

**Building Information - Willoughby-Eastlake City SD (45104) - Eastlake Middle**

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Eastlake Middle_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	Eastlake Middle
Building IRN	9621
Building Address	35972 Lake Shore Blvd.
Building City	Eastlake
Building Zipcode	44095
Building Phone	440/942-5696
Acreage	29.32
Current Grades	6-8
Teaching Stations	31
Number of Floors	2
Student Capacity	775
Current Enrollment	465
Enrollment Date	2010-04-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	31
Historical Register	<b>NO</b>
Building's Principal	Mr. Mike Chokshi
Building Type	Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



#### GENERAL DESCRIPTION

**96,172** Total Existing Square Footage

**1949,1949,1957,1957,1962** Building Dates

**6-8** Grades

**465** Current Enrollment

**31** Teaching Stations

**29.32** Site Acreage

Eastlake Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1949, is a two story, 96,172 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick veneer load bearing masonry exterior wall construction, with block wall construction in the interior. The floor system consists of precast concrete and slab on grade. The second floor construction is precast plank with concrete topping. The roof structure is precast concrete plank and metal deck with bar joists. The roofing system of the overall facility built-up asphalt with gravel ballast, installed prior to 1985. 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 Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a compliant automatic fire alarm. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on 29.32 acres of a 35.77 acre campus site shared with Jefferson Elementary School adjacent to residential properties. The property and playgrounds and play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

Group boys' toilets are not provided adequate privacy; fixtures are visible from the corridor due to missing doors. The masonry smokestack is in poor shape and visibly out of plumb. Site drainage is very inadequate. Substantial evidence of ponding was observed throughout the site, and erosion was observed along the north edge of the parking lot, where excess storm water drains onto the adjacent lawn.

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**Building Construction Information - Willoughby-Eastlake City SD (45104) - Eastlake Middle (9621)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>
1949 Original	1949	no	2	50,100
1949 Unusable	1949	no	1	23,968
1957 Addition	1957	no	1	15,771
1957 Unusable	1957	no	1	3,419
1962 Addition	1962	no	1	2,914

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Building Component Information - Willoughby-Eastlake City SD (45104) - Eastlake Middle (9621)

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
1949 Original (1949)		7918		8422			2382	1200						
1949 Unusable (1949)														
1957 Addition (1957)		3259			583									
1957 Unusable (1957)														
1962 Addition (1962)		101			1624									
<b>Master Planning Considerations</b>														

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# Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

## Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Eastlake Middle (9621)

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Eastlake Middle				<b>Contact:</b> Mr. Mike Chokshi			
<b>Address:</b> 35972 Lake Shore Blvd. Eastlake, OH 44095				<b>Phone:</b> 440/942-5696			
<b>Bldg. IRN:</b> 9621				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		6-8	Acreage:		29.32		
Proposed Grades		N/A	Teaching Stations:		31		
Current Enrollment		465	Classrooms:		31		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<a href="#">1949 Original</a>		1949	no	2	50,100		
<a href="#">1949 Unusable</a>		1949	no	1	23,968		
<a href="#">1957 Addition</a>		1957	no	1	15,771		
<a href="#">1957 Unusable</a>		1957	no	1	3,419		
<a href="#">1962 Addition</a>		1962	no	1	2,914		
<b>Total</b>					<b>96,172</b>		
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
FACILITY ASSESSMENT				Rating	Dollar Assessment		
Cost Set: 2010					C		
A.	<a href="#">Heating System</a>	3		\$2,235,512.50	-		
B.	<a href="#">Roofing</a>	3		\$776,722.17	-		
C.	<a href="#">Ventilation / Air Conditioning</a>	1		\$5,000.00	-		
D.	<a href="#">Electrical Systems</a>	3		\$1,665,699.04	-		
E.	<a href="#">Plumbing and Fixtures</a>	3		\$887,595.00	-		
F.	<a href="#">Windows</a>	3		\$707,989.70	-		
G.	<a href="#">Structure: Foundation</a>	1		\$0.00	-		
H.	<a href="#">Structure: Walls and Chimneys</a>	2		\$207,334.50	-		
I.	<a href="#">Structure: Floors and Roofs</a>	1		\$0.00	-		
J.	<a href="#">General Finishes</a>	3		\$1,218,382.90	-		
K.	<a href="#">Interior Lighting</a>	3		\$480,860.00	-		
L.	<a href="#">Security Systems</a>	3		\$264,473.00	-		
M.	<a href="#">Emergency/Egress Lighting</a>	3		\$96,172.00	-		
N.	<a href="#">Fire Alarm</a>	3		\$144,258.00	-		
O.	<a href="#">Handicapped Access</a>	3		\$474,283.50	-		
P.	<a href="#">Site Condition</a>	2		\$434,378.55	-		
Q.	<a href="#">Sewage System</a>	3		\$45,000.00	-		
R.	<a href="#">Water Supply</a>	3		\$40,000.00	-		
S.	<a href="#">Exterior Doors</a>	3		\$42,500.00	-		
T.	<a href="#">Hazardous Material</a>	3		\$112,445.00	-		
U.	<a href="#">Life Safety</a>	3		\$243,551.25	-		
V.	<a href="#">Loose Furnishings</a>	2		\$68,785.00	-		
W.	<a href="#">Technology</a>	3		\$652,046.16	-		
- X.	<a href="#">Construction Contingency / Non-Construction Cost</a>	-		\$2,639,202.44	-		
<b>Total</b>					<b>\$13,442,190.71</b>		

CEFPI Appraisal Summary					
Section	Points Possible	Points Earned	Percentage	Rating	Category
<b>Cover Sheet</b>					
1.0 <a href="#">The School Site</a>	100	79	79%	Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>	200	107	54%	Borderline	
3.0 <a href="#">Plant Maintainability</a>	100	63	63%	Borderline	
4.0 <a href="#">Building Safety and Security</a>	200	143	72%	Satisfactory	
5.0 <a href="#">Educational Adequacy</a>	200	107	54%	Borderline	
6.0 <a href="#">Environment for Education</a>	200	137	69%	Borderline	
<b>LEED Observations</b>					
<b>Commentary</b>					
<b>Total</b>	<b>1000</b>	<b>636</b>	<b>64%</b>	<b>Borderline</b>	
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>					
<b>C=Under Contract</b>					
Renovation Cost Factor					104.16%
Cost to Renovate (Cost Factor applied)					\$14,001,385.85
<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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1949 Original (1949) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Eastlake Middle				<b>Contact:</b> Mr. Mike Chokshi			
<b>Address:</b> 35972 Lake Shore Blvd. Eastlake, OH 44095				<b>Phone:</b> 440/942-5696			
<b>Bldg. IRN:</b> 9621				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		6-8	Acreage:		29.32		
Proposed Grades		N/A	Teaching Stations:		31		
Current Enrollment		465	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<b>1949 Original</b>		<b>1949</b>	<b>no</b>	<b>2</b>	<b>50,100</b>		
<b>1949 Unusable</b>		1949	no	1	23,968		
<b>1957 Addition</b>		1957	no	1	15,771		
<b>1957 Unusable</b>		1957	no	1	3,419		
<b>1962 Addition</b>		1962	no	1	2,914		
<b>Total</b>					<b>96,172</b>		
		<b>*HA</b>	= Handicapped Access				
		<b>*Rating</b>	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		<b>*Const P/S</b>	= Present/Scheduled Construction				
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>		
Cost Set: 2010					C		
A. <a href="#">Heating System</a>				3	\$1,628,250.00 -		
B. <a href="#">Roofing</a>				3	\$495,849.81 -		
C. <a href="#">Ventilation / Air Conditioning</a>				1	\$5,000.00 -		
D. <a href="#">Electrical Systems</a>				3	\$867,732.00 -		
E. <a href="#">Plumbing and Fixtures</a>				3	\$668,800.00 -		
F. <a href="#">Windows</a>				3	\$549,351.50 -		
G. <a href="#">Structure: Foundation</a>				1	\$0.00 -		
H. <a href="#">Structure: Walls and Chimneys</a>				2	\$158,366.00 -		
I. <a href="#">Structure: Floors and Roofs</a>				1	\$0.00 -		
J. <a href="#">General Finishes</a>				3	\$935,058.60 -		
K. <a href="#">Interior Lighting</a>				3	\$250,500.00 -		
L. <a href="#">Security Systems</a>				3	\$137,775.00 -		
M. <a href="#">Emergency/Egress Lighting</a>				3	\$50,100.00 -		
N. <a href="#">Fire Alarm</a>				3	\$75,150.00 -		
O. <a href="#">Handicapped Access</a>				3	\$375,890.00 -		
P. <a href="#">Site Condition</a>				2	\$365,270.55 -		
Q. <a href="#">Sewage System</a>				3	\$22,500.00 -		
R. <a href="#">Water Supply</a>				3	\$20,000.00 -		
S. <a href="#">Exterior Doors</a>				3	\$24,000.00 -		
T. <a href="#">Hazardous Material</a>				3	\$62,920.00 -		
U. <a href="#">Life Safety</a>				3	\$182,825.00 -		
V. <a href="#">Loose Furnishings</a>				2	\$50,100.00 -		
W. <a href="#">Technology</a>				3	\$339,678.00 -		
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>				-	\$1,774,889.75 -		
<b>Total</b>					<b>\$9,040,006.21</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<b>Cover Sheet</b>							
1.0 <a href="#">The School Site</a>		100	79	79%	Satisfactory		
2.0 <a href="#">Structural and Mechanical Features</a>		200	107	54%	Borderline		
3.0 <a href="#">Plant Maintainability</a>		100	63	63%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	143	72%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	107	54%	Borderline		
6.0 <a href="#">Environment for Education</a>		200	137	69%	Borderline		
<b>LEED Observations</b>							
<b>Commentary</b>							
<b>Total</b>		1000	636	64%	Borderline		
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
<b>Renovation Cost Factor</b>				104.16%			
<b>Cost to Renovate (Cost Factor applied)</b>				\$9,416,070.46			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							



1949 Unusable (1949) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Eastlake Middle				<b>Contact:</b> Mr. Mike Chokshi			
<b>Address:</b> 35972 Lake Shore Blvd. Eastlake, OH 44095				<b>Phone:</b> 440/942-5696			
<b>Bldg. IRN:</b> 9621				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		6-8	Acreage:		29.32		
Proposed Grades		N/A	Teaching Stations:		31		
Current Enrollment		465	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<u>1949 Original</u>				1949	no	2	50,100
<b>1949 Unusable</b>				<b>1949</b>	<b>no</b>	<b>1</b>	<b>23,968</b>
<u>1957 Addition</u>				1957	no	1	15,771
<u>1957 Unusable</u>				1957	no	1	3,419
<u>1962 Addition</u>				1962	no	1	2,914
<b>Total</b>							<b>96,172</b>
				<b>*HA</b>	=	Handicapped Access	
				<b>*Rating</b>	=	1 Satisfactory	
					=	2 Needs Repair	
					=	3 Needs Replacement	
				<b>*Const P/S</b>	=	Present/Scheduled Construction	
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar</b>	<b>Assessment</b>	
Cost Set: 2010							
<b>A. Heating System</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>B. Roofing</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>C. Ventilation / Air Conditioning</b>				<b>1</b>	<b>\$0.00</b>	<b>-</b>	
<b>D. Electrical Systems</b>				<b>3</b>	<b>\$415,125.76</b>	<b>-</b>	
<b>E. Plumbing and Fixtures</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>F. Windows</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>G. Structure: Foundation</b>				<b>1</b>	<b>\$0.00</b>	<b>-</b>	
<b>H. Structure: Walls and Chimneys</b>				<b>2</b>	<b>\$0.00</b>	<b>-</b>	
<b>I. Structure: Floors and Roofs</b>				<b>1</b>	<b>\$0.00</b>	<b>-</b>	
<b>J. General Finishes</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>K. Interior Lighting</b>				<b>3</b>	<b>\$119,840.00</b>	<b>-</b>	
<b>L. Security Systems</b>				<b>3</b>	<b>\$65,912.00</b>	<b>-</b>	
<b>M. Emergency/Egress Lighting</b>				<b>3</b>	<b>\$23,968.00</b>	<b>-</b>	
<b>N. Fire Alarm</b>				<b>3</b>	<b>\$35,952.00</b>	<b>-</b>	
<b>O. Handicapped Access</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>P. Site Condition</b>				<b>2</b>	<b>\$35,952.00</b>	<b>-</b>	
<b>Q. Sewage System</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>R. Water Supply</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>S. Exterior Doors</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>T. Hazardous Material</b>				<b>3</b>	<b>\$9,000.00</b>	<b>-</b>	
<b>U. Life Safety</b>				<b>3</b>	<b>\$0.00</b>	<b>-</b>	
<b>V. Loose Furnishings</b>				<b>2</b>	<b>\$0.00</b>	<b>-</b>	
<b>W. Technology</b>				<b>3</b>	<b>\$162,503.04</b>	<b>-</b>	
<b>X. Construction Contingency / Non-Construction Cost</b>				<b>-</b>	<b>\$212,116.76</b>	<b>-</b>	
<b>Total</b>					<b>\$1,080,369.56</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>				<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating Category</b>
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>				100	79	79%	Satisfactory
2.0 <u>Structural and Mechanical Features</u>				200	107	54%	Borderline
3.0 <u>Plant Maintainability</u>				100	63	63%	Borderline
4.0 <u>Building Safety and Security</u>				200	143	72%	Satisfactory
5.0 <u>Educational Adequacy</u>				200	107	54%	Borderline
6.0 <u>Environment for Education</u>				200	137	69%	Borderline
<b>LEED Observations</b>				<	<	<	<
<u>Commentary</u>							
<b>Total</b>				<b>1000</b>	<b>636</b>	<b>64%</b>	<b>Borderline</b>
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<b>C=Under Contract</b>							
<b>Renovation Cost Factor</b>							
				104.16%			
<b>Cost to Renovate (Cost Factor applied)</b>				\$1,125,312.94			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1957 Addition (1957) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Eastlake Middle				<b>Contact:</b> Mr. Mike Chokshi			
<b>Address:</b> 35972 Lake Shore Blvd. Eastlake, OH 44095				<b>Phone:</b> 440/942-5696			
<b>Bldg. IRN:</b> 9621				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		6-8	Acreage:		29.32		
Proposed Grades		N/A	Teaching Stations:		31		
Current Enrollment		465	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<u>1949 Original</u>				1949	no	2	50,100
<u>1949 Unusable</u>				1949	no	1	23,968
<b>1957 Addition</b>				<b>1957</b>	<b>no</b>	<b>1</b>	<b>15,771</b>
<u>1957 Unusable</u>				1957	no	1	3,419
<u>1962 Addition</u>				1962	no	1	2,914
<b>Total</b>							<b>96,172</b>
				<b>*HA</b>	=	Handicapped Access	
				<b>*Rating</b>	=	1 Satisfactory	
					=	2 Needs Repair	
					=	3 Needs Replacement	
				<b>*Const P/S</b>	=	Present/Scheduled Construction	
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar</b>	<b>Assessment</b>	
Cost Set: 2010							
A. <u>Heating System</u>				3	\$512,557.50	-	
B. <u>Roofing</u>				3	\$231,914.94	-	
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00	-	
D. <u>Electrical Systems</u>				3	\$273,153.72	-	
E. <u>Plumbing and Fixtures</u>				3	\$198,397.00	-	
F. <u>Windows</u>				3	\$106,221.62	-	
G. <u>Structure: Foundation</u>				1	\$0.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$41,790.00	-	
I. <u>Structure: Floors and Roofs</u>				1	\$0.00	-	
J. <u>General Finishes</u>				3	\$239,295.38	-	
K. <u>Interior Lighting</u>				3	\$78,855.00	-	
L. <u>Security Systems</u>				3	\$43,370.25	-	
M. <u>Emergency/Egress Lighting</u>				3	\$15,771.00	-	
N. <u>Fire Alarm</u>				3	\$23,656.50	-	
O. <u>Handicapped Access</u>				3	\$79,017.10	-	
P. <u>Site Condition</u>				2	\$23,656.50	-	
Q. <u>Sewage System</u>				3	\$22,500.00	-	
R. <u>Water Supply</u>				3	\$20,000.00	-	
S. <u>Exterior Doors</u>				3	\$14,500.00	-	
T. <u>Hazardous Material</u>				3	\$25,600.00	-	
U. <u>Life Safety</u>				3	\$51,255.75	-	
V. <u>Loose Furnishings</u>				2	\$15,771.00	-	
W. <u>Technology</u>				3	\$106,927.38	-	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$518,951.03	-	
<b>Total</b>					<b>\$2,643,161.67</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>				<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating Category</b>
<u>Cover Sheet</u>				<	<	<	<
1.0 <u>The School Site</u>				100	79	79%	Satisfactory
2.0 <u>Structural and Mechanical Features</u>				200	107	54%	Borderline
3.0 <u>Plant Maintainability</u>				100	63	63%	Borderline
4.0 <u>Building Safety and Security</u>				200	143	72%	Satisfactory
5.0 <u>Educational Adequacy</u>				200	107	54%	Borderline
6.0 <u>Environment for Education</u>				200	137	69%	Borderline
<u>LEED Observations</u>				<	<	<	<
<u>Commentary</u>				<	<	<	<
<b>Total</b>				<b>1000</b>	<b>636</b>	<b>64%</b>	<b>Borderline</b>
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<b>C=Under Contract</b>							
<b>Renovation Cost Factor</b>							
Cost to Renovate (Cost Factor applied)							
104.16%							
\$2,753,117.20							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1957 Unusable (1957) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Eastlake Middle				<b>Contact:</b> Mr. Mike Chokshi			
<b>Address:</b> 35972 Lake Shore Blvd. Eastlake, OH 44095				<b>Phone:</b> 440/942-5696			
<b>Bldg. IRN:</b> 9621				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		6-8	Acreage:		29.32		
Proposed Grades		N/A	Teaching Stations:		31		
Current Enrollment		465	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>1949 Original</u>		1949	no	2	50,100		
<u>1949 Unusable</u>		1949	no	1	23,968		
<u>1957 Addition</u>		1957	no	1	15,771		
<b>1957 Unusable</b>		<b>1957</b>	<b>no</b>	<b>1</b>	<b>3,419</b>		
<u>1962 Addition</u>		1962	no	1	2,914		
<b>Total</b>					<b>96,172</b>		
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment	C	
A. <u>Heating System</u>				3	\$0.00	-	
B. <u>Roofing</u>				3	\$0.00	-	
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00	-	
D. <u>Electrical Systems</u>				3	\$59,217.08	-	
E. <u>Plumbing and Fixtures</u>				3	\$0.00	-	
F. <u>Windows</u>				3	\$0.00	-	
G. <u>Structure: Foundation</u>				1	\$0.00	-	
H. <u>Structure: Walls and Chimneys</u>				2	\$0.00	-	
I. <u>Structure: Floors and Roofs</u>				1	\$0.00	-	
J. <u>General Finishes</u>				3	\$0.00	-	
K. <u>Interior Lighting</u>				3	\$17,095.00	-	
L. <u>Security Systems</u>				3	\$9,402.25	-	
M. <u>Emergency/Egress Lighting</u>				3	\$3,419.00	-	
N. <u>Fire Alarm</u>				3	\$5,128.50	-	
O. <u>Handicapped Access</u>				3	\$0.00	-	
P. <u>Site Condition</u>				2	\$5,128.50	-	
Q. <u>Sewage System</u>				3	\$0.00	-	
R. <u>Water Supply</u>				3	\$0.00	-	
S. <u>Exterior Doors</u>				3	\$0.00	-	
T. <u>Hazardous Material</u>				3	\$7,500.00	-	
U. <u>Life Safety</u>				3	\$0.00	-	
V. <u>Loose Furnishings</u>				2	\$0.00	-	
W. <u>Technology</u>				3	\$23,180.82	-	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$31,776.77	-	
<b>Total</b>					\$161,847.92		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100	79	79%	Satisfactory		
2.0 <u>Structural and Mechanical Features</u>		200	107	54%	Borderline		
3.0 <u>Plant Maintainability</u>		100	63	63%	Borderline		
4.0 <u>Building Safety and Security</u>		200	143	72%	Satisfactory		
5.0 <u>Educational Adequacy</u>		200	107	54%	Borderline		
6.0 <u>Environment for Education</u>		200	137	69%	Borderline		
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>	<b>636</b>	<b>64%</b>	<b>Borderline</b>		
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
Renovation Cost Factor						104.16%	
Cost to Renovate (Cost Factor applied)						\$168,580.80	
- <i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1962 Addition (1962) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Eastlake Middle				<b>Contact:</b> Mr. Mike Chokshi			
<b>Address:</b> 35972 Lake Shore Blvd. Eastlake, OH 44095				<b>Phone:</b> 440/942-5696			
<b>Bldg. IRN:</b> 9621				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		6-8	Acreage:		29.32		
Proposed Grades		N/A	Teaching Stations:		31		
Current Enrollment		465	Classrooms:		31		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>1949 Original</u>		1949	no	2	50,100		
<u>1949 Unusable</u>		1949	no	1	23,968		
<u>1957 Addition</u>		1957	no	1	15,771		
<u>1957 Unusable</u>		1957	no	1	3,419		
<b>1962 Addition</b>		<b>1962</b>	<b>no</b>	<b>1</b>	<b>2,914</b>		
<b>Total</b>					<b>96,172</b>		
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment	C	
A.	<u>Heating System</u>	3	\$94,705.00	-			
B.	<u>Roofing</u>	3	\$48,957.42	-			
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-			
D.	<u>Electrical Systems</u>	3	\$50,470.48	-			
E.	<u>Plumbing and Fixtures</u>	3	\$20,398.00	-			
F.	<u>Windows</u>	3	\$52,416.58	-			
G.	<u>Structure: Foundation</u>	1	\$0.00	-			
H.	<u>Structure: Walls and Chimneys</u>	2	\$7,178.50	-			
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-			
J.	<u>General Finishes</u>	3	\$44,028.92	-			
K.	<u>Interior Lighting</u>	3	\$14,570.00	-			
L.	<u>Security Systems</u>	3	\$8,013.50	-			
M.	<u>Emergency/Egress Lighting</u>	3	\$2,914.00	-			
N.	<u>Fire Alarm</u>	3	\$4,371.00	-			
O.	<u>Handicapped Access</u>	3	\$19,376.40	-			
P.	<u>Site Condition</u>	2	\$4,371.00	-			
Q.	<u>Sewage System</u>	3	\$0.00	-			
R.	<u>Water Supply</u>	3	\$0.00	-			
S.	<u>Exterior Doors</u>	3	\$4,000.00	-			
T.	<u>Hazardous Material</u>	3	\$7,425.00	-			
U.	<u>Life Safety</u>	3	\$9,470.50	-			
V.	<u>Loose Furnishings</u>	2	\$2,914.00	-			
W.	<u>Technology</u>	3	\$19,756.92	-			
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$101,468.13	-			
<b>Total</b>					<b>\$516,805.35</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<u>Cover Sheet</u>							
1.0 <u>The School Site</u>		100	79	79%	Satisfactory		
2.0 <u>Structural and Mechanical Features</u>		200	107	54%	Borderline		
3.0 <u>Plant Maintainability</u>		100	63	63%	Borderline		
4.0 <u>Building Safety and Security</u>		200	143	72%	Satisfactory		
5.0 <u>Educational Adequacy</u>		200	107	54%	Borderline		
6.0 <u>Environment for Education</u>		200	137	69%	Borderline		
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>	<b>636</b>	<b>64%</b>	<b>Borderline</b>		
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
<u>Renovation Cost Factor</u>					104.16%		
<u>Cost to Renovate (Cost Factor applied)</u>					\$538,304.45		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

A. Heating System

**Description:** The existing heating system for the overall facility is composed of three major hot water boilers centrally located in the main mechanical room where two of the boilers were installed in 1949 and the other one was installed 2008. These three boilers service both Eastlake MS and Jefferson ES. One of the original units is decommissioned and the other is in fair condition. The 2008 newly installed boiler unit is in excellent condition. The heating system in the overall facility is part of the Original Construction and is a 2-pipe system supplying hot water. With limited capacity for simultaneous heating and cooling operation, this system is not compliant with the OSDM requirements for basic system type. The forced draft hot water boilers, manufactured by Pacific and Campus were installed in 1949 and 2008 respectively and are in fair condition for the 1949's and excellent condition for the 2008 installation. Heating hot water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and fin tubes. The terminal equipment was installed in 1949 and new with each addition and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The non DDC type system temperature controls were installed in 1949 and are in working condition. The system does feature individual heating temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with louvered interior doors in storage and utility rooms to facilitate Corridor utilization as return air plenums while the classrooms have a return air systems. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being not in safe and efficient working order, though long term life expectancy of the existing system is anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks that are currently in use.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft <sup>2</sup>	1949 Unusable (1949) 23,968 ft <sup>2</sup>	1957 Addition (1957) 15,771 ft <sup>2</sup>	1957 Unusable (1957) 3,419 ft <sup>2</sup>	1962 Addition (1962) 2,914 ft <sup>2</sup>	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required		Required		Required	\$1,719,625.00	(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	\$515,887.50	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
<b>Sum:</b>			\$2,235,512.50	\$1,628,250.00	\$0.00	\$512,557.50	\$0.00	\$94,705.00		



Original Gas Fired Hot Water Boilers



New High Efficiency Hot Water Boiler

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B. Roofing

**Description:** The roof over the overall facility is a built-up system that was installed in 1985 or earlier, and is in poor condition. The District reports current leaking in the north portion of the 1957 Addition. Signs of past leaking were observed during the physical assessment in the gymnasium in the 1949 Original Construction. Access to the roof over the 1949 Original Construction was gained by access hatch that is in fair condition. The one-story areas do not have access hatches or ladders. Fall safety protection cages are not required. Standing water was observed on the roof over the 1957 Addition. Metal cap flashings are in poor condition. Stone copings are in fair condition, although re-caulking of all joints is needed and is addressed in item H. Roof storm drainage is addressed through a system of roof drains which are properly located, and in poor condition. The roof is not equipped with overflow roof drains though they are needed on this building. The roof on the overall facility does not have sufficient slope to drain nor is it insulated. Roof penetrations are in similar condition to the surrounding roof. There are not any covered walkways attached to this structure.

**Rating:** 3 Needs Replacement

**Recommendations:** The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. The flashing and coping require replacement due to condition. Due to existing conditions roof drains require replacement and overflow drains are required. The roof hatch on the 1949 Original Construction requires replacement due to condition, and a roof hatch is needed on the 1957 Addition.

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft <sup>2</sup>	1949 Unusable (1949) 23,968 ft <sup>2</sup>	1957 Addition (1957) 15,771 ft <sup>2</sup>	1957 Unusable (1957) 3,419 ft <sup>2</sup>	1962 Addition (1962) 2,914 ft <sup>2</sup>	Sum	Comments
Membrane (all types):	\$8.27	sq.ft. (Qty)		33,203 Required		16,222 Required		3,046 Required	\$433,935.17	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$17.50	in.ft.		397 Required		32 Required		152 Required	\$10,167.50	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		17 Required		6 Required		2 Required	\$30,000.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		17 Required		6 Required		2 Required	\$62,500.00	
Roof Insulation:	\$4.50	sq.ft. (Qty)		33,203 Required		16,222 Required		3,046 Required	\$236,119.50	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each		1 Required		1 Required			\$4,000.00	(remove and replace)
<b>Sum:</b>			\$776,722.17	\$495,849.81	\$0.00	\$231,914.94	\$0.00	\$48,957.42		



Ponding, patches and damaged roof drains on 1957 Addition



Damaged wall flashing on 1949 Original Construction

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C. Ventilation / Air Conditioning

**Description:** The overall facility is not equipped with a central air conditioning system. Window units are provided in miscellaneous locations such as offices, library, and media center. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1949 and new with each addition and are in fair condition, providing fresh air to classrooms and other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center etc. Relief air venting is provided by relief fans and roof vents. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility and no system is provided. 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 exhaust system for art kiln listed in item J.

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft <sup>2</sup>	1949 Unusable (1949) 23,968 ft <sup>2</sup>	1957 Addition (1957) 15,771 ft <sup>2</sup>	1957 Unusable (1957) 3,419 ft <sup>2</sup>	1962 Addition (1962) 2,914 ft <sup>2</sup>	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each		1 Required					\$5,000.00	
<b>Sum:</b>			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00		



Computer Room Split A/C Unit



Roof Exhaust Fan

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D. Electrical Systems

**Description:** There are two electrical systems provided to the overall facility; one is a 600 amp 120/240 volt, 1 phase, 3 wire original system from the year 1949, and is in fair condition. The second electrical system added under a later building addition is a 800 amp 120/240 volt, 3 phase, 3 wire system. Power is provided to the school by transformers within a vault room located near the rear of the school. The main distribution panels cannot be expanded to add additional capacity that would be required by the OSDM air conditioning requirements. The Classrooms are not equipped with adequate electrical outlets in some of the original areas per OSFC recommendations. The typical Classroom contains usually 2 to 3 general purpose outlets with certain classrooms having added outlets used for Classroom computers, and television. There are some spaces that have no electrical outlets such as storage areas and Janitor Closets. Some Corridors are not equipped with adequate electrical outlets for electrical servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. There is a 30 amp disconnect switch which feeds the Fire Alarm panel. Adequate building lightning protection safeguards are not provided. The original overall electrical system does not meet Ohio School Design Manual requirements, and both will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft <sup>2</sup>	1949 Unusable (1949) 23,968 ft <sup>2</sup>	1957 Addition (1957) 15,771 ft <sup>2</sup>	1957 Unusable (1957) 3,419 ft <sup>2</sup>	1962 Addition (1962) 2,914 ft <sup>2</sup>	Sum	Comments
System Replacement:	\$17.32	sq.ft.		Required	Required	Required	Required	Required	\$1,665,699.04	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
<b>Sum:</b>			\$1,665,699.04	\$867,732.00	\$415,125.76	\$273,153.72	\$59,217.08	\$50,470.48		



Campus Main Disc. Switches



Main Distribution Switchboard

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E. Plumbing and Fixtures

**Description:** The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, and 6 Restrooms for staff. First floor kitchen area contains 1 triple bowl sink, 1 double bowl sink, hand sink and 1 drinking fountain. Boys' first floor Large Group Restrooms contain 7 non-ADA floor set flush valve toilets, 11 non-ADA wall mounted flush valve urinals, 4 non-ADA wall mounted lavatories and 1 non-ADA wash fountain. Boy's first floor shower room contains 10 shower heads, 1 floor set water closet, 1 lavatory and 1 drinking fountain. Girls' first floor Large Group Restrooms contain 13 non-ADA wall mounted flush valve toilets, as well as and 4 non-ADA lavatories. Girl's first floor shower contains 10 shower heads, 2 floor set water closets, 1 lavatory and 1 drinking fountain. Boys' second floor Large Group Restrooms contain 5 non-ADA floor set flush valve toilets, 8 non-ADA wall mounted flush valve urinals, 2 non-ADA lavatories. Girls' second floor Large Group Restrooms contain 9 non-ADA floor set flush valve toilets, as well as and 2 non-ADA lavatories. Staff Restrooms contain 6 non-ADA wall mounted flush valve toilets, 6 non-ADA wall mounted lavatories. . The facility is equipped with 9 non-ADA class room sinks in good condition. Condition of fixtures is good. The facility is equipped with 2 electric water coolers, 3 service sinks, and 2 wash fountains. The school does not meet the OBC requirements for fixtures. ADA requirements are not met for fixtures and drinking fountains.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide additional new fixtures to replace existing fixtures because they are not the new low flow type and do not meet ADA requirements. Replace valves. Provide new domestic supply piping, sanitary waste piping, and back flow preventer. Provide domestic water heater. Replace grease interceptor as part of plumbing replacement.

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
Back Flow Preventer:	\$5,000.00	unit		1 Required					\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft.		Required		Required		Required	\$240,747.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required		Required		Required	\$240,747.50	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required		1 Required			\$10,200.00	(remove / replace)
Toilet:	\$3,800.00	unit		35 Required		9 Required			\$167,200.00	(new)
Urinal:	\$3,800.00	unit		15 Required		4 Required			\$72,200.00	(new)
Sink:	\$2,500.00	unit		23 Required		9 Required			\$80,000.00	(new)
Electric water cooler:	\$3,000.00	unit		6 Required					\$18,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		73 Required		22 Required			\$47,500.00	(average cost to remove/replace)
Two Station Modular Lavatory	\$3,000.00	unit		2 Required					\$6,000.00	(remove / replace)
<b>Sum:</b>			\$887,595.00	\$668,800.00	\$0.00	\$198,397.00	\$0.00	\$20,398.00		



Toilet room fixtures



Toilet room fixtures

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F. Windows

**Description:** The overall facility is equipped with non-thermally broken aluminum frame windows with single glazed non- insulated glazing type window system, which was installed at the time of building construction and are in poor condition. Window system seals are in poor condition, with frequent air and minimal water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, which are in moderate condition. The window system is only equipped with insect screens on operable windows at the kitchen area, which are in poor condition. Hollow metal storefront wall systems are found in the overall facility, with single glazed non-tempered glazing in poor condition. There are glass block windows in the overall facility, in poor condition. The exterior doors in the overall facility are equipped with non-thermally broken steel frame transoms with single glazed non-insulated glazing, in poor condition. The school does not contain skylights. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace the existing non-insulated window system and glass block in the Overall Facility with a new insulated window system to match existing insulated system and comply with Ohio School Design Manual requirements. Replace glass block windows in the gymnasium area of the 1949 Original Construction with translucent window panel system to comply with Ohio School Design Manual requirements. Replace the storefront wall system in the overall facility.

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
				7,101 Required		1,468 Required		57 Required	\$492,544.60	(includes blinds)
Translucent Panels:	\$125.00	sq.ft. (Qty)		1,110 Required					\$138,750.00	(remove and replace)
Curtain Wall/Storefront System:	\$64.18	sq.ft. (Qty)		80 Required		349 Required		766 Required	\$76,695.10	(remove and replace)
<b>Sum:</b>			\$707,989.70	\$549,351.50	\$0.00	\$106,221.62	\$0.00	\$52,416.58		



Typical window w/ glass block.



Typical aluminum window.

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G. Structure: Foundation

**Description:** The foundation of the overall facility is masonry with poured trench footing. The 1949 Original Construction and 1957 Addition have crawl space. The 1949 Original Construction foundation includes parging and waterproofing. The 1957 Addition does not call out waterproofing. The 1962 Addition has waterproofing. The overall facility displayed no locations of significant differential settlement, cracking, or leaking, and are in fair condition. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Crawl space wall.



Typical foundation condition.

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H. Structure: Walls and Chimneys

**Description:** The overall facility has a brick veneer on a masonry bearing wall system which displayed no locations of deterioration, and is in fair condition. The exterior masonry appears to have inappropriately spaced and adequately caulked control joints in fair condition. Control joints are not provided at lintel locations at doors and windows and are needed at the gymnasium in the 1949 Original construction due to cracking in the masonry. The school has sufficient expansion joints, and they are in fair condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration throughout the 1957 Addition, near the bottom of all exterior walls in the 1949 Original Construction, near the coping of all walls in the 1949 Original Construction, and at the upper walls of the cafeteria in the 1949 Original Construction. Architectural exterior accent materials consist of precast concrete which is in fair condition although all joints need to be caulked. Interior walls are concrete masonry units and are in fair condition. Interior masonry appears to have no control joints. Soffits are in poor condition. The window sills are precast concrete and are in fair condition but the caulk joints in window sills in the 1949 Original Construction are poor. The exterior lintels are steel, and are generally in fair condition, although several lintels in the 1957 Addition require scraping and re-painting, the window lintels in the cafeteria in the 1949 Original Construction are rusting and damaging the brick and need to be replaced, and the windows on the south wall of the 1962 Addition are rusting. There is a freestanding chimney stack serving this building that is noticeably out of plumb and in poor condition. Canopies over entrances are built-up roof on metal frame type construction, and are in poor condition. There is a small amount of damaged brick on the parking lot side of the 1949 Original Construction

**Rating:** 2 Needs Repair

**Recommendations:** Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning and sealing as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry in the 1949 Original Construction. Recaulk existing control joints. Replace masonry lintels as required in the 1949 Original Construction and the 1962 Addition. Paint lintels as required through the overall facility. Remove caulk from and re-caulk all joints in precast concrete copings, accent bands and window sills as required through the overall facility. Replace damaged brick on the 1949 Original Construction as required. Remove chimney. Replacement boiler per item A does not require chimney.

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
Tuckpointing:	\$5.00	sq.ft. (Qty)		10,527 Required		3,569 Required		40 Required	\$70,680.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		21,450 Required		7,850 Required		1,177 Required	\$45,715.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		21,450 Required		7,850 Required		1,177 Required	\$30,477.00	(wall surface)
Exterior Caulking:	\$5.50	n.ft.		2,182 Required		700 Required		52 Required	\$16,137.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		12 Required					\$420.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	n.ft.		27 Required				15 Required	\$10,500.00	(total removal and replacement including pinning and shoring)
Install Control Joints	\$60.00	n.ft.		160 Required					\$9,600.00	
Other: Demolish Chimney	\$300.00	n.ft.		75 Required					\$22,500.00	Demolish freestanding chimney stack (per linear foot of height)
Other: Prep and Paint Steel Lintels	\$5.00	n.ft.		167 Required		94 Required			\$1,305.00	sand, prime, and paint lintels
<b>Sum:</b>			\$207,334.50	\$158,366.00	\$0.00	\$41,790.00	\$0.00	\$7,178.50		



Chimney is in poor condition.



Rusted lintels and damaged brick in 1949 Original Construction

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I. Structure: Floors and Roofs

**Description:** The floor construction of the base floor of the 1949 Original Construction and 1957 Addition are concrete slab over crawl space as well as some slab on grade. The 1962 Addition is slab on grade. All are in fair condition. The floor construction of the second floor of the 1949 Original Construction is cast concrete construction, and is in good condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The ceiling height in most rooms is 11 foot 2 inches. The 1949 Original Construction roof construction is lightweight concrete. The roof construction of the 1957 and 1962 Additions are bar joist and deck system.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
<b>Sum:</b>			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



1949 Roof structure



Underside of second floor

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J. General Finishes

**Description:** The overall facility features conventionally partitioned Classrooms with vinyl tile flooring, acoustical tile type ceilings, as well as plaster block wall finishes, and they are in fair condition. The overall facility has Corridors with terazzo flooring in fair to poor condition, acoustical tile ceilings in fair to poor, as well as glazed block and plaster wall finishes in fair condition. The overall facility has Restrooms with terazzo flooring, plaster ceilings, as well as glazed block wall finishes, and they are in fair condition. Toilet partitions are metal and wood, and are in fair to poor condition. Classroom casework in the overall facility is wood construction with wood tops, is inadequately provided, and in poor condition. The typical Classroom contains 0 lineal feet of design manual standard casework, and Classroom casework provided ranges from 0 to 86 feet. Some classrooms contain open shelving near unit ventilator. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in poor condition. The Art program is not equipped with a kiln. The facility is equipped with wood louvered interior doors that are partially recessed without proper ADA hardware and clearances, and in poor condition. The Gymnasium space has wood flooring, precast concrete with fiberglass batt acoustical material for ceilings, as well as painted block wall finishes, and they are in poor condition. Gymnasium telescoping stands are wood and plastic type construction in poor condition. Gymnasium basketball backboards are manually operated, and are in good condition. The Media Center, located in the 1962 Addition, has vinyl tile and carpet flooring, acoustical tile ceilings, as well as painted wall finishes, and they are in fair to poor condition. Student Dining, located in the 1949 Original Construction, has vinyl tile flooring, acoustical tile ceilings, as well as glazed block and plaster wall finishes, and they are in poor condition. The facility does not have a stage. The existing Kitchen is a Warming Kitchen, is undersized based on current enrollment, and the existing Kitchen equipment is in fair condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang 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/or installed as required by the OSDM and OBMC. Walk-in coolers / freezers are not on site.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, T, and U and compliance with design manual. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide Art program kiln. Replace Gymnasium bleachers. Replace Gymnasium ceiling and flooring. Repair terazzo flooring. Replace toilet partitions and accessories. Replace lockers in poor condition. Rework walls noted in item O for ADA clearance.

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft <sup>2</sup>	1949 Unusable (1949) 23,968 ft <sup>2</sup>	1957 Addition (1957) 15,771 ft <sup>2</sup>	1957 Unusable (1957) 3,419 ft <sup>2</sup>	1962 Addition (1962) 2,914 ft <sup>2</sup>	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	\$14.58	sq.ft.		Required		Required		Required	\$1,002,885.30	(middle, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		24 Required		4 Required			\$28,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required		Required		Required	\$13,757.00	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		8,516 Required					\$109,430.60	(tear-out and replace per area)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		50 Required		88 Required			\$3,450.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	\$110.00	per seat		500 Required					\$55,000.00	(based on current enrollment)
Art Program Kiln:	\$2,500.00	each		1 Required					\$2,500.00	
Other: Rework Non-ADA Toilet Room Walls	\$10.00	sq.ft. (Qty)		240 Required				96 Required	\$3,360.00	Rework walls to provide ADA clearance in toilet rooms
<b>Sum:</b>			\$1,218,382.90	\$935,058.60	\$0.00	\$239,295.38	\$0.00	\$44,028.92		



Corridor



Gymnasium ceiling

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K. Interior Lighting

Description:

The typical Classrooms of the original facility are equipped with T-8 1'X4' tandem pendant mounted style fluorescent fixtures with single level switching. The additions to the school have recessed 2' X 4' fluorescent fixtures. Some of these Classrooms provide 60 to 70 footcandles while others only provide 50 to 60 footcandles of light which is adequate for the recommended 50 FC. The typical Corridors in the overall facility are equipped with T-8, 1'X4' surface mounted wrap-around fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 20 to 30 FC; complying with the 20 FC recommended by the OSDM. The Multi Purpose / Cafeteria area / Gymnasium is equipped with pendant mounted low bay high intensity discharge type lighting in good condition, but only providing an average illumination of 50 to 60 FC; complying with the 50 FC recommended by the OSDM. The Library is equipped with T-8, 1'X4' tandem surface mounted wrap-around fluorescent type lighting in good condition, providing an average illumination of 50 to 55 FC; complying with the 50 FC recommended by the OSDM. The Kitchen space is equipped with T-8 2'X4' recessed mounted fluorescent type lighting fixtures with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 55 to 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant or surface mounted T-12 pendant mounted fluorescent type lighting and occasionally surface mounted incandescent fixtures in poor condition. The typical Administrative spaces in the overall facility are equipped with 2'X4' recessed fluorescent fixtures and 1'X4' surface mounted T-8 wrap-around fluorescent type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age and installation of a fire protection system.

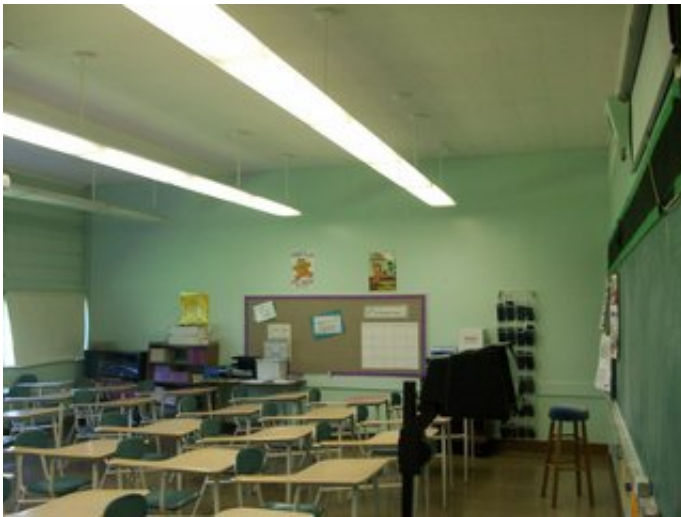
Rating:

3 Needs Replacement

Recommendations:

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

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>	\$480,860.00	Includes demo of existing fixtures
Sum:			\$480,860.00	\$250,500.00	\$119,840.00	\$78,855.00	\$17,095.00	\$14,570.00		



Typical Classroom Lighting



Gymnasium Lighting

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L. Security Systems

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

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
Security System:	\$1.75	sq.ft.		50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>	\$168,301.00	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	Required	\$96,172.00	building
<b>Sum:</b>			\$264,473.00	\$137,775.00	\$65,912.00	\$43,370.25	\$9,402.25	\$8,013.50		



Security Headend Equipment



Security System Buzzer

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M. Emergency/Egress Lighting

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

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of the emergency / egress lighting system throughout to meet the Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
Sum:			\$96,172.00	\$50,100.00	\$23,968.00	\$15,771.00	\$3,419.00	\$2,914.00	\$96,172.00	(complete, area of building)



Typical Exit Sign



Typical Emergency Light

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**Facility Assessment**

**N. Fire Alarm**

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

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft.		50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
Sum:			\$144,258.00	\$75,150.00	\$35,952.00	\$23,656.50	\$5,128.50	\$4,371.00	\$144,258.00	(complete new system, including removal of existing)



Fire Alarm Control Panel



Fire Alarm Devices

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O. Handicapped Access

**Description:** At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting most areas of the site. Most of the exterior entrances are ADA accessible. Access from the parking / drop-off area to the main entry is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Some exterior doors are inaccessible due to stoops or exterior steps. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Elevation changes within the 1949 Original Construction are facilitated by two staircases. The single story 1957 and 1962 Additions do not require special provisions for floor level changes. No Stage is provided. Interior doors are not recessed, are mostly not provided adequate clearances, and are not provided with ADA-compliant hardware. Throughout facility, toilet partitions are metal and most do not provide appropriate clearances, and most private toilets do not provide appropriate clearances. Compliant accessories are not adequately provided and mounted, and mirrors do not meet ADA requirements for mounting height. ADA signage is not provided on the interior nor the exterior of the building.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide ADA-compliant signage throughout the facility. Provide a power assist door opener at the main entry in the 1957 Addition. Provide an elevator accessing the second floor. At group toilets, provide compliant toilet partitions and accessories where required and remount mirrors to compliant heights. Rework walls to provide adequate clearances at private toilets where required. Costs for reworked walls are covered in Item J. Replacement of plumbing fixtures is covered in Item E. Parking issues are corrected in Item P. Throughout the facility, rework narrow and recessed door openings to provide adequate clearances where required.

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft²	1949 Unusable (1949) 23,968 ft²	1957 Addition (1957) 15,771 ft²	1957 Unusable (1957) 3,419 ft²	1962 Addition (1962) 2,914 ft²	Sum	Comments
Signage:	\$0.10	sq.ft.		Required		Required		Required	\$6,878.50	(per building area)
Elevators:	\$50,000.00	each		2 Required					\$100,000.00	(per stop, \$100,000 minimum)
Toilet Partitions:	\$1,000.00	stall		3 Required		4 Required			\$7,000.00	(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		46 Required		18 Required		8 Required	\$79,200.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		7 Required					\$35,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		36 Required		9 Required		2 Required	\$235,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		8 Required		4 Required		1 Required	\$3,705.00	
<b>Sum:</b>			\$474,283.50	\$375,890.00	\$0.00	\$79,017.10	\$0.00	\$19,376.40		



Typical classroom door



Non-compliant toilet partitions

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P. Site Condition

Description:

The building sits on a 29.32 acre site within a 35.77 acre campus shared with Jefferson Elementary School. The relatively flat site is located in a suburban residential setting with generous tree and shrub landscaping. Evidence of ponding and erosion were observed. Also located on site are three storage sheds, a picnic shelter, several baseball fields, a running track, and several outbuildings associated with the athletic facilities. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate one way vehicular traffic. There is a curbside bus loading and unloading zone in front of the school adjacent to the parking lot which is not separated from other vehicular traffic. A dedicated bus loop is not provided. Staff and visitor parking for both Jefferson Elementary School and Eastlake Middle School is facilitated by an asphalt parking lot in poor condition, containing 115 parking places, which provides adequate parking for staff and visitors for both buildings. Adequate parking for the disabled is not provided. The site and parking lot drainage design, consisting of sheet drainage, storm sewers and some natural drainage, does not provide adequate evacuation of storm water. Substantial evidence of ponding was observed along the perimeter of the site, on the athletic fields, and in the front yard of the Middle School. Erosion was observed along the north edge of the parking lot, indicating that excess storm water from the paved area drains onto the adjacent lawn. A concrete pad for dumpsters in fair condition is provided. No service drive is present. The school is not equipped with a loading dock. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. The site is not fenced. The playground equipment is in good condition, is placed to provide compliant fall zones, and is placed on a compliant soft surface of sufficient depth. Asphalt play areas in fair condition are also provided. A circular configuration of benches adjacent to the school provides an opportunity for outdoor instruction. The site is bordered to the north by a natural ravine and row of tall trees, to the east and south by single family residences, and to the west by a moderately traveled city street. Paved paths and concrete sidewalks connect the site to the adjacent residential neighborhoods. There is sufficient space on site for a modest addition to the building.

Rating:

2 Needs Repair

Recommendations:

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

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft <sup>2</sup>	1949 Unusable (1949) 23,968 ft <sup>2</sup>	1957 Addition (1957) 15,771 ft <sup>2</sup>	1957 Unusable (1957) 3,419 ft <sup>2</sup>	1962 Addition (1962) 2,914 ft <sup>2</sup>	Sum	Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		9,603 Required					\$179,095.95	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Middle	\$110.00	per student		400 Required					\$44,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Curb:	\$17.87	ln.ft.		30 Required					\$536.10	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		1,650 Required					\$7,738.50	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		1,500 Required					\$3,750.00	(includes stripping and re-grading)
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		2 Required					\$5,000.00	
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required					\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft.		Required	Required	Required	Required	Required	\$144,258.00	Include this one or the next. (Each addition should have this item)
<b>Sum:</b>				\$434,378.55	\$365,270.55	\$35,952.00	\$23,656.50	\$5,128.50	\$4,371.00	



Ponding in front yard



Evidence of erosion

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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	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
Sewage Main:	\$45.00	in.ft.		50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
Sum:			\$45,000.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$0.00	\$45,000.00	(include excavation and backfilling)



Sanitary drainage Piping



Sanitary drainage Piping

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R. Water Supply

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

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	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
Domestic Water Main	\$40.00	in.ft.		500 Required		500 Required			\$40,000.00	(new)
Sum:			\$40,000.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00		



Domestic Water Piping



Domestic water piping

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S. Exterior Doors

**Description:** Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and are in poor condition. Typical exterior doors feature single glazed non-insulated, tempered, non-tempered, and wired glass vision panels. Overhead doors are wood overhead type in poor condition.

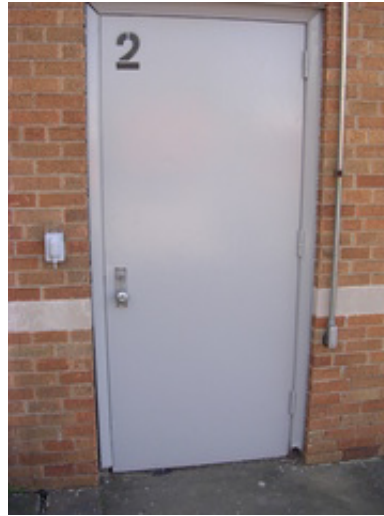
**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1949 Original (1949) 50,100 ft <sup>2</sup>	1949 Unusable (1949) 23,968 ft <sup>2</sup>	1957 Addition (1957) 15,771 ft <sup>2</sup>	1957 Unusable (1957) 3,419 ft <sup>2</sup>	1962 Addition (1962) 2,914 ft <sup>2</sup>	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		12 Required		6 Required		2 Required	\$40,000.00	(includes removal of existing)
Overhead doors and hardware:	\$2,500.00	per leaf				1 Required			\$2,500.00	(8 x 10 sectional, manual operation)
<b>Sum:</b>			\$42,500.00	\$24,000.00	\$0.00	\$14,500.00	\$0.00	\$4,000.00		



Typical entry door.



Typical hollow metal door.

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T. Hazardous Material

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

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
<i>Environmental Hazards Form</i>				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
				<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>		
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		40 Required	0 Required	0 Required	0 Required	0 Required	\$320.00	
Pipe Insulation Removal	\$10.00	ln.ft.		100 Required	0 Required	100 Required	0 Required	0 Required	\$2,000.00	
Pipe Fitting Insulation Removal	\$20.00	each		50 Required	0 Required	0 Required	0 Required	0 Required	\$1,000.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	\$12.00	ln.ft.		0 Required	500 Required	0 Required	500 Required	0 Required	\$12,000.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$30.00	each		0 Required	100 Required	0 Required	50 Required	0 Required	\$4,500.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		20,200 Required	0 Required	8,200 Required	0 Required	2,475 Required	\$92,625.00	See J
<b>Sum:</b>			\$112,445.00	\$62,920.00	\$9,000.00	\$25,600.00	\$7,500.00	\$7,425.00		



Pipe insulation and fittings



9x9 Floor tile

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U. Life Safety

**Description:** The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. The facility features 2 interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Guardrails do not meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code. Per Building Code occupant load for E use, a third stair tower may be required. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang 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. Some fire extinguishers in Corridors are not in cabinets. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Fire rated enclosure for stair tower not required due to automated fire suppression funding.

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		50,100	23,968	15,771	3,419	2,914		
Handrails:	\$5,000.00	level		4 Required						
Sum:			\$243,551.25	\$182,825.00	\$0.00	\$51,255.75	\$0.00	\$9,470.50		



Stair tower and fire extinguisher cabinet



Stair tower

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V. Loose Furnishings

**Description:** The typical Classroom furniture is mismatched from room to room, but consistent within each room, and in generally good condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, and others. 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 8 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

**Rating:** 2 Needs Repair

**Recommendations:** Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
CEFPI Rating	8	\$1.00/sq.ft.		Required		Required		Required	\$68,785.00	
Sum:			\$68,785.00	\$50,100.00	\$0.00	\$15,771.00	\$0.00	\$2,914.00		



Classroom furniture



Media Center furniture

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W. Technology

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

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1949 Original (1949)	1949 Unusable (1949)	1957 Addition (1957)	1957 Unusable (1957)	1962 Addition (1962)	Sum	Comments
				50,100 ft <sup>2</sup>	23,968 ft <sup>2</sup>	15,771 ft <sup>2</sup>	3,419 ft <sup>2</sup>	2,914 ft <sup>2</sup>		
MS portion of building with total SF > 91,650	\$6.78	sq.ft. (Qty)		50,100 Required	23,968 Required	15,771 Required	3,419 Required	2,914 Required	\$652,046.16	
Sum:			\$652,046.16	\$339,678.00	\$162,503.04	\$106,927.38	\$23,180.82	\$19,756.92		



Technology Head-End Equipment Rack



Typical Technology Outlet

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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$10,802,988.27
7.00%	Construction Contingency	\$756,209.18
<b>Subtotal</b>		\$11,559,197.45
16.29%	Non-Construction Costs	\$1,882,993.26
<b>Total Project</b>		<b>\$13,442,190.71</b>

Construction Contingency	\$756,209.18
Non-Construction Costs	\$1,882,993.26
<b>Total for X.</b>	<b>\$2,639,202.44</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$3,467.76
Soil Borings / Phase I Envir. Report	0.10%	\$11,559.20
Agency Approval Fees (Bldg. Code)	0.15%	\$17,338.80
Construction Testing	0.25%	\$28,897.99
Printing - Bid Documents	0.27%	\$31,209.83
Advertising for Bids	0.03%	\$3,467.76
Builder's Risk Insurance	0.11%	\$12,715.12
Design Professional's Compensation	7.50%	\$866,939.81
CM Compensation	6.00%	\$693,551.85
Commissioning	0.42%	\$48,548.63
Maintenance Plan Advisor	0.11%	\$12,715.12
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$152,581.41
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$1,882,993.26</b>

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**School Facility Appraisal**

**Name of Appraiser** Karen L Walker **Date of Appraisal** 2010-03-16  
**Building Name** Eastlake Middle  
**Street Address** 35972 Lake Shore Blvd.  
**City/Town, State, Zip Code** Eastlake, OH 44095  
**Telephone Number(s)** 440/942-5696  
**School District** Willoughby-Eastlake City SD

**Setting:** Suburban

Site-Acreage	29.32	Building Square Footage	96,172
Grades Housed	6-8	Student Capacity	775
Number of Teaching Stations	31	Number of Floors	2
Student Enrollment	465		
Dates of Construction	1949,1949,1957,1957,1962		

**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	<b>Site is large enough</b> to meet educational needs as defined by state and local requirements <i>The 29.32 acre site is large enough to meet educational needs as defined by state and local requirements.</i>	25	22
1.2	<b>Site is easily accessible</b> and conveniently located for the present and future population <i>The site is located in the residential neighborhood it serves and along a major street. Paths and sidewalks connect the site to adjacent neighborhoods.</i>	20	19
1.3	<b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards <i>The site is removed from undesirable business, industry, traffic and natural hazards. The buildings are sited far back from the street, away from traffic noise.</i>	10	8
1.4	Site is <b>well landscaped and developed</b> to meet educational needs <i>The site is landscaped with hedges, ornamental trees and flowers. Wooded and lawn areas provide pleasant views.</i>	10	8
1.5	ES Well equipped <b>playgrounds are separated</b> from streets and parking areas MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking <i>Well equipped athletic areas are separated from streets and parking.</i>	10	8
1.6	<b>Topography</b> is varied enough to provide desirable appearance and without steep inclines <i>Topography is varied enough to provide desirable appearance and without steep inclines. A ravine at the edge of the site and gentle slopes provide visual interest.</i>	5	4
1.7	Site has stable, well drained <b>soil free of erosion</b> <i>The site is not well drained. Substantial ponding was observed throughout the site, and erosion was observed in some areas.</i>	5	1
1.8	Site is suitable for <b>special instructional needs</b> , e.g., outdoor learning <i>Although ample outdoor space is available, no special provisions are made for outdoor learning.</i>	5	2
1.9	<b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Adequate properly sloped sidewalks connect most areas of the site. Curb cuts and crosswalks are provided. Pedestrian walks adjacent to the building are not well separated from vehicular traffic.</i>	5	2
1.10	ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided HS Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community <i>Sufficient solid surface parking is available on site for faculty and staff.</i>	5	5
<b>TOTAL - The School Site</b>		<b>100</b>	<b>79</b>

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## 2.0 Structural and Mechanical Features

### School Facility Appraisal

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<b>Structural</b>	Points Allocated	Points
2.1            Structure meets all <b>barrier-free</b> requirements both externally and internally <i>The building is not ADA accessible due to lack of elevator.</i>	15	5
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight <i>Roofs are reported to leak and do not have positive drainage in some locations.</i>	15	5
2.3 <b>Foundations</b> are strong and stable with no observable cracks <i>Foundations do not appear to have structural deficiencies.</i>	10	9
2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration <i>Exterior walls have signs of deterioration in the mortar. The chimney is in poor condition.</i>	10	3
2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow <i>Traffic flow through the building is adequate.</i>	10	8
2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria) <i>The envelope does not meet current ASHRAE standards.</i>	10	2
2.7            Structure is <b>free of friable asbestos</b> and <b>toxic materials</b> <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	2
2.8            Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes <i>Classrooms are below design manual standards and inhibit flexibility of class sizes.</i>	10	4

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<b>Mechanical/Electrical</b>	Points Allocated	Points
2.9 <b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating <i>Most areas are maintained and properly placed while other area lighting needs repair or replaced due to being incandescent type. No lighting was noticed as being subject to overheating</i>	15	6
2.10 <b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements <i>Provide reduced pressure backflow preventer on the incoming supply, as well as future automated fire suppression system. Funding provided in Item U.</i>	15	15
2.11          Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications <i>Some up-dating has occurred in Technology for the teaching / learning areas. Still more up-dating is needed regarding outlets, phones and computer cabling.</i>	15	6

2.12	<b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible	10	4
	<i>The electrical controls noticed are safely protected with disconnect switches or over current protection devices and was easily accessible but, due to the age of the equipment it does not meet the requirements of the OSDM.</i>		
2.13	<b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled	10	10
	<i>Electric water coolers do not meet ADA requirements.</i>		
2.14	Number and size of <b>restrooms meet requirements</b>	10	5
	<i>The quantity of restrooms provided is adequate for the population served. Missing doors make privacy a concern.</i>		
2.15	<b>Drainage systems</b> are properly maintained and meet requirements	10	10
	<i>The waste piping in the overall facility is cast iron, was installed in 1949. Replace sanitary waste piping in the overall facility due to the age of drainage piping.</i>		
2.16	<b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements	10	4
	<i>The Fire Alarm system is a zoned system which does not meet the requirements of the Ohio Design Manual. There is not a sprinkler system within this facility.</i>		
2.17	<b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas	10	4
	<i>Intercommunication system consists of a central unit via telephones that allow two-way communication between the Office and certain areas but, also needs replacement per the OSDM requirements.</i>		
2.18	<b>Exterior water supply</b> is sufficient and available for normal usage	5	5
	<i>The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system.</i>		
<b>TOTAL - Structural and Mechanical Features</b>		<b>200</b>	<b>107</b>

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### 3.0 Plant Maintainability

School Facility Appraisal

	Points Allocated	Points
3.1 <b>Windows, doors, and walls</b> are of material and finish requiring minimum maintenance <i>Materials are of an age that are beginning to require additional care.</i>	15	10
3.2 <b>Floor surfaces</b> throughout the building require minimum care <i>Flooring surfaces do not require significant effort in their care.</i>	15	12
3.3 <b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings and walls are stained and worn.</i>	10	5
3.4 <b>Built-in equipment</b> is designed and constructed for ease of maintenance <i>Most Classrooms do not have built in casework provided. That which is provided is in fair condition.</i>	10	5
3.5 <b>Finishes and hardware</b> , with compatible keying system, are of durable quality <i>The building is compatible with the district master key system. Some doors are difficult to operate.</i>	10	8
3.6 <b>Restroom fixtures</b> are wall mounted and of quality finish <i>Fixtures are mostly wall mounted, and in fair condition. They are not water conservative models.</i>	10	5
3.7 Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building <i>Custodial storage is conveniently provided and has water and drains provided.</i>	10	8
3.8 Adequate <b>electrical outlets and power</b> , to permit routine cleaning, are available in every area <i>Electrical outlets and power for routine cleaning is not available in most areas due to that fact that very few outlets are provided in such areas as classrooms and none in other areas such as small toilet rooms or storage areas.</i>	10	6
3.9 <b>Outdoor light fixtures, electrical outlets</b> , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are maintained and accessible for repair and / or replacement, but exterior electrical outlets are non-existent in many cases as required by the Ohio School Design Manual.</i>	10	4
<b>TOTAL - Plant Maintainability</b>	<b>100</b>	<b>63</b>

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## 4.0 Building Safety and Security

### School Facility Appraisal

Site Safety	Points Allocated	Points
<p>4.1            <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading areas are not segregated from other vehicular traffic and pedestrian walkways.</i></p>	15	0
<p>4.2            <b>Walkways</b>, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are provided both on and off site for pedestrian safety. Some pedestrian walkways are not adequately buffered from vehicular circulation.</i></p>	10	6
<p>4.3            <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>Access streets have sufficient signals and signs to permit safe entry to and exit from school area.</i></p>	5	5
<p>4.4            <b>Vehicular entrances and exits</b> permit safe traffic flow</p> <p><i>Vehicular entrances and exits permit safe traffic flow.</i></p>	5	4
<p>4.5    ES        <b>Playground equipment</b> is free from hazard</p> <p>MS        Location and types of <b>intramural equipment</b> are free from hazard</p> <p>HS        <b>Athletic field equipment</b> is properly located and is free from hazard</p> <p><i>Location and types of intramural equipment are free from hazard.</i></p>	5	5

Building Safety	Points Allocated	Points
<p>4.6            <b>The heating unit(s)</b> is located away from student occupied areas</p> <p><i>Heating units are located away from students.</i></p>	20	15
<p>4.7            Multi-story buildings have at least <b>two stairways</b> for student egress</p> <p><i>Two stairways are provided for student egress.</i></p>	15	15
<p>4.8            <b>Exterior doors</b> open outward and are equipped with panic hardware</p> <p><i>Exterior doors open outward and are equipped with panic hardware.</i></p>	10	10
<p>4.9            <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency lighting and exit signs are provided throughout the entire building. Exits signs have battery backup but are not on a separate electrical circuit. Some emergency units are per the Ohio Building Code or the NEC.</i></p>	10	4
<p>4.10          <b>Classroom doors</b> are recessed and open outward</p> <p><i>Classroom doors are mostly not recessed and open outward. They do not have proper ADA hardware.</i></p>	10	5
<p>4.11          <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program</p>	10	4

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

4.12	<b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition <i>Flooring is maintained in a non-slip condition.</i>	5	5
4.13	<b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair risers are code compliant.</i>	5	5
4.14	<b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury <i>Most glass provided is not safety glass.</i>	5	1
4.15	<b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall <i>Fixed projections do not extend more than 8" from the corridor wall.</i>	5	5
4.16	<b>Traffic areas</b> terminate at an exit or a stairway leading to an egress <i>Dead end corridors are not present at this facility.</i>	5	5

<b>Emergency Safety</b>	Points Allocated	Points
4.17 <i>Adequate fire safety equipment is properly located.</i>	15	15
4.18 <i>Dead end corridors are not present at this facility. There are at least two independent exits from any point in the building.</i>	15	15
4.19 <i>Most materials used are fire resistant.</i>	15	13
4.20 <i>Automatic and manual emergency alarm system with a distinctive sound is provided. Alarms are also equipped with strobe lights. The Fire Alarm System is not per the OSDM requirements.</i>	15	6
<b>TOTAL - Building Safety and Security</b>	<b>200</b>	<b>143</b>

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## 5.0 Educational Adequacy

### School Facility Appraisal

Academic Learning Space		Points Allocated	Points
5.1	<b>Size of academic learning areas</b> meets desirable standards <i>All classrooms are sized below design manual tolerances.</i>	25	10
5.2	<b>Classroom space</b> permits arrangements for small group activity <i>Classroom spaces do not permit arrangements for small group activity.</i>	15	3
5.3	<b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise <i>Location of academic learning areas is near related educational activities and away from disruptive noise.</i>	10	9
5.4	<b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students <i>Personal space in the classrooms away from group instruction is not feasible due to undersized classrooms.</i>	10	2
5.5	<b>Storage for student materials</b> is adequate <i>Storage for student materials is adequately sized, however lockers are in poor condition.</i>	10	5
5.6	<b>Storage for teacher materials</b> is adequate <i>Storage for teacher materials is inadequate.</i>	10	3

Special Learning Space		Points Allocated	Points
5.7	<b>Size of special learning area(s)</b> meets standards <i>Special learning areas are undersized.</i>	15	5
5.8	<b>Design of specialized learning area(s)</b> is compatible with instructional need <i>Specialized learning areas are adapted standard classrooms.</i>	10	6
5.9	<b>Library/Resource/Media Center</b> provides appropriate and attractive space <i>Library is spacious but not very attractive.</i>	10	5
5.10	<b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction <i>Gymnasium is appropriately sized and well daylit, but walls have numerous cracks and ceiling requires replacement.</i>	5	3
5.11	ES <b>Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction MS/HS <b>Science</b> program is provided sufficient space and equipment <i>Science labs are undersized and lack sufficient casework.</i>	10	5



5.12	<b>Music Program</b> is provided adequate sound treated space <i>Instrumental Music program is provided adequate sound treated space. Vocal music room is undersized and is not sound treated.</i>	5	3
5.13	<b>Space for art</b> is appropriate for special instruction, supplies, and equipment <i>Space for art is appropriate but undersized. A kiln is not provided.</i>	5	2

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**School Facility Appraisal**

		Points Allocated	Points
5.14	<b>Space for technology education</b> permits use of state-of-the-art equipment <i>Space for technology education permits use of state-of-the-art equipment. Several well-appointed computer labs are provided.</i>	5	4
5.15	Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms <i>Space for small groups and remedial instruction is provided.</i>	5	4
5.16	<b>Storage for student and teacher material</b> is adequate <i>Storage for student material is adequate and teacher material is inadequate.</i>	5	4

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**Support Space**

		Points Allocated	Points
5.17	<b>Teacher's lounge and work areas</b> reflect teachers as professionals <i>Teacher's lounge and work areas are adequate.</i>	10	6
5.18	<b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>Cafeteria is attractive and appropriately sized for the student population. The Kitchen is undersized.</i>	10	7
5.19	<b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served <i>Administrative offices provided are consistent in appearance and function with the maturity of the students served.</i>	5	4
5.20	<b>Counselor's office</b> insures privacy and sufficient storage <i>Counselor's office insures privacy and has sufficient storage.</i>	5	5
5.21	<b>Clinic</b> is near administrative offices and is equipped to meet requirements <i>Clinic is not near administrative offices.</i>	5	3
5.22	<b>Suitable reception space</b> is available for students, teachers, and visitors <i>Suitable reception space is available for students, teachers and visitors. A large lobby is provided at the main entry adjacent to the receptionist.</i>	5	5
5.23	<b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b> <i>Administrative personnel are provided sufficient work space and privacy.</i>	5	4

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**TOTAL - Educational Adequacy**

**200**

**107**

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## 6.0 Environment for Education

### School Facility Appraisal

Exterior Environment	Points Allocated	Points
<p>6.1 Overall <b>design is aesthetically pleasing</b> to age of students</p> <p><i>The overall building has a 1960s design aesthetic that uses daylight as a design feature.</i></p>	15	12
<p>6.2 Site and building are <b>well landscaped</b></p> <p><i>The site is well landscaped.</i></p>	10	8
<p>6.3 <b>Exterior noise and poor environment</b> do not disrupt learning</p> <p><i>Exterior noise is not disruptive to learning.</i></p>	10	9
<p>6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather</p> <p><i>The main entrance has a small overhang.</i></p>	10	8
<p>6.5 <b>Building materials</b> provide attractive color and texture</p> <p><i>Materials used are of a timeless color palette.</i></p>	5	4

Interior Environment	Points Allocated	Points
<p>6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning</p> <p><i>The color pallet is dated, but not unpleasant.</i></p>	20	15
<p>6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building</p> <p><i>Some rooms have air conditioning, many do not.</i></p>	15	8
<p>6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement</p> <p><i>The building does not have adquate air exchanges.</i></p>	15	5
<p>6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination</p> <p><i>Lighting system does not provide proper intensity, diffusion and distribution of illumination. The corridors are not adequately illuminated.</i></p>	15	6
<p>6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located</p> <p><i>Restrooms and fountains are well located.</i></p>	15	12
<p>6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization</p> <p><i>Students congregate in enlarged lobby spaces and in corridors.</i></p>	10	9
<p>6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors</p>	10	6

*The corridors are below OSDM standards for doubled loaded lockers, but seem sufficient for the student population. At capacity, they would be undersized.*

6.13 **Areas for students to interact** are suitable to the age group 10 8

*Students gather in corridors and vestibules, as well as in the Gymnasium.*

6.14 **Large group areas are designed** for effective management of students 10 5

*The corridors are below OSDM standards for doubled loaded lockers.*

6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control 10 6

*The rooms have acoustical tile, but sound transfer occurs through doors and open plenums.*

6.16 **Window design** contributes to a pleasant environment 10 8

*Most rooms have abundant daylight.*

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 8

*The furniture is uniform within rooms, but inconsistant throughout the overall facility. Most rooms furniture looks new.*

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**TOTAL - Environment for Education**

**200**

**137**

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# LEED Observation Notes

**School District:** Willoughby-Eastlake City SD  
**County:** Lake  
**School District IRN:** 45104  
**Building:** Eastlake Middle  
**Building IRN:** 9621

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## Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Construction activity pollution prevention can be successfully managed on this site. The building is known to contain hazardous materials. The site is not known to be prime agricultural farmland, within a flood plain, habitat for an endangered species, within or near a wetland, or near a previously undeveloped body of water. The site is not within a community having a density of more than 60,000 square feet per acre. The site is not located on a previously developed site within 1/4 mile of a residential area with density of more than 10 units per acre. The site is not located within 1/2 mile of 10 basic services. The site does not have pedestrian access between the school and basic services. The site is not a brownfield. The site is not located within 1/4 mile walking of a bus stop or 1/2 mile walking of a rail station. School busses do not have a dedicated lane on site. The site has sufficient bicycle storage but lacks changing facilities. The site does not have dedicated parking for fuel efficient or low emitting vehicles. The site exceeds urrent OSDM parking requirements. The site does not have sufficient area to restore 50% to a natural state. The site has more than 20% vegetative spaces. Storm water management and detention is mitigated through sheet drainage and storm sewers. The hard surfaces of the site do not meet the high albedo reflectance requirements to mitigate heat island effect. The roof material does not meet the high albedo reflectance requirement to mitigate heat island effect. The site does not create light pollution. The site has sufficient area to create a master plan with stormwater management, open space, parking capacity, and heat island non-roof. The property is used by the community during or after hours.

characters remaining in Sustainable Sites.

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## Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

The building plumbing fixtures are not water conserving models. The site does not irrigate. Recommendations in items E, Q and R enhance water use reduction targets. A baseline water use will be required for LEED credits in this category.

characters remaining in Water Efficiency.

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## Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

characters remaining in Energy & Atmosphere.

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## Material & Resources

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

(source: LEED Reference Guide, 2001:167)

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

characters remaining in Material & Resources.

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## Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

The building does not meet the ASHRAE standards for indoor air quality. Smoking is not permitted on site. The building does have adequate acoustical separation of spaces. Outdoor air monitoring is not provided. Fresh air intake is through roof and side wall ventilators. The building ventilation is inadequate. Refer to items A and C for additional information. Individual controls for thermal comfort and lighting levels are provided. The building does not meet ASHRAE standards for thermal comfort levels. The building does not have a thermal comfort verification plan in place. The building does have daylight, but requires measurement to verify that it meets the 35 foot candle LEED requirement for some classrooms and other occupied spaces. The building does not have a system in place for mold prevention.

characters remaining in Indoor Environmental Quality.

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#### **Innovation & Design Process**

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

(source: LEED Reference Guide, 2001:271)

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

characters remaining in Innovation & Design Process.

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### **Justification for Allocation of Points**

Building Name and Level: **Eastlake Middle**

**6-8**

#### **Building features that clearly exceed criteria:**

1. The building has many large windows, and classrooms and public spaces receive abundant daylight.
2. The site is pleasantly landscaped and features multiple sports fields.
3. A large central lobby provides opportunities for gathering and socializing.
4. The gymnasium exceeds design manual requirements and is daylight with clerestory windows.
5. Student dining area is daylight, pleasant and appropriately sized for the student population.
6. The building has several conference rooms and various seating areas which provide opportunities for individual instruction and small group or individual study.

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

1. The masonry smokestack is in poor shape and visibly out of plumb.
2. The building contains asbestos and other hazardous materials.
3. The windows are drafty and are neither weathertight nor insulated.
4. Pedestrian walks around the school are not well separated from vehicular traffic.
5. Group boys' toilets are not provided adequate privacy; fixtures are visible from the corridor due to missing doors.
6. Much of the building is inaccessible to the disabled due to a lack of an elevator, compliant hardware and compliant toilet rooms.

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# Environmental Hazards Assessment Cost Estimates

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

<b>District IRN:</b>	45104
<b>Building IRN:</b>	9621
<b>Firm:</b>	The Collaborative, Inc.

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1949 1949 Original	50,100	\$62,920.00	\$2,320.00
1949 1949 Unusable	23,968	\$9,000.00	\$9,000.00
1957 1957 Addition	15,771	\$25,600.00	\$1,000.00
1957 1957 Unusable	3,419	\$7,500.00	\$7,500.00
1962 1962 Addition	2,914	\$7,425.00	\$0.00
<b>Total</b>	<b>96,172</b>	<b>\$112,445.00</b>	<b>\$19,820.00</b>
Total with Regional Cost Factor (104.16%)	<	\$117,122.71	\$20,644.51
Regional Total with Soft Costs & Contingency	<	\$145,736.14	\$25,688.03

Building Summary - Eastlake Middle (9621)

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Eastlake Middle				<b>Contact:</b> Mr. Mike Chokshi			
<b>Address:</b> 35972 Lake Shore Blvd. Eastlake, OH 44095				<b>Phone:</b> 440/942-5696			
<b>Bldg. IRN:</b> 9621				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		6-8	Acreage:		29.32		
Proposed Grades		N/A	Teaching Stations:		31		
Current Enrollment		465	Classrooms:		31		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<a href="#">1949 Original</a>		1949	no	2	50,100		
<a href="#">1949 Unusable</a>		1949	no	1	23,968		
<a href="#">1957 Addition</a>		1957	no	1	15,771		
<a href="#">1957 Unusable</a>		1957	no	1	3,419		
<a href="#">1962 Addition</a>		1962	no	1	2,914		
<b>Total</b>					<b>96,172</b>		
		*HA	= Handicapped Access				
		*Rating	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S	= Present/Scheduled Construction				
FACILITY ASSESSMENT Cost Set: 2010				Rating	Dollar Assessment		
A. <a href="#">Heating System</a>				3	\$2,235,512.50		
B. <a href="#">Roofing</a>				3	\$776,722.17		
C. <a href="#">Ventilation / Air Conditioning</a>				1	\$5,000.00		
D. <a href="#">Electrical Systems</a>				3	\$1,665,699.04		
E. <a href="#">Plumbing and Fixtures</a>				3	\$887,595.00		
F. <a href="#">Windows</a>				3	\$707,989.70		
G. <a href="#">Structure: Foundation</a>				1	\$0.00		
H. <a href="#">Structure: Walls and Chimneys</a>				2	\$207,334.50		
I. <a href="#">Structure: Floors and Roofs</a>				1	\$0.00		
J. <a href="#">General Finishes</a>				3	\$1,218,382.90		
K. <a href="#">Interior Lighting</a>				3	\$480,860.00		
L. <a href="#">Security Systems</a>				3	\$264,473.00		
M. <a href="#">Emergency/Egress Lighting</a>				3	\$96,172.00		
N. <a href="#">Fire Alarm</a>				3	\$144,258.00		
O. <a href="#">Handicapped Access</a>				3	\$474,283.50		
P. <a href="#">Site Condition</a>				2	\$434,378.55		
Q. <a href="#">Sewage System</a>				3	\$45,000.00		
R. <a href="#">Water Supply</a>				3	\$40,000.00		
S. <a href="#">Exterior Doors</a>				3	\$42,500.00		
T. <a href="#">Hazardous Material</a>				3	\$112,445.00		
U. <a href="#">Life Safety</a>				3	\$243,551.25		
V. <a href="#">Loose Furnishings</a>				2	\$68,785.00		
W. <a href="#">Technology</a>				3	\$652,046.16		
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>				-	\$2,639,202.44		
<b>Total</b>					<b>\$13,442,190.71</b>		
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100		79		79% Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>		200		107		54% Borderline	
3.0 <a href="#">Plant Maintainability</a>		100		63		63% Borderline	
4.0 <a href="#">Building Safety and Security</a>		200		143		72% Satisfactory	
5.0 <a href="#">Educational Adequacy</a>		200		107		54% Borderline	
6.0 <a href="#">Environment for Education</a>		200		137		69% Borderline	
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>		<b>636</b>		<b>64% Borderline</b>	
<a href="#">Enhanced Environmental Hazards Assessment Cost Estimates</a>							
<a href="#">C=Under Contract</a>							
<b>Renovation Cost Factor</b>				104.16%			
<b>Cost to Renovate (Cost Factor applied)</b>				\$14,001,385.85			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

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**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Eastlake Middle (9621) - 1949 Original**

**Owner:** Willoughby-Eastlake City SD  
**Facility:** Eastlake Middle  
**Date:**

**Bldg. IRN:** 9621  
**BuildingAdd:** 1949 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	40	\$8.00	\$320.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	100	\$10.00	\$1,000.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	50	\$20.00	\$1,000.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	20200	\$3.00	\$60,600.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$62,920.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$2,320.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 50100	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$62,920.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$2,320.00

\* 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) - Eastlake Middle (9621) - 1949 Unusable**

Owner: Willoughby-Eastlake City SD  
 Facility: Eastlake Middle  
 Date:

Bldg. IRN: 9621  
 BuildingAdd: 1949 Unusable  
 Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
ACM Found		Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2.	Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3.	Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4.	Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5.	Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	500	\$12.00	\$6,000.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	100	\$30.00	\$3,000.00
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)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$9,000.00
36.	(Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$9,000.00

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 23968	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries			
1.	A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$9,000.00
2.	A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$9,000.00

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

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

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

**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Eastlake Middle (9621) - 1957 Addition**

**Owner:** Willoughby-Eastlake City SD  
**Facility:** Eastlake Middle  
**Date:**

**Bldg. IRN:** 9621  
**BuildingAdd:** 1957 Addition  
**Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	100	\$10.00	\$1,000.00
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	8200	\$3.00	\$24,600.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$25,600.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$1,000.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 15771	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$25,600.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$1,000.00

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

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

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

**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Eastlake Middle (9621) - 1957 Unusable**

Owner: Willoughby-Eastlake City SD Bldg. IRN: 9621  
 Facility: Eastlake Middle BuildingAdd: 1957 Unusable  
 Date: Consultant Name:

<b>A. Asbestos Containing Material (ACM)</b>		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)	Assumed Asbestos-Containing Material	500	\$12.00	\$6,000.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	50	\$30.00	\$1,500.00
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)			<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>	\$7,500.00
36. (Sum of Lines 1-27)			<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>	\$7,500.00

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

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

<b>D. Fluorescent Lamps &amp; Ballasts Recycling/Incineration</b> <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 3419	0	\$0.10	\$0.00

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

<b>F. Environmental Hazards Assessment Cost Estimate Summaries</b>		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$7,500.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$7,500.00

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

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

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

**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Eastlake Middle (9621) - 1962 Addition**

**Owner:** Willoughby-Eastlake City SD  
**Facility:** Eastlake Middle  
**Date:**

**Bldg. IRN:** 9621  
**BuildingAdd:** 1962 Addition  
**Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$15.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	2475	\$3.00	\$7,425.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$7,425.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$0.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 2914	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$7,425.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$0.00

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

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

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

