

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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	1964 Original (1964) 40,195 ft ²	1964 Original Fixed seating (1964) 480 ft ²	1970 Addition (1970) 32,219 ft ²	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	\$109,341.00	(complete new system, including removal of existing)
Sum:			\$109,341.00	\$60,292.50	\$720.00	\$48,328.50		



Fire Alarm Control Device



Fire Alarm Strobe

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O. Handicapped Access

Description: At the site, there is not 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. Adequate curb ramps necessary for accessible site circulation are not provided. The exterior entrances are mostly 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. Most exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are not compliant. Ramps and stairs do not meet all ADA requirements, due to curbs. Special provisions for floor level changes in this single story structure are not required. No Stage is provided. Interior doors are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. 2 ADA-compliant toilets are required, and 2 are currently provided. 2 ADA-compliant lavatories are required, and 2 are currently provided. 1 ADA-compliant urinals are required, and 0 are currently provided. 1 ADA-compliant showers are required, and 0 are currently provided. 1 ADA-compliant electric water coolers are required, and 0 are currently provided. Toilet partitions are metal, and provide appropriate ADA clearances where stalls have been modified. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health Clinic and Special Education restrooms are not compliant with ADA requirements. ADA signage is not provided on both the interior or the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA compliant signage, power assist door opener, toilet partitions and accessories, doors, frames and hardware in the overall facility. Parking issues are corrected in item P. Rework toilet rooms without proper clearance, provided in item J. Remount mirrors in toilet rooms.

Item	Cost	Unit	Whole Building	1964 Original (1964) 40,195 ft ²	1964 Original Fixed seating (1964) 480 ft ²	1970 Addition (1970) 32,219 ft ²	Sum	Comments
Signage:	\$0.10	sq. ft.		Required	Required	Required	\$7,289.40	(per building area)
Toilet Partitions:	\$1,000.00	stall		8 Required		2 Required	\$10,000.00	(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		66 Required		38 Required	\$114,400.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		8 Required		2 Required	\$2,850.00	
Sum:			\$142,039.40	\$94,399.50	\$48.00	\$47,591.90		



Toilet with grab bars



Door hardware

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P. Site Condition

Description: The building sits on a 7.37 acre site within a 54.55 acre campus shared with North 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, on portions of paved walks, and along the building perimeter. A concession building associated with the adjacent softball fields is not documented in this assessment. The site is bordered by lightly traveled city streets. A dedicated bus drop-off is not provided, and bus drop off is not separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in poor condition, containing 82 parking places, which provides adequate parking for staff members and visitors. Adequate parking for the disabled is not provided. The site and parking lot drainage design consists of sheet drainage and catch basins and does not provide adequate evacuation of storm water. Problems with parking lot ponding were observed. Concrete and asphalt curbs in fair to poor condition are appropriately placed. Service drive and concrete dumpster pad are not provided. The school is not equipped with a loading dock. Concrete sidewalks are mostly properly sloped and are in good condition, although a portion of the front walk is improperly sloped and severe ponding was observed in this location. Adequate curb ramps to accommodate the disabled are not provided. The playground equipment is in fair condition and is placed to provide compliant fall zones on a compliant soft surface of sufficient depth. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. There is sufficient space on site for a modest addition to the building, although this would impact high school and community athletic facilities located near the building.

Rating: 2 Needs Repair

Recommendations: Provide dedicated bus loop. Provide concrete curb ramps where required. Replace curbs where required. Provide concrete dumpster pad. Provide new wearing course on paved paths, entry drives and parking lots where required. Provide additional catch basins to reduce parking lot ponding. Replace concrete sidewalk where improper slope causes ponding. Designate additional accessible parking spaces. Costs for ADA signage are covered in item O.

Item	Cost	Unit	Whole Building	1964 Original (1964) 40,195 ft ²	1964 Original Fixed seating (1964) 480 ft ²	1970 Addition (1970) 32,219 ft ²	Sum	Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		4,945 Required			\$92,224.25	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$110.00	per student		200 Required			\$22,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	\$17.87	in.ft.		400 Required			\$7,148.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		380 Required			\$1,782.20	(5 inch exterior slab)
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		4 Required			\$10,000.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required			\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required			\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft.		Required	Required	Required	\$109,341.00	Include this one or the next. (Each addition should have this item)
Sum:			\$294,895.45	\$245,846.95	\$720.00	\$48,328.50		



Sidewalk ponding



Parking lot ponding

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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	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
Sewage Main:	\$45.00	ln.ft.		40,195 ft ²	480 ft ²	32,219 ft ²		
Sum:			\$45,000.00	\$22,500.00	\$0.00	\$22,500.00	\$45,000.00	(include excavation and backfilling)



Sanitary drain below sink



Sanitary drain below sink

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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	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
				40,195 ft ²	480 ft ²	32,219 ft ²		
Domestic Water Main	\$40,000	n.ft.		500 Required		500 Required	\$40,000.00	(new)
Sum:			\$40,000.00	\$20,000.00	\$0.00	\$20,000.00		



Domestic Water Piping



Domestic water piping at plumbing fixtures

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and are in poor condition. Typical exterior doors feature single glazed non-insulated tempered, non-tempered, and wired glass vision panels. Entrance doors in the 1970 Addition are aluminum type construction, installed on aluminum frames, and are in fair condition. Entrance doors feature single glazed non-insulated tempered glass vision panels. Overhead doors are aluminum coiling type in fair condition.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1964 Original (1964) 40,195 ft²	1964 Original Fixed seating (1964) 480 ft²	1970 Addition (1970) 32,219 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		3 Required		20 Required	\$46,000.00	(includes removal of existing)
Sum:			\$46,000.00	\$6,000.00	\$0.00	\$40,000.00		



Typical hollow metal glazed doors.



Typical hollow metal doors.

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T. Hazardous Material

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
<i>Environmental Hazards Form</i>				40,195 ft ²	480 ft ²	32,219 ft ²		
				EHA Form	EHA Form	EHA Form		
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		45 Required	0 Required	0 Required	\$360.00	
Pipe Insulation Removal	\$10.00	ln.ft.		300 Required	0 Required	0 Required	\$3,000.00	
Pipe Fitting Insulation Removal	\$20.00	each		45 Required	0 Required	0 Required	\$900.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		11,700 Required	480 Required	0 Required	\$36,540.00	See J
Sum:			\$40,800.00	\$39,360.00	\$1,440.00	\$0.00		



Vinyl tile



Pipe insulation

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. Gates are present that create dead end corridors when closed. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways. The Kitchen hood is in poor condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction / material / insulation / and installed as required by the OSDM and OBCMC. 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. A few cabinets are missing their extinguishers. 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 second egress door for rooms with occupancy greater than 50.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		40,195 ft ²	480 ft ²	32,219 ft ²	\$236,905.50	(includes increase of service piping, if required)
Other: Second egress door	\$3,000.00	each				1 Required	\$3,000.00	Provide second means of egress from room with more than 50 occupants
Sum:			\$239,905.50	\$130,633.75	\$1,560.00	\$107,711.75		



Fire extinguisher



Fire extinguisher

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V. Loose Furnishings

Description: The typical Classroom does not have furniture. The Classroom furniture in the Pre-K portion of the facility is mismatched, and in generally good condition. The rooms consist of student chairs, group tables, teacher work spaces, bookcases, and other items. 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 0 due to the observed condition that it lacks most of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
				40,195 ft ²	480 ft ²	32,219 ft ²		
CEFPI Rating 0 to 3	\$5.00	sq.ft.		Required		Required	\$362,070.00	
Sum:			\$362,070.00	\$200,975.00	\$0.00	\$161,095.00		



Pre-K room



Stored furniture

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W. Technology

Description: The typical Classroom is equipped with one data port for teacher use / one voice port with a digitally based phone system / one cable port and monitor of the required components, (but not necessarily specified) to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with the required four technology data ports for student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are adequately provided. OSDM-compliant computer network infrastructure is inadequately provided. The facility does contain a media distribution center, and provides Computer Labs for use by students.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1964 Original (1964)	1964 Original Fixed seating (1964)	1970 Addition (1970)	Sum	Comments
				40,195 ft ²	480 ft ²	32,219 ft ²		
ES portion of building with total SF > 69,360	\$7.69	sq.ft. (Qty)		40,195 Required	480 Required	32,219 Required	\$560,554.86	
Sum:			\$560,554.86	\$309,099.55	\$3,691.20	\$247,764.11		



Main Data Frame



Technology Outlet

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$9,747,153.04
7.00%	Construction Contingency	\$682,300.71
Subtotal		\$10,429,453.75
16.29%	Non-Construction Costs	\$1,698,958.02
Total Project		\$12,128,411.77

Construction Contingency	\$682,300.71
Non-Construction Costs	\$1,698,958.02
Total for X.	\$2,381,258.73

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,128.84
Soil Borings / Phase I Envir. Report	0.10%	\$10,429.45
Agency Approval Fees (Bldg. Code)	0.15%	\$15,644.18
Construction Testing	0.25%	\$26,073.63
Printing - Bid Documents	0.27%	\$28,159.53
Advertising for Bids	0.03%	\$3,128.84
Builder's Risk Insurance	0.11%	\$11,472.40
Design Professional's Compensation	7.50%	\$782,209.03
CM Compensation	6.00%	\$625,767.23
Commissioning	0.42%	\$43,803.71
Maintenance Plan Advisor	0.11%	\$11,472.40
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$137,668.79
Total Non-Construction Costs	16.29%	\$1,698,958.02

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School Facility Appraisal

Name of Appraiser Karen L Walker **Date of Appraisal** 2010-03-16
Building Name Kennedy Junior High School
Street Address 34050 Glen Drive
City/Town, State, Zip Code Eastlake, 44094
Telephone Number(s) 440-975-3781
School District Willoughby-Eastlake City SD

Setting: Suburban

Site-Acreage	7.37	Building Square Footage	72,894
Grades Housed	Pre-K	Student Capacity	775
Number of Teaching Stations	31	Number of Floors	1
Student Enrollment	150		
Dates of Construction	1964,1964,1970		

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

Type of Construction

Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing

Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction

Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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1.0 The School Site

School Facility Appraisal

		Points Allocated	Points
1.1	Site is large enough to meet educational needs as defined by state and local requirements <i>The 7.37 acre site does not meet the design manual standards of 11.5 acres for the population served.</i>	25	15
1.2	Site is easily accessible and conveniently located for the present and future population <i>The site is located at in the residential community it serves and is easily accessible by vehicles and pedestrians.</i>	20	18
1.3	Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is located on a lightly traveled road and is bounded by residential lots and the adjacent high school site.</i>	10	9
1.4	Site is well landscaped and developed to meet educational needs <i>Site is well landscaped with evergreen and deciduous trees and shrubs to provide greenery and pleasant views all year.</i>	10	8
1.5	ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>Well equipped playgrounds are fully fenced and are separated from streets and parking.</i>	10	8
1.6	Topography is varied enough to provide desirable appearance and without steep inclines <i>Topography is not varied; the site is flat and there are no steep inclines.</i>	5	3
1.7	Site has stable, well drained soil free of erosion <i>Site is not well drained. Evidence of ponding was observed.</i>	5	1
1.8	Site is suitable for special instructional needs , e.g., outdoor learning <i>Site is suitable for outdoor learning, however no furnishings have been provided to facilitate this.</i>	5	2
1.9	Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Pedestrian services include adequate sidewalks with designated crosswalks and correct slopes. Adequate curb ramps are not provided.</i>	5	2
1.10	ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Sufficient on-site, solid surface parking is provided for faculty and staff.</i>	5	4
TOTAL - The School Site		100	70

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2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all barrier-free requirements both externally and internally <i>Structure is mostly barrier-free, missing some requirements both externally and internally.</i>	15	5
2.2	Roofs appear sound, have positive drainage, and are weather tight <i>Roofs are in failing condition with extensive leaking.</i>	15	1
2.3	Foundations are strong and stable with no observable cracks <i>Foundations are strong and stable with no observable cracks. Perimeter drainage is required.</i>	10	7
2.4	Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls have sufficient expansion joints and are generally free of deterioration caused by building movement.</i>	10	8
2.5	Entrances and exits are located so as to permit efficient student traffic flow <i>Entrances and exits are located so as to permit efficient student traffic flow.</i>	10	7
2.6	Building "envelope" generally provides for energy conservation (see criteria) <i>The building "envelope" does not meet current ASHREA standards for energy conservation.</i>	10	4
2.7	Structure is free of friable asbestos and toxic materials <i>Structure has asbestos in friable condition.</i>	10	2
2.8	Interior walls permit sufficient flexibility for a variety of class sizes <i>Interior walls do not permit sufficient flexibility for a variety of class sizes. Most classrooms are undersized.</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>The lighting sources are well maintained, properly placed and are not subject to overheating; but should be replaced due to age and the requirement of the OSDM.</i>	15	9
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	8
2.11	Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Each teaching / learning area has adequate convenient wall outlets, phones and computer cabling for technology applications, but not necessarily for all the requirements and specifications of the OSDM</i>	15	9

2.12	Electrical controls are safely protected with disconnect switches easily accessible <i>Electrical controls are safely protected with disconnect switches or over current devices and easily accessible, but due to age of the equipment should be replaced.</i>	10	6
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Electric water coolers do not meet ADA requirements.</i>	10	5
2.14	Number and size of restrooms meet requirements <i>The quantity of restrooms provided is adequate for the population served.</i>	10	8
2.15	Drainage systems are properly maintained and meet requirements <i>Replace sanitary waste piping in the overall facility due to the age of drainage piping.</i>	10	5
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements <i>Fire alarms, smoke detectors, etc. are properly maintained, but does not meet all requirements of the OSDM. There is not a sprinkler system in the facility.</i>	10	4
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas <i>Intercommunication system consist of a central unit that allows dependable two-way communication between the office and instructional areas, but due to age does not meet all requirements of the OSDM.</i>	10	6
2.18	Exterior water supply is sufficient and available for normal usage <i>The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system.</i>	5	3
TOTAL - Structural and Mechanical Features		200	99

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3.0 Plant Maintainability

School Facility Appraisal

	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Windows, doors, and walls are of an age that material and finishes are requiring maintenance.</i>	15	7
3.2 Floor surfaces throughout the building require minimum care <i>Floor surfaces throughout the building are in poor condition and require continued care.</i>	15	5
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings and walls throughout the building, including service areas, are not easily cleaned and are not resistant to stain. Many ceiling tiles are missing.</i>	10	2
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Almost no built-in equipment is present in the building.</i>	10	1
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Finishes and hardware, with generally compatible with district-wide keying system, are of durable quality. Doors, though, are in poor repair and hard to manipulate.</i>	10	3
3.6 Restroom fixtures are wall mounted and of quality finish <i>Some restroom fixtures are wall mounted and of reasonable quality finish, but not water efficient.</i>	10	5
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Adequate custodial storage space with water and drain is accessible throughout the building.</i>	10	7
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate electrical outlets and power to permit routine cleaning are available in nearly every area except not GFI protected in some required areas.</i>	10	6
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures, equipment and other fixtures are accessible for repair and replacement. Outdoor electrical outlets are not protected by GFI outlets or circuit breakers.</i>	10	6
TOTAL - Plant Maintainability	100	42

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4.0 Building Safety and Security

School Facility Appraisal

Site Safety		Points Allocated	Points
4.1	<p>Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Loading areas are not well segregated from other traffic.</i></p>	15	10
4.2	<p>Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways, both on and offsite, are available for safety of pedestrians.</i></p>	10	7
4.3	<p>Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>Access streets have sufficient signs to permit safe entrance to and exit from school area.</i></p>	5	4
4.4	<p>Vehicular entrances and exits permit safe traffic flow</p> <p><i>Vehicular entrances and exits permit safe traffic flow.</i></p>	5	4
4.5	<p>ES Playground equipment is free from hazard</p> <p>MS Location and types of intramural equipment are free from hazard</p> <p>HS Athletic field equipment is properly located and is free from hazard</p> <p><i>Playground equipment is generally free from hazard.</i></p>	5	4
Building Safety		Points Allocated	Points
4.6	<p>The heating unit(s) is located away from student occupied areas</p> <p><i>Heating units are away from students.</i></p>	20	18
4.7	<p>Multi-story buildings have at least two stairways for student egress</p> <p><i>This is a single story building.</i></p>	15	15
4.8	<p>Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open outward and are equipped with panic hardware though some door hardware is in poor condition.</i></p>	10	5
4.9	<p>Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits from the emergency panel.</i></p>	10	8
4.10	<p>Classroom doors are recessed and open outward</p> <p><i>Classroom doors are not recessed, do open outward, and are in poor condition. Some have lites without tempered glass.</i></p>	10	2
4.11	<p>Building security systems are provided to assure uninterrupted operation of the educational program</p> <p><i>Building security system are provided to assure uninterrupted operation of the education program in this facility.</i></p>	10	6

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Flooring is in poor condition.</i>	5	2
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The building has minimal steps.</i>	5	4
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Most glass in the building is wired or non-tempered and in poor condition.</i>	5	1
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Most fixed projections do not extend more than 8 inches.</i>	5	4
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 present.</i>	5	2

Emergency Safety	Points Allocated	Points	
4.17	Adequate fire safety equipment is properly located <i>Equipment is well located, though some cabinets are missing extinguishers.</i>	15	10
4.18	There are at least two independent exits from any point in the building <i>When gates are closed, dead end corridors are present.</i>	15	8
4.19	Fire-resistant materials are used throughout the structure <i>Some non-fire resistant materials were found in the building.</i>	15	12
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided <i>Automatic and manual emergency alarm system with a distinctive sound and flashing strobe lights is provided.</i>	15	9
TOTAL - Building Safety and Security		200	135

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5.0 Educational Adequacy

School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<p>Size of academic learning areas meets desirable standards</p> <p><i>Classrooms are below design manual standards. Many are under 700 square feet.</i></p>	25	10
5.2	<p>Classroom space permits arrangements for small group activity</p> <p><i>Due to undersized nature of the rooms, classroom flexibility is not provided.</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>Classrooms are away from disruptive areas.</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 undersized nature of the rooms, classroom personal space is not provided.</i></p>	10	2
5.5	<p>Storage for student materials is adequate</p> <p><i>Lockers are in poor condition and student coat hooks are inadequate.</i></p>	10	2
5.6	<p>Storage for teacher materials is adequate</p> <p><i>Classrooms lack casework for teacher storage.</i></p>	10	0

Special Learning Space		Points Allocated	Points
5.7	<p>Size of special learning area(s) meets standards</p> <p><i>Classrooms are below design manual standards. Many are under 700 square feet.</i></p>	15	5
5.8	<p>Design of specialized learning area(s) is compatible with instructional need</p> <p><i>Specialized learning was not called out in the facility.</i></p>	10	0
5.9	<p>Library/Resource/Media Center provides appropriate and attractive space</p> <p><i>The Media Center could not be located. It is assumed to have been in a room currently occupied with tables and chairs.</i></p>	10	0
5.10	<p>Gymnasium (or covered P.E. area) adequately serves physical education instruction</p> <p><i>The Gymnasium was well sized, but the flooring was in poor condition.</i></p>	5	2
5.11	<p>ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction</p> <p>MS/HS Science program is provided sufficient space and equipment</p> <p><i>Pre-K and day care spaces were attractively appointed.</i></p>	10	8

5.12	Music Program is provided adequate sound treated space <i>No music program is provided.</i>	5	0
5.13	Space for art is appropriate for special instruction, supplies, and equipment <i>No art program is provided.</i>	5	0

School Facility Appraisal

Points Allocated Points

5.14	Space for technology education permits use of state-of-the-art equipment <i>Space for technology education permits use of state-of-the-art equipment.</i>	5	4
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms <i>Remedial instruction is not provided for.</i>	5	0
5.16	Storage for student and teacher material is adequate <i>Material storage is not adequately provided.</i>	5	1

Support Space

Points Allocated Points

5.17	Teacher's lounge and work areas reflect teachers as professionals <i>A teacher's lounge, in the traditional sense of retreat, was not located.</i>	10	2
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>The Cafeteria is drab and the Kitchen is not in service.</i>	10	0
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students served <i>Pre-K administration and day care were adequate for the students they serve. What was assumed to be the original administrative suite is in very poor condition.</i>	5	1
5.20	Counselor's office insures privacy and sufficient storage <i>The space is assumed part of the original administrative office and is in extremely poor condition.</i>	5	0
5.21	Clinic is near administrative offices and is equipped to meet requirements <i>The space is assumed part of the original administrative office and is in extremely poor condition.</i>	5	0
5.22	Suitable reception space is available for students, teachers, and visitors <i>The space is assumed part of the original administrative office and is in extremely poor condition.</i>	5	0
5.23	Administrative personnel are provided sufficient work space and privacy <i>The space is assumed part of the original administrative office and is in extremely poor condition.</i>	5	0

TOTAL - Educational Adequacy

200 50

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6.0 Environment for Education

School Facility Appraisal

Exterior Environment		Points Allocated	Points
6.1	Overall design is aesthetically pleasing to age of students <i>The overall building reflects a mid twentieth century design aesthetic.</i>	15	8
6.2	Site and building are well landscaped <i>The site has pleasant landscaping, though ponding was observed during periods of rain.</i>	10	5
6.3	Exterior noise and poor environment do not disrupt learning <i>The site is in a quiet, residential zone with minimal exterior disturbances.</i>	10	9
6.4	Entrances and walkways are sheltered from sun and inclement weather <i>Walkways are not sheltered from elements.</i>	10	2
6.5	Building materials provide attractive color and texture <i>The brick is a pleasant taupe and beige.</i>	5	4

Interior Environment		Points Allocated	Points
6.6	Color schemes, building materials, and decor provide an impetus to learning <i>The Pre-K and day care spaces are attractively appointed. The remainder of the building is uninspiring.</i>	20	5
6.7	Year around comfortable temperature and humidity are provided throughout the building <i>The building is air conditioned, but the poor thermal value of the building envelope detract from comfort levels.</i>	15	5
6.8	Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Ventilation does not provide adequate air exchanges.</i>	15	5
6.9	Lighting system provides proper intensity, diffusion, and distribution of illumination <i>The lighting system provides proper intensity, diffusion and distribution of illumination for the facility, but due to age should be replaced.</i>	15	9
6.10	Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains are marginally located.</i>	15	8
6.11	Communication among students is enhanced by commons area(s) for socialization <i>Several gathering areas are available for students to socialize.</i>	10	9
6.12	Traffic flow is aided by appropriate foyers and corridors	10	5

Corridors are below design manual standards.

6.13	Areas for students to interact are suitable to the age group <i>Students, within their suites, have appropriate places to interact.</i>	10	5
6.14	Large group areas are designed for effective management of students <i>Large areas allow for student management.</i>	10	8
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>The acoustical properties of the facility do not meet LEED requirements.</i>	10	4
6.16	Window design contributes to a pleasant environment <i>Windows allow for pleasant daylight, but are in poor condition.</i>	10	5
6.17	Furniture and equipment provide a pleasing atmosphere <i>Furniture is missing in most classrooms.</i>	10	0
<hr/> TOTAL - Environment for Education		200	96

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LEED Observation Notes

School District: Willoughby-Eastlake City SD
County: Lake
School District IRN: 45104
Building: Kennedy Junior High School
Building IRN: 94510401

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 site and building are known to contain hazardous materials. The site is not known to be prime agricultural farmland, within a flood plain, habitat for an endangered species, within or near a wetland, or near a previously undeveloped body of water. The site is not within a community having a density of more than 60,000 square feet per acre. The site is not located on a previously developed site within 1/2 mile of a residential area with density of more than 10 units per acre. The site is not located within 1/2 mile of 10 basic services. The site does not have pedestrian access between the school and basic services. The site is not a brownfield. The site is not located within 1/4 mile walking of a bus stop or 1/2 mile walking of a rail station. School busses do not have a dedicated lane on site. The site does not have sufficient bicycle storage or changing facilities. The site does not have sufficient parking capacity for fuel efficient or low emitting vehicles. The site meets does not meet current OSDM parking requirements. The site does 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. The site does not have sufficient area to create a master plan with stormwater management, open space, parking capacity, and heat island non-roof. The property is used by the community during or after hours.

characters remaining in Sustainable Sites.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

characters remaining in Water Efficiency.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

characters remaining in Energy & Atmosphere.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

The building does not have an area for the collection of recyclables, including yard waste. The building shell is viable for renovation. The interior partitions are viable for renovation. The classrooms do not meet OSDM standards. No comments relating to construction credits 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 on site. The building does not have adequate acoustical separation of spaces. Outdoor air monitoring is not provided. Fresh air intake is through windows. The building ventilation is inadequate. Refer to items A and C for additional information. Indoor chemical and pollution is not controlled. Individual controls for thermal comfort and lighting levels are not provided. The building does not meet ASHRAE standards for thermal comfort levels. The building does not have a thermal comfort verification plan in place. The building does not have sufficient daylight to meet the 35 foot candle LEED requirement for some most classrooms and other occupied spaces. The building does not have a system in place for mold prevention. Ceiling tiles display concerning discolorations from roof water infiltration.

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: **Kennedy Junior High School**

Pre-K

Building features that clearly exceed criteria:

1. The Pre-Kindergarten facility is brightly decorated in an age appropriate color palette.
2. The play structures are appropriate for the age of student served.
3. Interior gathering spaces allow for student interaction, boasting skylights that allow natural light.
4. The building has a fixed seat auditorium with seating for 101.
5. The original office space has a good view of a main entry.
6. The original student dining space doubles as a gymnasium.

Building features that are non-existent or very inadequate:

1. The roof had leaks that were open to observation within classroom spaces.
2. Skylights leak.
3. Most of the building's finishes are in poor condition.
4. The building contains asbestos and other hazardous materials.
5. A good portion of the building is used as storage.
6. The day care facility does not have age appropriate finishes.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

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

District IRN:	45104
Building IRN:	94510401
Firm:	The Collaborative, Inc.

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1964 1964 Original	40,195	\$39,360.00	\$4,260.00
1964 1964 Original Fixed seating	480	\$1,440.00	\$0.00
1970 1970 Addition	32,219	\$0.00	\$0.00
Total	72,894	\$40,800.00	\$4,260.00
Total with Regional Cost Factor (104.16%)	<	\$42,497.28	\$4,437.22
Regional Total with Soft Costs & Contingency	<	\$52,879.49	\$5,521.24

Building Summary - Kennedy Junior High School (94510401)

District: Willoughby-Eastlake City SD				County: Lake		Area: Northeastern Ohio (8)	
Name: Kennedy Junior High School				Contact: N/A			
Address: 34050 Glen Drive Eastlake, 44094				Phone: 440-975-3781			
Bldg. IRN: 94510401				Date Prepared: 2010-03-16		By: Karen L Walker	
				Date Revised: 2010-06-23		By: Karen L Walker	
Current Grades		Pre-K	Acreage:	7.37	CEFPI Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:	31			
Current Enrollment		150	Classrooms:	29			
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
1964 Original		1964	no	1	40,195		
1964 Original Fixed seating		1964	yes	1	480		
1970 Addition		1970	no	1	32,219		
Total				72,894			
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment	C	
A. Heating System		3		\$2,369,055.00	-		
B. Roofing		3		\$1,097,924.85	-		
C. Ventilation / Air Conditioning		1		\$5,000.00	-		
D. Electrical Systems		3		\$1,262,524.08	-		
E. Plumbing and Fixtures		3		\$701,098.00	-		
F. Windows		3		\$103,648.50	-		
G. Structure: Foundation		2		\$25,200.00	-		
H. Structure: Walls and Chimneys		2		\$205,303.50	-		
I. Structure: Floors and Roofs		2		\$2,880.00	-		
J. General Finishes		3		\$1,456,090.40	-		
K. Interior Lighting		3		\$364,470.00	-		
L. Security Systems		3		\$200,458.50	-		
M. Emergency/Egress Lighting		3		\$72,894.00	-		
N. Fire Alarm		3		\$109,341.00	-		
O. Handicapped Access		3		\$142,039.40	-		
P. Site Condition		2		\$294,895.45	-		
Q. Sewage System		3		\$45,000.00	-		
R. Water Supply		3		\$40,000.00	-		
S. Exterior Doors		3		\$46,000.00	-		
T. Hazardous Material		3		\$40,800.00	-		
U. Life Safety		3		\$239,905.50	-		
V. Loose Furnishings		3		\$362,070.00	-		
W. Technology		3		\$560,554.86	-		
- X. Construction Contingency / Non-Construction Cost		-		\$2,381,258.73	-		
Total				\$12,128,411.77			
					Renovation Cost Factor		
					104.16%		
					Cost to Renovate (Cost Factor applied)		
					\$12,632,953.70		
					The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.		

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Environmental Hazards - Willoughby-Eastlake City SD (45104) - Kennedy Junior High School (94510401) - 1964 Original

Owner: Willoughby-Eastlake City SD
Facility: Kennedy Junior High School
Date:

Bldg. IRN: 94510401
BuildingAdd: 1964 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	Assumed Asbestos-Containing Material	45	\$8.00	\$360.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	300	\$10.00	\$3,000.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	45	\$20.00	\$900.00
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	11700	\$3.00	\$35,100.00
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			\$39,360.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Demolition Work			\$4,260.00

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. 40195	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	\$39,360.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$4,260.00

* 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) - Kennedy Junior High School (94510401) - 1964 Original Fixed seating

Owner: Willoughby-Eastlake City SD **Bldg. IRN:** 94510401
Facility: Kennedy Junior High School **BuildingAdd:** 1964 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	Reported Asbestos-Containing Material	480	\$3.00	\$1,440.00
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			\$1,440.00
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.	480	\$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 \$1,440.00
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) - Kennedy Junior High School (94510401) - 1970 Addition

Owner: Willoughby-Eastlake City SD
Facility: Kennedy Junior High School
Date:

Bldg. IRN: 94510401
BuildingAdd: 1970 Addition
Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
ACM Found		Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2.	Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3.	Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4.	Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5.	Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6.	Pipe Fitting Insulation Removal	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.	32219	\$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.

