

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

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Longfellow E_2010_TCI
Assessment Date	2010-03-16
Cost Set:	2010
Building Name	Longfellow Elementary School
Building IRN	21378
Building Address	35200 Stevens Blvd
Building City	Eastlake
Building Zipcode	44095
Building Phone	440/975-3720
Acreage	11.40
Current Grades	K-5
Teaching Stations	30
Number of Floors	1
Student Capacity	750
Current Enrollment	473
Enrollment Date	2010-04-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	29
Historical Register	<b>NO</b>
Building's Principal	Dr. Ruth Plate
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



**GENERAL DESCRIPTION**

- 97,322** Total Existing Square Footage
- 1927,1927,1927,1932,1932,1932,1946,1946,1946,1962,1970** Building Dates
- K-5** Grades
- 473** Current Enrollment
- 30** Teaching Stations
- 11.40** Site Acreage

Longfellow Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1927, is a one story, 97,322 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains load bearing masonry exterior wall construction, with block wall construction in the interior. The floor system consists of precast concrete, bar joist, and slab on grade. The roof structure is wood rafter with wood deck and metal deck with bar joists. The roofing system of the overall facility is ballasted membrane, fully adhered membrane, built-up asphalt with gravel ballast, asphalt shingle, and standing seam metal, installed between 1990 and 2000. 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 not equipped with a compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 11.4 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The 1932 Addition Gymnasium interior east wall has significant stair step cracks. The west wall has mortar separation and stair step cracks. The south wall lintels are in very poor condition. The 1932 Addition storage room adjacent to the Gymnasium has significant structural damage and the wall is visually out of plumb from the exterior. The 1932 Addition roof structure on the west side ridge is bowed. Collar ties are pulled apart and the wall is visually out of plumb. The roof structure of 1927 Original Construction and 1932 Addition have significant amounts of wood deterioration. The interior masonry walls show many cracks from settlement. The Gymnasium roof system consists of an interstitial space that averages in height to less than 30 inches, which does not qualify it as an attic space. No mechanical, electrical, or plumbing systems penetrate the area.

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**Building Construction Information - Willoughby-Eastlake City SD (45104) - Longfellow Elementary School (21378)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>
1927 Original	1927	no	1	9,359
1927 Original Unusable	1927	no	1	9,359
1927 Original Attic	1927	no	1	4,891
1932 Addition	1932	no	1	14,908
1932 Attic	1932	no	1	6,206
1932 Unusable	1932	no	1	11,812
1946 Addition	1946	no	1	5,567
1946 Attic	1946	no	1	4,886
1946 Unusable	1946	no	1	5,567
1962 Addition	1962	no	1	7,228
1970 Addition	1970	no	1	17,539

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Building Component Information - Willoughby-Eastlake City SD (45104) - Longfellow Elementary School (21378)

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
1927 Original (1927)		1830												
1927 Original Unusable (1927)														
1927 Original Attic (1927)														
1932 Addition (1932)		2067		2997	1643									
1932 Attic (1932)														
1932 Unusable (1932)														
1946 Addition (1946)		1158												
1946 Attic (1946)														
1946 Unusable (1946)														
1962 Addition (1962)		869												
1970 Addition (1970)		2695					2312	451						
<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 - Longfellow Elementary School (21378)

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1927 Original Unusable (1927) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
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Projected Enrollment		N/A					
<b>1927 Original Unusable</b>		<b>1927</b>	<b>no</b>	<b>1</b>	<b>9,359</b>		
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<b>Total</b>					<b>97,322</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			
A. Heating System	3	\$304,167.50	-
B. Roofing	3	\$0.00	-
C. Ventilation / Air Conditioning	1	\$0.00	-
D. Electrical Systems	3	\$162,097.88	-
E. Plumbing and Fixtures	3	\$0.00	-
F. Windows	3	\$0.00	-
G. Structure: Foundation	1	\$0.00	-
H. Structure: Walls and Chimneys	3	\$0.00	-
I. Structure: Floors and Roofs	3	\$0.00	-
J. General Finishes	3	\$0.00	-
K. Interior Lighting	3	\$46,795.00	-
L. Security Systems	3	\$16,378.25	-
M. Emergency/Egress Lighting	3	\$9,359.00	-
N. Fire Alarm	3	\$14,038.50	-
O. Handicapped Access	3	\$0.00	-
P. Site Condition	2	\$14,038.50	-
Q. Sewage System	3	\$0.00	-
R. Water Supply	3	\$0.00	-
S. Exterior Doors	3	\$0.00	-
T. Hazardous Material	3	\$1,680.00	-
U. Life Safety	2	\$0.00	-
V. Loose Furnishings	3	\$0.00	-
W. Technology	3	\$71,970.71	-
- X. Construction Contingency / Non-Construction Cost	-	\$156,482.26	-
<b>Total</b>		<b>\$797,007.60</b>	

Section	Points Possible	Points Earned	Percentage	Rating	Category
<b>CEFPI Appraisal Summary</b>					
<b>Cover Sheet</b>					
1.0 The School Site	100	70	70%	Satisfactory	
2.0 Structural and Mechanical Features	200	90	45%	Poor	
3.0 Plant Maintainability	100	58	58%	Borderline	
4.0 Building Safety and Security	200	150	75%	Satisfactory	
5.0 Educational Adequacy	200	94	47%	Poor	
6.0 Environment for Education	200	127	64%	Borderline	
<b>LEED Observations</b>					
<b>Commentary</b>					
<b>Total</b>	<b>1000</b>	<b>589</b>	<b>59%</b>	<b>Borderline</b>	
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>					
<b>C=Under Contract</b>					
<b>Renovation Cost Factor</b>					
Cost to Renovate (Cost Factor applied)					
104.16%					
\$830,163.12					
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					



1927 Original (1927) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>1927 Original Unusable</u>		1927	no	1	9,359		
<b>1927 Original</b>		<b>1927</b>	<b>no</b>	<b>1</b>	<b>9,359</b>		
<u>1927 Original Attic</u>		1927	no	1	4,891		
<u>1932 Addition</u>		1932	no	1	14,908		
<u>1932 Unusable</u>		1932	no	1	11,812		
<u>1932 Attic</u>		1932	no	1	6,206		
<u>1946 Addition</u>		1946	no	1	5,567		
<u>1946 Unusable</u>		1946	no	1	5,567		
<u>1946 Attic</u>		1946	no	1	4,886		
<u>1962 Addition</u>		1962	no	1	7,228		
<u>1970 Addition</u>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</b>		
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
<b>FACILITY ASSESSMENT</b>					<b>Rating</b>	<b>Dollar</b>	<b>Assessment C</b>
Cost Set: 2010							
A.	<u>Heating System</u>			3	\$304,167.50	-	
B.	<u>Roofing</u>			3	\$126,297.81	-	
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	-	
D.	<u>Electrical Systems</u>			3	\$162,097.88	-	
E.	<u>Plumbing and Fixtures</u>			3	\$187,813.00	-	
F.	<u>Windows</u>			3	\$56,700.30	-	
G.	<u>Structure: Foundation</u>			1	\$0.00	-	
H.	<u>Structure: Walls and Chimneys</u>			3	\$71,717.50	-	
I.	<b><u>Structure: Floors and Roofs</u></b>			<b>3</b>	<b>\$0.00</b>	-	
J.	<u>General Finishes</u>			3	\$146,993.20	-	
K.	<u>Interior Lighting</u>			3	\$46,795.00	-	
L.	<u>Security Systems</u>			3	\$25,737.25	-	
M.	<u>Emergency/Egress Lighting</u>			3	\$9,359.00	-	
N.	<u>Fire Alarm</u>			3	\$14,038.50	-	
O.	<u>Handicapped Access</u>			3	\$16,705.90	-	
P.	<u>Site Condition</u>			2	\$313,282.30	-	
Q.	<u>Sewage System</u>			3	\$9,000.00	-	
R.	<u>Water Supply</u>			3	\$58,000.00	-	
S.	<u>Exterior Doors</u>			3	\$6,000.00	-	
T.	<u>Hazardous Material</u>			3	\$4,540.00	-	
U.	<u>Life Safety</u>			2	\$35,416.75	-	
V.	<u>Loose Furnishings</u>			3	\$37,436.00	-	
W.	<u>Technology</u>			3	\$71,970.71	-	
- X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$416,309.07	-	
<b>Total</b>					<b>\$2,120,377.67</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	70	70%	Satisfactory		
2.0 <u>Structural and Mechanical Features</u>		200	90	45%	Poor		
3.0 <u>Plant Maintainability</u>		100	58	58%	Borderline		
4.0 <u>Building Safety and Security</u>		200	150	75%	Satisfactory		
5.0 <u>Educational Adequacy</u>		200	94	47%	Poor		
6.0 <u>Environment for Education</u>		200	127	64%	Borderline		
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>	<b>589</b>	<b>59%</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)						\$2,208,585.38	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1927 Original Attic (1927) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359		
<a href="#">1927 Original</a>		1927	no	1	9,359		
<b>1927 Original Attic</b>		<b>1927</b>	<b>no</b>	<b>1</b>	<b>4,891</b>		
<a href="#">1932 Addition</a>		1932	no	1	14,908		
<a href="#">1932 Unusable</a>		1932	no	1	11,812		
<a href="#">1932 Attic</a>		1932	no	1	6,206		
<a href="#">1946 Addition</a>		1946	no	1	5,567		
<a href="#">1946 Unusable</a>		1946	no	1	5,567		
<a href="#">1946 Attic</a>		1946	no	1	4,886		
<a href="#">1962 Addition</a>		1962	no	1	7,228		
<a href="#">1970 Addition</a>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</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

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2010			
A. <a href="#">Heating System</a>	3	\$158,957.50	-
B. <a href="#">Roofing</a>	3	\$0.00	-
C. <a href="#">Ventilation / Air Conditioning</a>	1	\$0.00	-
D. <a href="#">Electrical Systems</a>	3	\$84,712.12	-
E. <a href="#">Plumbing and Fixtures</a>	3	\$0.00	-
F. <a href="#">Windows</a>	3	\$0.00	-
G. <a href="#">Structure: Foundation</a>	1	\$0.00	-
H. <a href="#">Structure: Walls and Chimneys</a>	3	\$0.00	-
I. <a href="#">Structure: Floors and Roofs</a>	3	\$317,915.00	-
J. <a href="#">General Finishes</a>	3	\$0.00	-
K. <a href="#">Interior Lighting</a>	3	\$24,455.00	-
L. <a href="#">Security Systems</a>	3	\$8,559.25	-
M. <a href="#">Emergency/Egress Lighting</a>	3	\$4,891.00	-
N. <a href="#">Fire Alarm</a>	3	\$7,336.50	-
O. <a href="#">Handicapped Access</a>	3	\$0.00	-
P. <a href="#">Site Condition</a>	2	\$0.00	-
Q. <a href="#">Sewage System</a>	3	\$0.00	-
R. <a href="#">Water Supply</a>	3	\$0.00	-
S. <a href="#">Exterior Doors</a>	3	\$0.00	-
T. <a href="#">Hazardous Material</a>	3	\$0.00	-
U. <a href="#">Life Safety</a>	2	\$0.00	-
V. <a href="#">Loose Furnishings</a>	3	\$0.00	-
W. <a href="#">Technology</a>	3	\$37,611.79	-
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>	-	\$157,438.18	-
<b>Total</b>		<b>\$801,876.34</b>	

Section	Points Possible	Points Earned	Percentage	Rating	Category
<b>Cover Sheet</b>					
1.0 <a href="#">The School Site</a>	100	70	70%	Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>	200	90	45%	Poor	
3.0 <a href="#">Plant Maintainability</a>	100	58	58%	Borderline	
4.0 <a href="#">Building Safety and Security</a>	200	150	75%	Satisfactory	
5.0 <a href="#">Educational Adequacy</a>	200	94	47%	Poor	
6.0 <a href="#">Environment for Education</a>	200	127	64%	Borderline	
<b>LEED Observations</b>					
<b>Commentary</b>					
<b>Total</b>	<b>1000</b>	<b>589</b>	<b>59%</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)	\$835,234.39

*The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.*

1932 Addition (1932) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359		
<a href="#">1927 Original</a>		1927	no	1	9,359		
<a href="#">1927 Original Attic</a>		1927	no	1	4,891		
<b>1932 Addition</b>		<b>1932</b>	<b>no</b>	<b>1</b>	<b>14,908</b>		
<a href="#">1932 Unusable</a>		1932	no	1	11,812		
<a href="#">1932 Attic</a>		1932	no	1	6,206		
<a href="#">1946 Addition</a>		1946	no	1	5,567		
<a href="#">1946 Unusable</a>		1946	no	1	5,567		
<a href="#">1946 Attic</a>		1946	no	1	4,886		
<a href="#">1962 Addition</a>		1962	no	1	7,228		
<a href="#">1970 Addition</a>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</b>		
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
<b>FACILITY ASSESSMENT</b>				<b>Dollar</b>		<b>Assessment C</b>	
Cost Set: 2010				Rating		Assessment C	
A. <a href="#">Heating System</a>		3		\$484,510.00		-	
B. <a href="#">Roofing</a>		3		\$139,022.30		-	
C. <a href="#">Ventilation / Air Conditioning</a>		1		\$5,000.00		-	
D. <a href="#">Electrical Systems</a>		3		\$258,206.56		-	
E. <a href="#">Plumbing and Fixtures</a>		3		\$173,956.00		-	
F. <a href="#">Windows</a>		3		\$76,742.40		-	
G. <a href="#">Structure: Foundation</a>		1		\$0.00		-	
H. <a href="#">Structure: Walls and Chimneys</a>		3		\$261,490.00		-	
I. <a href="#">Structure: Floors and Roofs</a>		3		\$0.00		-	
J. <a href="#">General Finishes</a>		3		\$297,129.85		-	
K. <a href="#">Interior Lighting</a>		3		\$74,540.00		-	
L. <a href="#">Security Systems</a>		3		\$40,997.00		-	
M. <a href="#">Emergency/Egress Lighting</a>		3		\$14,908.00		-	
N. <a href="#">Fire Alarm</a>		3		\$22,362.00		-	
O. <a href="#">Handicapped Access</a>		3		\$91,080.80		-	
P. <a href="#">Site Condition</a>		2		\$0.00		-	
Q. <a href="#">Sewage System</a>		3		\$9,000.00		-	
R. <a href="#">Water Supply</a>		3		\$8,000.00		-	
S. <a href="#">Exterior Doors</a>		3		\$10,000.00		-	
T. <a href="#">Hazardous Material</a>		3		\$33,152.00		-	
U. <a href="#">Life Safety</a>		2		\$53,451.00		-	
V. <a href="#">Loose Furnishings</a>		3		\$59,632.00		-	
W. <a href="#">Technology</a>		3		\$114,642.52		-	
X. <a href="#">Construction Contingency / Non-Construction Cost</a>		-		\$544,263.70		-	
<b>Total</b>						<b>\$2,772,086.13</b>	
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<u>Cover Sheet</u>							
1.0 <a href="#">The School Site</a>		100		70		70% Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>		200		90		45% Poor	
3.0 <a href="#">Plant Maintainability</a>		100		58		58% Borderline	
4.0 <a href="#">Building Safety and Security</a>		200		150		75% Satisfactory	
5.0 <a href="#">Educational Adequacy</a>		200		94		47% Poor	
6.0 <a href="#">Environment for Education</a>		200		127		64% Borderline	
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>		<b>589</b>		<b>59% 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)						\$2,887,404.92	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1932 Unusable (1932) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359		
<a href="#">1927 Original</a>		1927	no	1	9,359		
<a href="#">1927 Original Attic</a>		1927	no	1	4,891		
<a href="#">1932 Addition</a>		1932	no	1	14,908		
<b>1932 Unusable</b>		<b>1932</b>	<b>no</b>	<b>1</b>	<b>11,812</b>		
<a href="#">1932 Attic</a>		1932	no	1	6,206		
<a href="#">1946 Addition</a>		1946	no	1	5,567		
<a href="#">1946 Unusable</a>		1946	no	1	5,567		
<a href="#">1946 Attic</a>		1946	no	1	4,886		
<a href="#">1962 Addition</a>		1962	no	1	7,228		
<a href="#">1970 Addition</a>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</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

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2010			C
A. <a href="#">Heating System</a>	3	\$383,890.00	-
B. <a href="#">Roofing</a>	3	\$0.00	-
C. <a href="#">Ventilation / Air Conditioning</a>	1	\$0.00	-
D. <a href="#">Electrical Systems</a>	3	\$204,583.84	-
E. <a href="#">Plumbing and Fixtures</a>	3	\$0.00	-
F. <a href="#">Windows</a>	3	\$0.00	-
G. <a href="#">Structure: Foundation</a>	1	\$0.00	-
H. <a href="#">Structure: Walls and Chimneys</a>	3	\$0.00	-
I. <a href="#">Structure: Floors and Roofs</a>	3	\$0.00	-
J. <a href="#">General Finishes</a>	3	\$0.00	-
K. <a href="#">Interior Lighting</a>	3	\$59,060.00	-
L. <a href="#">Security Systems</a>	3	\$20,671.00	-
M. <a href="#">Emergency/Egress Lighting</a>	3	\$11,812.00	-
N. <a href="#">Fire Alarm</a>	3	\$17,718.00	-
O. <a href="#">Handicapped Access</a>	3	\$0.00	-
P. <a href="#">Site Condition</a>	2	\$0.00	-
Q. <a href="#">Sewage System</a>	3	\$0.00	-
R. <a href="#">Water Supply</a>	3	\$0.00	-
S. <a href="#">Exterior Doors</a>	3	\$0.00	-
T. <a href="#">Hazardous Material</a>	3	\$0.00	-
U. <a href="#">Life Safety</a>	2	\$0.00	-
V. <a href="#">Loose Furnishings</a>	3	\$0.00	-
W. <a href="#">Technology</a>	3	\$90,834.28	-
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>	-	\$192,649.80	-
<b>Total</b>		<b>\$981,218.92</b>	

Section	Points Possible	Points Earned	Percentage	Rating	Category
<b>Cover Sheet</b>					
1.0 <a href="#">The School Site</a>	100	70	70%	Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>	200	90	45%	Poor	
3.0 <a href="#">Plant Maintainability</a>	100	58	58%	Borderline	
4.0 <a href="#">Building Safety and Security</a>	200	150	75%	Satisfactory	
5.0 <a href="#">Educational Adequacy</a>	200	94	47%	Poor	
6.0 <a href="#">Environment for Education</a>	200	127	64%	Borderline	
<b>LEED Observations</b>					
<b>Commentary</b>					
<b>Total</b>	<b>1000</b>	<b>589</b>	<b>59%</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)	\$1,022,037.63

*The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.*

1932 Attic (1932) Summary

<b>District:</b> Willoughby-Eastlake City SD <b>Name:</b> Longfellow Elementary School <b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095 <b>Bldg. IRN:</b> 21378				<b>County:</b> Lake <b>Area:</b> Northeastern Ohio (8) <b>Contact:</b> Dr. Ruth Plate <b>Phone:</b> 440/975-3720 <b>Date Prepared:</b> 2010-03-16 <b>By:</b> Karen L Walker <b>Date Revised:</b> 2010-06-23 <b>By:</b> Karen L Walker			
Current Grades	K-5	Acreage:	11.40	CEFPI Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	30				
Current Enrollment	473	Classrooms:	29				
Projected Enrollment	N/A						
<b>Addition</b>	<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>			
<a href="#">1927 Original Unusable</a>	1927	no	1	9,359	1.0 <a href="#">The School Site</a>		
<a href="#">1927 Original</a>	1927	no	1	9,359	2.0 <a href="#">Structural and Mechanical Features</a>		
<a href="#">1927 Original Attic</a>	1927	no	1	4,891	3.0 <a href="#">Plant Maintainability</a>		
<a href="#">1932 Addition</a>	1932	no	1	14,908	4.0 <a href="#">Building Safety and Security</a>		
<a href="#">1932 Unusable</a>	1932	no	1	11,812	5.0 <a href="#">Educational Adequacy</a>		
<b>1932 Attic</b>	<b>1932</b>	<b>no</b>	<b>1</b>	<b>6,206</b>	6.0 <a href="#">Environment for Education</a>		
<a href="#">1946 Addition</a>	1946	no	1	5,567	<a href="#">LEED Observations</a>		
<a href="#">1946 Unusable</a>	1946	no	1	5,567	<a href="#">Commentary</a>		
<a href="#">1946 Attic</a>	1946	no	1	4,886	<b>Total</b>		
<a href="#">1962 Addition</a>	1962	no	1	7,228			
<a href="#">1970 Addition</a>	1970	no	1	17,539			
<b>Total</b>				<b>97,322</b>			
*HA = Handicapped Access *Rating = 1 Satisfactory = 2 Needs Repair = 3 Needs Replacement *Const P/S = Present/Scheduled Construction				<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>  C=Under Contract  Renovation Cost Factor 104.16% Cost to Renovate (Cost Factor applied) \$1,077,045.83 <i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>			
<b>FACILITY ASSESSMENT</b> Cost Set: 2010			Rating	Dollar Assessment	C		
A.	<a href="#">Heating System</a>		3	\$201,695.00	-		
B.	<a href="#">Roofing</a>		3	\$0.00	-		
C.	<a href="#">Ventilation / Air Conditioning</a>		1	\$0.00	-		
D.	<a href="#">Electrical Systems</a>		3	\$107,487.92	-		
E.	<a href="#">Plumbing and Fixtures</a>		3	\$0.00	-		
F.	<a href="#">Windows</a>		3	\$0.00	-		
G.	<a href="#">Structure: Foundation</a>		1	\$0.00	-		
H.	<a href="#">Structure: Walls and Chimneys</a>		3	\$0.00	-		
I.	<a href="#">Structure: Floors and Roofs</a>		3	\$403,390.00	-		
J.	<a href="#">General Finishes</a>		3	\$0.00	-		
K.	<a href="#">Interior Lighting</a>		3	\$31,030.00	-		
L.	<a href="#">Security Systems</a>		3	\$10,860.50	-		
M.	<a href="#">Emergency/Egress Lighting</a>		3	\$6,206.00	-		
N.	<a href="#">Fire Alarm</a>		3	\$9,309.00	-		
O.	<a href="#">Handicapped Access</a>		3	\$0.00	-		
P.	<a href="#">Site Condition</a>		2	\$9,309.00	-		
Q.	<a href="#">Sewage System</a>		3	\$0.00	-		
R.	<a href="#">Water Supply</a>		3	\$0.00	-		
S.	<a href="#">Exterior Doors</a>		3	\$4,000.00	-		
T.	<a href="#">Hazardous Material</a>		3	\$0.00	-		
U.	<a href="#">Life Safety</a>		2	\$0.00	-		
V.	<a href="#">Loose Furnishings</a>		3	\$0.00	-		
W.	<a href="#">Technology</a>		3	\$47,724.14	-		
X.	<a href="#">Construction Contingency / Non-Construction Cost</a>		-	\$203,018.62	-		
<b>Total</b>				<b>\$1,034,030.18</b>			

1946 Addition (1946) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)					
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate							
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720							
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker					
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker					
Current Grades		K-5	Acreage:		11.40						
Proposed Grades		N/A	Teaching Stations:		30						
Current Enrollment		473	Classrooms:		29						
Projected Enrollment		N/A									
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>						
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359						
<a href="#">1927 Original</a>		1927	no	1	9,359						
<a href="#">1927 Original Attic</a>		1927	no	1	4,891						
<a href="#">1932 Addition</a>		1932	no	1	14,908						
<a href="#">1932 Unusable</a>		1932	no	1	11,812						
<a href="#">1932 Attic</a>		1932	no	1	6,206						
<b>1946 Addition</b>		<b>1946</b>	<b>no</b>	<b>1</b>	<b>5,567</b>						
<a href="#">1946 Unusable</a>		1946	no	1	5,567						
<a href="#">1946 Attic</a>		1946	no	1	4,886						
<a href="#">1962 Addition</a>		1962	no	1	7,228						
<a href="#">1970 Addition</a>		1970	no	1	17,539						
<b>Total</b>					<b>97,322</b>						
				<b>CEFPI Appraisal Summary</b>							
				<b>Section</b>							
				<b>Points Possible</b>							
				<b>Points Earned</b>							
				<b>Percentage</b>							
				<b>Rating</b>							
				<b>Category</b>							
<a href="#">Cover Sheet</a>				<							
1.0 <a href="#">The School Site</a>				100		70		70%		Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>				200		90		45%		Poor	
3.0 <a href="#">Plant Maintainability</a>				100		58		58%		Borderline	
4.0 <a href="#">Building Safety and Security</a>				200		150		75%		Satisfactory	
5.0 <a href="#">Educational Adequacy</a>				200		94		47%		Poor	
6.0 <a href="#">Environment for Education</a>				200		127		64%		Borderline	
<a href="#">LEED Observations</a>				<		<		<		<	
<a href="#">Commentary</a>				<		<		<		<	
<b>Total</b>				<b>1000</b>		<b>589</b>		<b>59%</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)							
				\$1,007,105.04							
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							
		<b>*HA</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>											
Cost Set: 2010				Rating		Dollar		Assessment		C	
A. <a href="#">Heating System</a>				3		\$180,927.50		-			
B. <a href="#">Roofing</a>				3		\$51,765.78		-			
C. <a href="#">Ventilation / Air Conditioning</a>				1		\$0.00		-			
D. <a href="#">Electrical Systems</a>				3		\$96,420.44		-			
E. <a href="#">Plumbing and Fixtures</a>				3		\$44,069.00		-			
F. <a href="#">Windows</a>				3		\$58,470.40		-			
G. <a href="#">Structure: Foundation</a>				1		\$0.00		-			
H. <a href="#">Structure: Walls and Chimneys</a>				3		\$29,348.00		-			
I. <a href="#">Structure: Floors and Roofs</a>				3		<b>\$0.00</b>		-			
J. <a href="#">General Finishes</a>				3		\$89,871.60		-			
K. <a href="#">Interior Lighting</a>				3		\$27,835.00		-			
L. <a href="#">Security Systems</a>				3		\$15,309.25		-			
M. <a href="#">Emergency/Egress Lighting</a>				3		\$5,567.00		-			
N. <a href="#">Fire Alarm</a>				3		\$8,350.50		-			
O. <a href="#">Handicapped Access</a>				3		\$49,411.70		-			
P. <a href="#">Site Condition</a>				2		\$8,350.50		-			
Q. <a href="#">Sewage System</a>				3		\$9,000.00		-			
R. <a href="#">Water Supply</a>				3		\$8,000.00		-			
S. <a href="#">Exterior Doors</a>				3		\$4,000.00		-			
T. <a href="#">Hazardous Material</a>				3		\$2,180.00		-			
U. <a href="#">Life Safety</a>				2		\$23,092.75		-			
V. <a href="#">Loose Furnishings</a>				3		\$22,268.00		-			
W. <a href="#">Technology</a>				3		\$42,810.23		-			
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>				-		\$189,835.07		-			
<b>Total</b>						<b>\$966,882.72</b>					

1946 Unusable (1946) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359		
<a href="#">1927 Original</a>		1927	no	1	9,359		
<a href="#">1927 Original Attic</a>		1927	no	1	4,891		
<a href="#">1932 Addition</a>		1932	no	1	14,908		
<a href="#">1932 Unusable</a>		1932	no	1	11,812		
<a href="#">1932 Attic</a>		1932	no	1	6,206		
<a href="#">1946 Addition</a>		1946	no	1	5,567		
<b>1946 Unusable</b>		<b>1946</b>	<b>no</b>	<b>1</b>	<b>5,567</b>		
<a href="#">1946 Attic</a>		1946	no	1	4,886		
<a href="#">1962 Addition</a>		1962	no	1	7,228		
<a href="#">1970 Addition</a>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</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	\$180,927.50	-
B. <a href="#">Roofing</a>	3	\$0.00	-
C. <a href="#">Ventilation / Air Conditioning</a>	1	\$0.00	-
D. <a href="#">Electrical Systems</a>	3	\$96,420.44	-
E. <a href="#">Plumbing and Fixtures</a>	3	\$0.00	-
F. <a href="#">Windows</a>	3	\$0.00	-
G. <a href="#">Structure: Foundation</a>	1	\$0.00	-
H. <a href="#">Structure: Walls and Chimneys</a>	3	\$0.00	-
I. <a href="#">Structure: Floors and Roofs</a>	3	\$0.00	-
J. <a href="#">General Finishes</a>	3	\$0.00	-
K. <a href="#">Interior Lighting</a>	3	\$27,835.00	-
L. <a href="#">Security Systems</a>	3	\$9,742.25	-
M. <a href="#">Emergency/Egress Lighting</a>	3	\$5,567.00	-
N. <a href="#">Fire Alarm</a>	3	\$8,350.50	-
O. <a href="#">Handicapped Access</a>	3	\$0.00	-
P. <a href="#">Site Condition</a>	2	\$0.00	-
Q. <a href="#">Sewage System</a>	3	\$0.00	-
R. <a href="#">Water Supply</a>	3	\$0.00	-
S. <a href="#">Exterior Doors</a>	3	\$0.00	-
T. <a href="#">Hazardous Material</a>	3	\$0.00	-
U. <a href="#">Life Safety</a>	2	\$0.00	-
V. <a href="#">Loose Furnishings</a>	3	\$0.00	-
W. <a href="#">Technology</a>	3	\$42,810.23	-
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>	-	\$90,795.92	-
<b>Total</b>		<b>\$462,448.84</b>	

Section	Points Possible	Points Earned	Percentage	Rating	Category
<b>CEFPI Appraisal Summary</b>					
<b>Cover Sheet</b>					
1.0 <a href="#">The School Site</a>	100	70	70%	Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>	200	90	45%	Poor	
3.0 <a href="#">Plant Maintainability</a>	100	58	58%	Borderline	
4.0 <a href="#">Building Safety and Security</a>	200	150	75%	Satisfactory	
5.0 <a href="#">Educational Adequacy</a>	200	94	47%	Poor	
6.0 <a href="#">Environment for Education</a>	200	127	64%	Borderline	
<b>LEED Observations</b>					
<b>Commentary</b>					
<b>Total</b>	<b>1000</b>	<b>589</b>	<b>59%</b>	<b>Borderline</b>	
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>					
<b>C=Under Contract</b>					
<b>Renovation Cost Factor</b>					
Cost to Renovate (Cost Factor applied)					
104.16%					
\$481,686.72					

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.



1946 Attic (1946) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359		
<a href="#">1927 Original</a>		1927	no	1	9,359		
<a href="#">1927 Original Attic</a>		1927	no	1	4,891		
<a href="#">1932 Addition</a>		1932	no	1	14,908		
<a href="#">1932 Unusable</a>		1932	no	1	11,812		
<a href="#">1932 Attic</a>		1932	no	1	6,206		
<a href="#">1946 Addition</a>		1946	no	1	5,567		
<a href="#">1946 Unusable</a>		1946	no	1	5,567		
<b>1946 Attic</b>		<b>1946</b>	<b>no</b>	<b>1</b>	<b>4,886</b>		
<a href="#">1962 Addition</a>		1962	no	1	7,228		
<a href="#">1970 Addition</a>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</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>							
Cost Set: 2010							
				Rating	Dollar Assessment C		
	A.	<a href="#">Heating System</a>		3	\$158,795.00 -		
	B.	<a href="#">Roofing</a>		3	<b>\$0.00</b> -		
	C.	<a href="#">Ventilation / Air Conditioning</a>		1	\$0.00 -		
	D.	<a href="#">Electrical Systems</a>		3	\$84,625.52 -		
	E.	<a href="#">Plumbing and Fixtures</a>		3	<b>\$0.00</b> -		
	F.	<a href="#">Windows</a>		3	<b>\$0.00</b> -		
	G.	<a href="#">Structure: Foundation</a>		1	\$0.00 -		
	H.	<a href="#">Structure: Walls and Chimneys</a>		3	<b>\$0.00</b> -		
	I.	<a href="#">Structure: Floors and Roofs</a>		3	<b>\$0.00</b> -		
	J.	<a href="#">General Finishes</a>		3	<b>\$0.00</b> -		
	K.	<a href="#">Interior Lighting</a>		3	\$24,430.00 -		
	L.	<a href="#">Security Systems</a>		3	\$8,550.50 -		
	M.	<a href="#">Emergency/Egress Lighting</a>		3	\$4,886.00 -		
	N.	<a href="#">Fire Alarm</a>		3	\$7,329.00 -		
	O.	<a href="#">Handicapped Access</a>		3	<b>\$0.00</b> -		
	P.	<a href="#">Site Condition</a>		2	\$7,329.00 -		
	Q.	<a href="#">Sewage System</a>		3	<b>\$0.00</b> -		
	R.	<a href="#">Water Supply</a>		3	\$0.00 -		
	S.	<a href="#">Exterior Doors</a>		3	<b>\$0.00</b> -		
	T.	<a href="#">Hazardous Material</a>		3	\$0.00 -		
	U.	<a href="#">Life Safety</a>		2	\$19,484.50 -		
	V.	<a href="#">Loose Furnishings</a>		3	<b>\$0.00</b> -		
	W.	<a href="#">Technology</a>		3	\$42,810.23 -		
-	X.	<a href="#">Construction Contingency / Non-Construction Cost</a>		-	\$87,519.05 -		
<b>Total</b>					<b>\$445,758.80</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	70	70%	Satisfactory		
2.0 <a href="#">Structural and Mechanical Features</a>		200	90	45%	Poor		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	150	75%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	94	47%	Poor		
6.0 <a href="#">Environment for Education</a>		200	127	64%	Borderline		
<b>LEED Observations</b>							
<b>Commentary</b>							
<b>Total</b>		1000	589	59%	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>							
\$464,302.36							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							



1962 Addition (1962) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>1927 Original Unusable</u>		1927	no	1	9,359		
<u>1927 Original</u>		1927	no	1	9,359		
<u>1927 Original Attic</u>		1927	no	1	4,891		
<u>1932 Addition</u>		1932	no	1	14,908		
<u>1932 Unusable</u>		1932	no	1	11,812		
<u>1932 Attic</u>		1932	no	1	6,206		
<u>1946 Addition</u>		1946	no	1	5,567		
<u>1946 Unusable</u>		1946	no	1	5,567		
<u>1946 Attic</u>		1946	no	1	4,886		
<b>1962 Addition</b>		<b>1962</b>	<b>no</b>	<b>1</b>	<b>7,228</b>		
<u>1970 Addition</u>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</b>		
		*HA	= Handicapped Access				
		*Rating	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S	= Present/Scheduled Construction				
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>	<b>C</b>	
Cost Set: 2010							
A.	<u>Heating System</u>			3	\$234,910.00	-	
B.	<u>Roofing</u>			<b>3</b>	<b>\$0.00</b>	-	
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	-	
D.	<u>Electrical Systems</u>			3	\$125,188.96	-	
E.	<u>Plumbing and Fixtures</u>			3	\$99,496.00	-	
F.	<u>Windows</u>			3	\$41,136.64	-	
G.	<u>Structure: Foundation</u>			1	\$0.00	-	
H.	<u>Structure: Walls and Chimneys</u>			3	\$21,786.50	-	
I.	<u>Structure: Floors and Roofs</u>			<b>3</b>	<b>\$0.00</b>	-	
J.	<u>General Finishes</u>			3	\$109,854.40	-	
K.	<u>Interior Lighting</u>			3	\$36,140.00	-	
L.	<u>Security Systems</u>			3	\$19,877.00	-	
M.	<u>Emergency/Egress Lighting</u>			3	\$7,228.00	-	
N.	<u>Fire Alarm</u>			3	\$10,842.00	-	
O.	<u>Handicapped Access</u>			3	\$82,322.80	-	
P.	<u>Site Condition</u>			2	\$10,842.00	-	
Q.	<u>Sewage System</u>			3	\$9,000.00	-	
R.	<u>Water Supply</u>			3	\$8,000.00	-	
S.	<u>Exterior Doors</u>			3	\$4,000.00	-	
T.	<u>Hazardous Material</u>			3	\$15,204.00	-	
U.	<u>Life Safety</u>			2	\$28,491.00	-	
V.	<u>Loose Furnishings</u>			3	\$28,912.00	-	
W.	<u>Technology</u>			3	\$55,583.32	-	
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$231,798.26	-	
<b>Total</b>					<b>\$1,180,612.88</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	70	70%	Satisfactory		
2.0 <u>Structural and Mechanical Features</u>		200	90	45%	Poor		
3.0 <u>Plant Maintainability</u>		100	58	58%	Borderline		
4.0 <u>Building Safety and Security</u>		200	150	75%	Satisfactory		
5.0 <u>Educational Adequacy</u>		200	94	47%	Poor		
6.0 <u>Environment for Education</u>		200	127	64%	Borderline		
<u>LEED Observations</u>							
<u>Commentary</u>							
<b>Total</b>		<b>1000</b>	<b>589</b>	<b>59%</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)					\$1,229,726.37		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

1970 Addition (1970) Summary

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359		
<a href="#">1927 Original</a>		1927	no	1	9,359		
<a href="#">1927 Original Attic</a>		1927	no	1	4,891		
<a href="#">1932 Addition</a>		1932	no	1	14,908		
<a href="#">1932 Unusable</a>		1932	no	1	11,812		
<a href="#">1932 Attic</a>		1932	no	1	6,206		
<a href="#">1946 Addition</a>		1946	no	1	5,567		
<a href="#">1946 Unusable</a>		1946	no	1	5,567		
<a href="#">1946 Attic</a>		1946	no	1	4,886		
<a href="#">1962 Addition</a>		1962	no	1	7,228		
<b>1970 Addition</b>		<b>1970</b>	<b>no</b>	<b>1</b>	<b>17,539</b>		
<b>Total</b>					<b>97,322</b>		
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
<b>FACILITY ASSESSMENT</b>					<b>Rating</b>	<b>Dollar</b>	<b>Assessment C</b>
Cost Set: 2010							
A.	<a href="#">Heating System</a>			3	\$570,017.50	-	
B.	<a href="#">Roofing</a>			3	\$22,987.50	-	
C.	<a href="#">Ventilation / Air Conditioning</a>			1	\$0.00	-	
D.	<a href="#">Electrical Systems</a>			3	\$303,775.48	-	
E.	<a href="#">Plumbing and Fixtures</a>			3	\$197,873.00	-	
F.	<a href="#">Windows</a>			3	\$29,292.30	-	
G.	<a href="#">Structure: Foundation</a>			1	\$0.00	-	
H.	<a href="#">Structure: Walls and Chimneys</a>			3	\$23,641.50	-	
I.	<a href="#">Structure: Floors and Roofs</a>			3	\$0.00	-	
J.	<a href="#">General Finishes</a>			3	\$286,847.20	-	
K.	<a href="#">Interior Lighting</a>			3	\$87,695.00	-	
L.	<a href="#">Security Systems</a>			3	\$48,232.25	-	
M.	<a href="#">Emergency/Egress Lighting</a>			3	\$17,539.00	-	
N.	<a href="#">Fire Alarm</a>			3	\$26,308.50	-	
O.	<a href="#">Handicapped Access</a>			3	\$40,393.90	-	
P.	<a href="#">Site Condition</a>			2	\$26,308.50	-	
Q.	<a href="#">Sewage System</a>			3	\$9,000.00	-	
R.	<a href="#">Water Supply</a>			3	\$8,000.00	-	
S.	<a href="#">Exterior Doors</a>			3	\$18,000.00	-	
T.	<a href="#">Hazardous Material</a>			3	\$1,220.00	-	
U.	<a href="#">Life Safety</a>			2	\$62,001.75	-	
V.	<a href="#">Loose Furnishings</a>			3	\$70,156.00	-	
W.	<a href="#">Technology</a>			3	\$134,874.91	-	
X.	<a href="#">Construction Contingency / Non-Construction Cost</a>			-	\$484,737.29	-	
<b>Total</b>						\$2,468,901.58	
<b>CEFPI Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>	
<a href="#">Cover Sheet</a>							
1.0 <a href="#">The School Site</a>		100	70	70%	Satisfactory		
2.0 <a href="#">Structural and Mechanical Features</a>		200	90	45%	Poor		
3.0 <a href="#">Plant Maintainability</a>		100	58	58%	Borderline		
4.0 <a href="#">Building Safety and Security</a>		200	150	75%	Satisfactory		
5.0 <a href="#">Educational Adequacy</a>		200	94	47%	Poor		
6.0 <a href="#">Environment for Education</a>		200	127	64%	Borderline		
<a href="#">LEED Observations</a>							
<a href="#">Commentary</a>							
<b>Total</b>		<b>1000</b>	<b>589</b>	<b>59%</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)						\$2,571,607.88	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

A. Heating System

**Description:** The existing heating system for the overall facility is composed of five major hot water boilers with four centrally located, of which one is out of service, in the main mechanical room and three are located remotely. Two of the main mechanical room boilers were installed new in 1927 and the other installed new in 1946. The three remote located boilers were installed with each new renovation, 1962 and 1970. The units are in fair condition. The heating system in the overall facility is part of the Original Construction and newly updated with each renovation and is a 2-pipe system. With very limited capacity for simultaneous heating and cooling operation, this system is not compliant with the OSDM requirements for basic system type. The forced draft hot water boilers, manufactured by Super Fin, Oil City, Peerless, and Bryan are in decent condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and fin tubes. The terminal equipment was installed in 1927 and new with each addition/renovation and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The non DDC type system temperature controls were installed originally in 1927 new with the additional renovation 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 some rooms to facilitate Corridor utilization as return air plenums while others 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.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$2,433,050.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System Replacement	\$7.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$729,915.00	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
<b>Sum:</b>			\$3,162,965.00	\$304,167.50	\$304,167.50	\$158,957.50	\$484,510.00	\$201,695.00	\$383,890.00	\$180,927.50	\$158,795.00	\$180,927.50	\$234,910.00	\$570,017.50		



Gas Fired Hot Water Boiler



Unit Ventilator

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B. Roofing

**Description:** The roof over the 1927 Original Construction is a part asphalt shingle system that was installed in 1990 and is in poor condition, and part built-up roof that was installed in 1990 and is in poor condition. The roof over the 1932 Addition is part asphalt shingle system that was installed in 1990 and is in poor condition and part metal roofing that was installed in 1990 and is in poor to fair condition. The roof over the 1946 addition is part asphalt shingle system that was installed in 1990 and is in poor condition, part built-up roofing system that was installed in 1990 and is in poor condition. The roofing over the 1962 addition is standing seam metal that was installed in 1990 and is in fair condition. The roofing over the 1970 addition is part standing seam metal that was installed in 1990 and is in fair condition and part built-up roofing that was assumed to be installed in 2000 and is in fair condition. The district reports recent leaking that has been periodically addressed. Signs of past leaking were observed during the physical assessment in the gymnasium. Access to the roof was gained by a horizontal access door that is in poor condition and is being addressed under item S. Fall safety protection cages are not required in this facility. Evidence of and reports of recent standing water were observed on the 1927 Original Building. Clay tile cap flashings on the 1927 Addition are in poor condition. Metal cap flashings on the 1932 Addition are in fair condition. Stone and precast copings on the 1927 addition are in poor condition, while on the 1970 addition precast copings are in fair condition. Roof storm drainage in the asphalt shingle areas on the 1927 Original Building, 1932 Addition and 1946 Addition is addressed through a system of gutters and downspouts which are in fair condition but are inadequate in size and quantity. Roof storm drainage on the built-up roofing areas of the 1927 Original Building, 1932 Addition, 1946 Addition and 1970 Addition is addressed by a system of gutters and downspouts which are in poor condition, through wall scuppers which are in poor condition, and roof drains which are in poor condition except on the 1970 addition which are in fair condition. Roof storm drainage on the metal roofing over the 1927 Original Building, 1932 Addition, and 1962 addition is addressed by a system of gutters and downspouts which is in fair condition, although some individual downspouts are in poor condition. The roof is not equipped with overflow roof drains though they are needed on this building. Roof penetration condition was consistent with the condition of the roofing. There are not any covered walkways attached to this structure.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace asphalt system on 1927 Original Construction, 1932, and 1946 Addition, including vented nail base. Replace structure as noted in item I in 1927 Original Construction and 1932 Addition. Replace built-up roofing with membrane due to age and condition. Replace metal roofing due to condition. The flashing and coping 1927 Original Construction and 1932 Addition require replacement due to condition. Replace gutters and downspouts in the 1927 Original Construction, 1932, 1946 and 1970 Additions due to conditions and roof replacement. Replace roof drains in the 1927 Original Construction and 1932 Addition. Provide new overflow drains at low slope roof areas.

Item	Cost	Unit	Whole Building	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
Asphalt Shingle with Ventilated Nail Base	\$7.75	sq.ft. (Qty)		4,891 Required			6,206 Required			3,092 Required					\$109,964.75	
Membrane (all types):	\$8.27	sq.ft. (Qty)		3,303 Required			1,140 Required			1,864 Required					\$52,158.89	(unless under 10,000 sq.ft.)
Standing Metal Seam:	\$15.75	sq.ft. (Qty)		1,181 Required			3,260 Required								\$69,945.75	
Repair/replace cap flashing and coping:	\$17.50	n.ft.		100 Required			220 Required								\$5,600.00	
Gutters/Downspouts	\$12.50	n.ft.		437 Required			512 Required			399 Required				87 Required	\$17,937.50	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		5 Required			2 Required			2 Required				1 Required	\$12,000.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		5 Required			2 Required			2 Required				8 Required	\$42,500.00	
Roof Insulation:	\$4.50	sq.ft. (Qty)		3,303 Required			2,334 Required								\$25,366.50	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	\$2,000.00	each					1 Required								\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage:	\$100.00	n.ft.		19 Required										7 Required	\$2,600.00	(remove and replace)
<b>Sum:</b>			\$340,073.39	\$126,297.81	\$0.00	\$0.00	\$139,022.30	\$0.00	\$0.00	\$51,765.78	\$0.00	\$0.00	\$0.00	\$22,987.50		



Typical roofing conditions.



Asphalt shingles are in poor condition.

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C. Ventilation / Air Conditioning

**Description:** The overall facility is not equipped with a central air conditioning system. Window units or isolated room systems consisting of an air handler and a remote condenser are provided in miscellaneous locations such as offices, media center, computer room and teachers lounges. The ventilation system in the overall facility consists of unit ventilators installed initially in 1927 and new with each addition and are in fair condition, providing fresh air to classrooms and other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center etc. Relief air venting is provided by relief fans and roof vents. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility and no system is provided. The Art program is equipped with a kiln with no kiln ventilation hood, and is not in working condition. Exhaust systems for Restrooms, Locker Rooms, Kitchen, Gymnasiums, Storage Rooms, and Custodial Closets are adequately placed, and in working condition.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft <sup>2</sup>	1927 Unusable (1927) 9,359 ft <sup>2</sup>	1927 Original Attic (1927) 4,891 ft <sup>2</sup>	1932 Addition (1932) 14,908 ft <sup>2</sup>	1932 Attic (1932) 6,206 ft <sup>2</sup>	1932 Unusable (1932) 11,812 ft <sup>2</sup>	1946 Addition (1946) 5,567 ft <sup>2</sup>	1946 Attic (1946) 4,886 ft <sup>2</sup>	1946 Unusable (1946) 5,567 ft <sup>2</sup>	1962 Addition (1962) 7,228 ft <sup>2</sup>	1970 Addition (1970) 17,539 ft <sup>2</sup>	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each					1 Required								\$5,000.00	
<b>Sum:</b>			\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Roof Ventilators



MiniSplit Condenser Unit

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D. Electrical Systems

**Description:** The electrical system provided to the overall facility is a 800 amp 120/240 volt, 1 phase, 3 wire original system from the year 1927, and is in fair condition. Power is provided to the school by a pad mounted utility owned transformer. The main distribution panel 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 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 some toilet rooms. There are some Corridors that are not equipped with adequate electrical outlets for electrical servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. There is a 100 amp emergency panel LP-EM, which feeds items such as exit lights and emergency lights. The Fire Alarm panel is fed directly from a newer 400 amp double lugged disconnect switch added in the year 1970 . Adequate building lightning protection safeguards are not provided. The overall electrical system does not meet Ohio School Design Manual requirements, and will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

**Recommendations:** The entire electrical system requires replacement to meet Ohio School Design Manual guidelines 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	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
System Replacement:	\$17.32	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$1,685,617.04	(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)
Sum:			\$1,685,617.04	\$162,097.88	\$162,097.88	\$84,712.12	\$258,206.56	\$107,487.92	\$204,583.84	\$96,420.44	\$84,625.52	\$96,420.44	\$125,188.96	\$303,775.48		



Electrical Distribution Panels 1, 2 and 3



Pad Mounted Transformer

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E. Plumbing and Fixtures

**Description:** This school has 40 wall hung water closets, 15 wall hung urinals, 19 lavatories, 3 wall hung electric water coolers, 15 sinks, and 5 mop sinks. Most of the plumbing fixtures are in fair condition, but ADA requirements are not met for plumbing fixtures. A reduced principle backflow preventer is required. Domestic water piping is copper and appears to be in good condition. Sanitary drainage and vent piping is cast iron and that appears to be in good condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Most of the plumbing fixtures are in fair condition, but ADA requirements are not met for plumbing fixtures. A reduced principle backflow preventer is required. The water heaters appear to be in very good condition. Domestic water piping is copper and appears to be in good condition. Sanitary drainage and vent piping is cast iron that appears to be in good condition.

Item	Cost	Unit	Whole Building	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required											\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft.		Required			Required			Required			Required	Required	\$191,103.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft.		Required			Required			Required			Required	Required	\$191,103.50	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required			1 Required			1 Required			1 Required	1 Required	\$25,500.00	(remove / replace)
Toilet:	\$3,800.00	unit		16 Required			11 Required						6 Required	7 Required	\$152,000.00	(new)
Urinal:	\$3,800.00	unit		8 Required			4 Required							3 Required	\$57,000.00	(new)
Sink:	\$2,500.00	unit		1 Required			0 Required						6 Required	8 Required	\$37,500.00	(new)
Electric water cooler:	\$3,000.00	unit		2 Required										1 Required	\$9,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		25 Required			15 Required						12 Required	18 Required	\$35,000.00	(average cost to remove/replace)
Sum:			\$703,207.00	\$187,813.00	\$0.00	\$0.00	\$173,956.00	\$0.00	\$0.00	\$44,069.00	\$0.00	\$0.00	\$99,496.00	\$197,873.00		



Toilet Room



Typical Urinals and Sinks

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F. Windows

**Description:** The overall facility is equipped with non-thermally broken aluminum frame windows with double glazed insulated glazing type window systems, which were installed at various times, and are in fair condition. Window system seals are in moderate condition, with minimal air and water infiltration being experienced. Window system hardware is in moderate condition. The 1927 original construction is also equipped with wood framed windows with single glazing that are in poor condition and steel framed single glazed windows that are in poor condition. The 1962 addition is also equipped with hollow metal storefront window system with transom and sidelights with single glazed non-tempered glazing that are in fair condition. The 1970 addition is also equipped with non-thermally broken single glazed windows with insect screens that are in poor condition. This facility does not feature any glass block windows. The exterior doors in the original 1927 construction, 1932 Addition, and the 1946 addition have wood frame single glazed transoms that are in poor condition. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace storefront system (transoms and sidelights) in the 1962 Addition to meet with Ohio School Design Manual requirements. Replace window transoms in exterior doors of the 1927 original construction, 1932 Addition, and the 1946 Addition due to condition and with approved safety glass to meet with Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
				9,359 ft <sup>2</sup>	9,359 ft <sup>2</sup>	4,891 ft <sup>2</sup>	14,908 ft <sup>2</sup>	6,206 ft <sup>2</sup>	11,812 ft <sup>2</sup>	5,567 ft <sup>2</sup>	4,886 ft <sup>2</sup>	5,567 ft <sup>2</sup>	7,228 ft <sup>2</sup>	17,539 ft <sup>2</sup>		
Insulated Glass/Panels:	\$57.10	sq.ft. (Qty)		993 Required			1,344 Required			1,024 Required			644 Required	513 Required	\$257,977.80	(includes blinds)
Curtain Wall/Storefront System:	\$64.18	sq.ft. (Qty)											68 Required		\$4,364.24	(remove and replace)
<b>Sum:</b>			\$262,342.04	\$56,700.30	\$0.00	\$0.00	\$76,742.40	\$0.00	\$0.00	\$58,470.40	\$0.00	\$0.00	\$41,136.64	\$29,292.30		



Aluminum replacement windows



Steel frame window condition.

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G. Structure: Foundation

**Description:** The 1927 Original Construction and 1932 Addition are equipped with masonry unit foundations on poured concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking. The 1962 and 1970 Additions are masonry unit foundations on concrete trench foundation, which displayed no locations of significant differential settlement, cracking, or leaking. The District reports that there has been no current or past leaks or issues. 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	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
				9,359 ft <sup>2</sup>	9,359 ft <sup>2</sup>	4,891 ft <sup>2</sup>	14,908 ft <sup>2</sup>	6,206 ft <sup>2</sup>	11,812 ft <sup>2</sup>	5,567 ft <sup>2</sup>	4,886 ft <sup>2</sup>	5,567 ft <sup>2</sup>	7,228 ft <sup>2</sup>	17,539 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Crawl wall



Crawl wall

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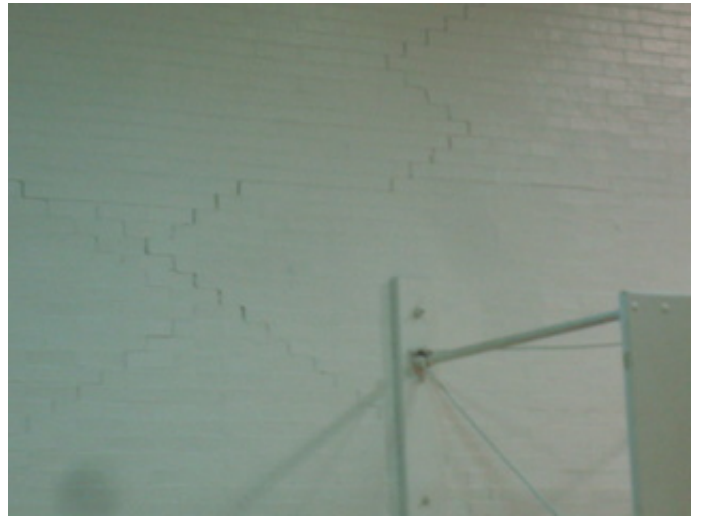
## H. Structure: Walls and Chimneys

- Description:** The overall facility has a brick veneer on a masonry bearing wall system, which is in poor condition. The 1970 Addition exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The 1962 Addition does not have appropriately spaced caulk joints. The remainder of the building does not have caulk joints and does not appear to need them. Areas of the 1932 Addition exhibit substantial structural deficiencies and require replacement. Control joints are not provided at lintel locations at doors and windows and are in poor condition. The school does not have sufficient expansion joints, and they are in poor condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in the overall facility. Architectural exterior accent materials consist of concrete, which is in poor condition. Interior walls are concrete masonry units and are in fair to poor condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Masonry settlement cracks are evident near control joints. Substantial cracks occur in the 1932 Addition Gymnasium interior masonry, include areas which are no longer flush with the adjacent masonry and will require system replacement. Soffits are in poor condition. The window sills are concrete, and are in fair condition. Some sills in the 1927 Original Construction require replacement. The exterior lintels are steel, and are rusting. The 1946 and 1932 Additions have lintels that require replacement. Chimneys are in poor condition, requiring tuckpointing and cleaning. Canopies are not present on this facility.
- Rating:** 3 Needs Replacement
- Recommendations:** Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, caulking as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry in the 1962 Addition. Recaulk existing control joints. Replace masonry lintels as required in the 1927 Original Construction and 1932 Addition. Provide masonry sill in the 1927 Original Construction. Provide allowance for structural engineer evaluation. Replace Gymnasium walls on east and west sides, interior and exterior materials. Include cavity insulation in new construction. Replace storage room wall in 1932 Addition. Replace 2 feet of wall at Computer lab where bowed from roof structure.

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
Tuckpointing:	\$5.00	sq.ft. (Qty)		4,017 Required			5,042 Required			354 Required			266 Required		\$48,395.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		4,407 Required			10,220 Required			5,263 Required			3,376 Required	8,907 Required	\$48,259.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		4,407 Required			10,220 Required			5,263 Required			3,376 Required	8,907 Required	\$32,173.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.								21 Required			13 Required	78 Required	\$616.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		495 Required			1,000 Required								\$52,325.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	ln.ft.		25 Required			26 Required			56 Required					\$26,750.00	(total removal and replacement including pinning and shoring)
Sill Replacement:	\$45.00	ln.ft.		37 Required			16 Required								\$2,385.00	(remove and replace)
Coping Replacement Stone and Masonry:	\$100.00	ln.ft.		149 Required			36 Required								\$18,500.00	(remove and replace)
Install Control Joints	\$60.00	ln.ft.											190 Required		\$11,400.00	
Other: Prep and Paint Steel Lintels	\$5.00	ln.ft.		95 Required			132 Required			61 Required			109 Required	189 Required	\$2,930.00	sand, prime and paint lintels
Other: Replace masonry bearing wall	\$65.00	sq.ft. (Qty)					2,450 Required								\$159,250.00	Replace brick veneer and bearing masonry exhibiting possible structural deficiency, brick cost listed separately
Other: Structural Evaluation	\$5,000.00	allowance					Required								\$5,000.00	Provide allowance for structural engineer to evaluate wall integrity
Sum:			\$407,983.50	\$71,717.50	\$0.00	\$0.00	\$261,490.00	\$0.00	\$0.00	\$29,348.00	\$0.00	\$0.00	\$21,786.50	\$23,641.50		



Failing window lintel and bulging masonry.



Gymnasium wall

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I. Structure: Floors and Roofs

**Description:** The floor construction of the base floor of the 1927 Original Construction, 1932 and 1946 Additions are precast concrete planks with concrete topping construction, and are in good condition. The 1962 and 1970 Additions are slab on grade construction, and are in good condition. Crawl space is located under the 1927 Original Construction, 1932, and 1946 Additions. The Stage floor of the 1932 Addition is metal bar joist with concrete sprayed on lath. No intermediate floors are in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1927 Original Construction and 1932 Addition is wood with wood deck, and are in poor condition. The roof construction of the 1946 Addition is wood with wood deck and is in fair condition. The 1962 and 1970 Additions are metal deck and bar joist in fair condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Refer to Item U for pricing of fire suppression system for wood structures. Replace roof structure in the 1927 Original Construction and 1932 Addition.

Item	Cost	Unit	Whole Building	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
				9,359 ft <sup>2</sup>	9,359 ft <sup>2</sup>	4,891 ft <sup>2</sup>	14,908 ft <sup>2</sup>	6,206 ft <sup>2</sup>	11,812 ft <sup>2</sup>	5,567 ft <sup>2</sup>	4,886 ft <sup>2</sup>	5,567 ft <sup>2</sup>	7,228 ft <sup>2</sup>	17,539 ft <sup>2</sup>		
<b>Other:</b> Replace wood roof structure	\$65.00	sq.ft. (Qty)				4,891 Required		6,206 Required							\$721,305.00	Replace wood trusses or rafters, wood deck with cold formed steel trusses, metal deck and nailable insulation
<b>Sum:</b>			\$721,305.00	\$0.00	\$0.00	\$317,915.00	\$0.00	\$403,390.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Wood roof



Stage floor system

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## J. General Finishes

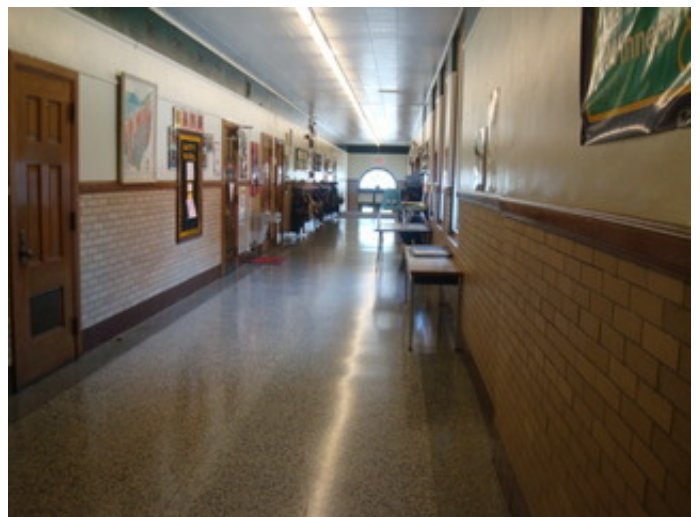
Description:	<p>The overall facility features conventionally partitioned Classrooms with carpet or vinyl tile flooring, acoustical tile ceilings, as well as painted block wall or plaster wall finishes, and they are in poor condition. The overall facility has Corridors with terazzo flooring in good condition, acoustical tile ceilings in poor condition, as well as plaster and face brick wall finishes in fair condition. The overall facility has Restrooms with ceramic tile flooring, acoustical tile ceilings, as well as marble and plaster wall finishes, and they are in fair condition. Toilet partitions are metal, marble, and wood, and are in fair to poor condition. Demising walls between Classrooms in the 1970 Addition are demountable partitions and operable partitions. Classroom casework in the 1927 Original Construction and 1932 Addition are wood closets that have been adapted to computer desks or teacher storage. The 1946 Addition classrooms do not have casework. The 1960 Addition classroom casework is wood construction with plastic laminate tops, adequately provided and in poor condition. The 1970 Addition classroom casework is wood construction with plastic laminate tops, is inadequately provided, and in fair condition. The typical Classroom contains eight lineal feet of casework, and Classroom casework provided ranges from zero to nineteen feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair to poor condition. Student storage, located in the Corridors, are wire racks with hooks that project more than 8 inches into traffic space. Lockers are located in the 1946 Addition, and are not available for student use. The Art program kiln is in poor condition, disconnected, and kept in a storage room without ventilation. The facility is equipped with wood louvered and non-louvered interior doors that are flush mounted and recessed without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium space has wood flooring, acoustical tile ceilings, as well as painted brick wall finishes, and they are in poor condition. The Gymnasium does not have seating. Gymnasium basketball backboards are fixed type, and are in poor condition. The Media Center, located in the 1932 Addition, has carpet flooring, acoustical tile ceilings, as well as wood panel wall finishes, and they are in fair condition. Student Dining, located in the 1970 Addition, has vinyl tile flooring, acoustical tile ceilings, as well as painted brick and block wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in fair condition. The existing Kitchen is a satellite from North High School facility, is undersized based on current enrollment, and the existing Kitchen equipment, more than 20 years old, is in good condition. The Kitchen does not have a hood. The facility does not have walk-in coolers / freezers.</p>
Rating:	3 Needs Replacement
Recommendations:	<p>Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, T and U, condition, and non compliance with the design manual. Replace interior doors outlined in item O. Provide art kiln. Replace toilet partitions for consistency in appearance. Replace toilet accessories. Rework walls noted in item O for private toilet rooms. Replace wood floor finishes in Gymnasium and Stage due to age and condition. Replace Gymnasium backboards due to item H. Replace demountable partitions and operable partitions with stud and drywall construction.</p>



Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$14.60	sq.ft.		Required			Required			Required			Required	Required	\$797,174.60	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		8 Required			6 Required			7 Required				3 Required	\$24,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft.		Required			Required			Required			Required	Required	\$10,920.20	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)					3,797 Required								\$48,791.45	(tear-out and replace per area)
Basketball Backboard Replacement	\$3,200.00	each					6 Required								\$19,200.00	(non-electric)
Art Program Kiln:	\$2,500.00	each					1 Required								\$2,500.00	
Remove Demountable Partitions / Install New GWB Partitions:	\$9.00	sq.ft. (Qty)												2,590 Required	\$23,310.00	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Other: Rework Non-ADA Toilet Room Walls	\$10.00	sq.ft. (Qty)		48 Required						48 Required			288 Required	96 Required	\$4,800.00	Rework walls to provide ADA clearance in toilet rooms
<b>Sum:</b>			\$930,696.25	\$146,993.20	\$0.00	\$0.00	\$297,129.85	\$0.00	\$0.00	\$89,871.60	\$0.00	\$0.00	\$109,854.40	\$286,847.20		



Classroom casework



Corridor

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K. Interior Lighting

**Description:** The typical Classrooms in some original portions of the facility are equipped with T-8 1'X4' pendant mounted style fluorescent fixtures with single level switching. Some of these Classrooms only provide 30 to 40 footcandles of light which is below the recommended 50 FC. Other Classrooms in some of the later additions are 2'X4' recessed fluorescent fixtures which are in good condition, providing an average illumination of 55 to 65 FC; complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8, 1'X4' surface mounted fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 15 to 20 FC; Sometimes complying with the 20 FC recommended by the OSDM and sometimes not. The Multi Purpose / Cafeteria area is equipped with pendant mounted HID type lighting in fair condition, providing an average illumination of 40 FC; not complying with the 50 FC recommended by the OSDM. The Library is equipped with T-8, 2'X4' recessed mounted 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 1'X4' surface mounted fluorescent type lighting fixtures with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 55 to 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant or chain mounted fluorescent type lighting 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 fluorescent type lighting in fair condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition of the lighting fixtures and installation of a fire protection system.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$486,610.00	Includes demo of existing fixtures
<b>Sum:</b>			\$486,610.00	\$46,795.00	\$46,795.00	\$24,455.00	\$74,540.00	\$31,030.00	\$59,060.00	\$27,835.00	\$24,430.00	\$27,835.00	\$36,140.00	\$87,695.00		



Typical Classroom Lighting



Gymnasium Lighting

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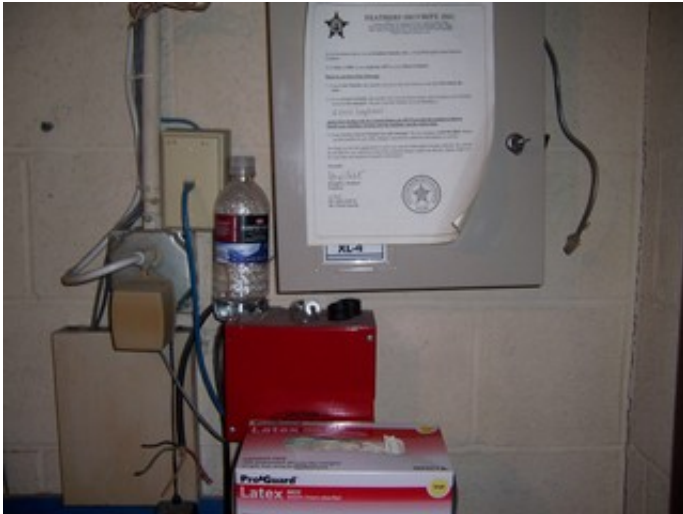
L. Security Systems

**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 through-out the site. The exterior building lighting system is equipped with HID mounted wall-pack type lights, 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 HID fixtures in fair condition. The exterior site lighting system provides inadequate coverage per the OSDM guidelines.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
Security System:	\$1.75	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$170,313.50	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft.		Required			Required			Required			Required	Required	\$54,601.00	building
Sum:			\$224,914.50	\$25,737.25	\$16,378.25	\$8,559.25	\$40,997.00	\$10,860.50	\$20,671.00	\$15,309.25	\$8,550.50	\$9,742.25	\$19,877.00	\$48,232.25		



Security System Panel



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 spot light fixtures, but are not provided with emergency lighting heads. Most of the system is in poor condition and in need of repair and / or additional emergency lighting equipment. The emergency egress lighting units that are provided with appropriate battery backup but, no written battery replacement schedule was available. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements in all cases.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$97,322.00	(complete, area of building)
<b>Sum:</b>			\$97,322.00	\$9,359.00	\$9,359.00	\$4,891.00	\$14,908.00	\$6,206.00	\$11,812.00	\$5,567.00	\$4,886.00	\$5,567.00	\$7,228.00	\$17,539.00		



Typical Exit Sign



Typical Emergency Light

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N. Fire Alarm

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

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
				9,359 ft <sup>2</sup>	9,359 ft <sup>2</sup>	4,891 ft <sup>2</sup>	14,908 ft <sup>2</sup>	6,206 ft <sup>2</sup>	11,812 ft <sup>2</sup>	5,567 ft <sup>2</sup>	4,886 ft <sup>2</sup>	5,567 ft <sup>2</sup>	7,228 ft <sup>2</sup>	17,539 ft <sup>2</sup>		
Fire Alarm System:	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$145,983.00	(complete new system, including removal of existing)
Sum:			\$145,983.00	\$14,038.50	\$14,038.50	\$7,336.50	\$22,362.00	\$9,309.00	\$17,718.00	\$8,350.50	\$7,329.00	\$8,350.50	\$10,842.00	\$26,308.50		



Fire Alarm Control Panel



Typical Fire Alarm Devices

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O. Handicapped Access

**Description:** At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting most areas of the site. Most of the exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. Student coat racks protrude into the accessible route throughout the facility. Ground and floor surfaces are compliant. Elevation changes within the overall facility are facilitated by steps and ramps in fair condition. Access to the Stage is not facilitated by a chair lift. Interior doors in the 1927, 1932, and 1946 Additions are not recessed and are provided adequate clearances. Interior doors in the 1962 Addition are recessed and are not provided adequate clearances. Interior doors in the 1970 Addition are recessed and are provided adequate clearances. Interiors doors throughout the facility are not provided with ADA-compliant hardware. In the 1927, 1932 and 1946 Additions, toilet partitions are mostly metal and do not provide appropriate clearances, and compliant accessories are not adequately provided and mounted. Private toilets in the 1962 Addition do not provide appropriate clearances and are not provided with compliant accessories. At group toilets in the 1970 Addition, toilet partitions are metal and provide appropriate clearances and compliant accessories are provided. Private toilets in the 1970 Addition are not provided with compliant hardware. Throughout the facility, restroom mirrors do not meet ADA requirements for mounting height. ADA signage is not adequate on the interior or the exterior of the building.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide ADA-compliant signage throughout the facility. Provide an exterior ramp, a power assist door opener and a chair lift at the main entry in the 1932 Addition. Provide chair lifts accessing the 1962 and 1970 Additions from the 1932 Addition, at the entry to the 1946 Addition and at the Stage. Throughout the facility, remount restroom mirrors to compliant height. Provide compliant toilet partitions and accessories at group toilets where required, and provide compliant accessories at private toilets. Rework walls to provide adequate clearances. 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 door openings to provide adequate clearances where required and replace all non-compliant hardware.

Item	Cost	Unit	Whole Building	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
Signage:	\$0.10	sq.ft.		9,359 ft <sup>2</sup>	9,359 ft <sup>2</sup>	4,891 ft <sup>2</sup>	14,908 ft <sup>2</sup>	6,206 ft <sup>2</sup>	11,812 ft <sup>2</sup>	5,567 ft <sup>2</sup>	4,886 ft <sup>2</sup>	5,567 ft <sup>2</sup>	7,228 ft <sup>2</sup>	17,539 ft <sup>2</sup>		
Ramps:	\$40.00	sq.ft. (Qty)		Required			Required	18 Required		Required			Required	Required	\$5,460.10	(per building area)
Lifts:	\$15,000.00	unit					3 Required			1 Required			1 Required		\$75,000.00	(complete)
Toilet Partitions:	\$1,000.00	stall		2 Required			1 Required			2 Required					\$5,000.00	(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		12 Required			18 Required			10 Required			6 Required	25 Required	\$78,100.00	(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf					1 Required			2 Required			6 Required	2 Required	\$55,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf					2 Required			2 Required			6 Required		\$50,000.00	(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		2 Required			2 Required			3 Required				4 Required	\$3,135.00	
<b>Sum:</b>			\$279,915.10	\$16,705.90	\$0.00	\$0.00	\$91,080.80	\$0.00	\$0.00	\$49,411.70	\$0.00	\$0.00	\$82,322.80	\$40,393.90		



Steps at main entry



Projections into corridor

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## P. Site Condition

**Description:**

The 11.4 acre relatively flat site is located in a suburban residential setting with moderate tree and floral type landscaping. There are no apparent problems with erosion. Some evidence of ponding was observed in the grassy area adjacent to the paved area to the southeast of the building. A brick gas house is located on the site. The site is bordered by moderately to heavily traveled city streets. Multiple entrances onto the site facilitate smooth traffic flow, and one way bus traffic is provided. There is a curbside bus loading zone adjacent to the main entry which is not separated from other vehicular traffic. A dedicated bus loop is not provided. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 82 parking places, which provide adequate parking for staff members and visitors. Adequate parking for the disabled is not provided. The site and parking lot drainage design, consisting of sheet drainage and storm sewers and provides adequate evacuation of storm water. No problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed. Concrete aprons at entry drives are in poor condition. No dedicated service drive is present. The concrete pad for dumpsters is in poor condition. The school is not equipped with a loading dock. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good to fair condition. The site is separated from the busy street to the east by a chain link fence in fair condition. The site is not fully enclosed with fencing. The playground used by very young children is fully enclosed with chain link fencing. The playground equipment is in good condition and is placed to provide compliant fall zones on a compliant soft surface of sufficient depth. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. Paths connect the school and play areas with the residential neighborhood to the south and west of the site. A pedestrian overpass provides a safe link between the site and the residential neighborhood to the east. Sidewalks and crosswalks connect the site to the residential neighborhood to the north of the site. The site is mostly flat. There is sufficient space on the site for a future addition to the building.

**Rating:**

2 Needs Repair

**Recommendations:**

Provide dedicated bus loop. Provide new wearing course on asphalt paved areas where required. Replace concrete dumpster pad. Replace concrete aprons at entry drives. Provide a catch basin to store runoff from the paved area to the southeast of the site. Designate three additional accessible parking spaces. Costs for ADA signage are covered in item O.



Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
Asphalt Paving / New Wearing Course:	\$18.65	sq. yard		10,552 Required											\$196,794.80	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$110.00	per student		400 Required											\$44,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		3,750 Required											\$17,587.50	(5 inch exterior slab)
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		1 Required											\$2,500.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required											\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required											\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft.			Required			Required		Required	Required		Required	Required	\$76,177.50	Include this one or the next. (Each addition should have this item)
Sum:				\$389,459.80	\$313,282.30	\$14,038.50	\$0.00	\$0.00	\$9,309.00	\$0.00	\$8,350.50	\$7,329.00	\$0.00	\$10,842.00	\$26,308.50	



Bus drop-off



Evidence of ponding

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Q. Sewage System

Description: The sanitary drainage system is connected into the city sewage system. The sanitary drainage piping is below slab inside of walls and is not visible. The sanitary drainage is working

Rating: 3 Needs Replacement

Recommendations: The original building sanitary drainage system is 83 years old with updates with each new addition. Recommend replacing with new sanitary and vent piping.

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft <sup>2</sup>	1927 Original Unusable (1927) 9,359 ft <sup>2</sup>	1927 Original Attic (1927) 4,891 ft <sup>2</sup>	1932 Addition (1932) 14,908 ft <sup>2</sup>	1932 Attic (1932) 6,206 ft <sup>2</sup>	1932 Unusable (1932) 11,812 ft <sup>2</sup>	1946 Addition (1946) 5,567 ft <sup>2</sup>	1946 Attic (1946) 4,886 ft <sup>2</sup>	1946 Unusable (1946) 5,567 ft <sup>2</sup>	1962 Addition (1962) 7,228 ft <sup>2</sup>	1970 Addition (1970) 17,539 ft <sup>2</sup>	Sum	Comments
Sewage Main:	\$45.00	In.ft.		200 Required			200 Required			200 Required			200 Required	200 Required	\$45,000.00	(include excavation and backfilling)
Sum:			\$45,000.00	\$9,000.00	\$0.00	\$0.00	\$9,000.00	\$0.00	\$0.00	\$9,000.00	\$0.00	\$0.00	\$9,000.00	\$9,000.00		



Sanitary Drainage Piping



Restroom Plumbing Chase Piping

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R. Water Supply

Description: The domestic water is supplied from the city site water main. A reduced pressure backflow preventer is required to meet the plumbing code requirement. The existing domestic water piping original building is 83 years old with up dates in 1932, 1942, 1962 and 1970 with each new addition.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
Domestic Water Booster Pump:	\$50,000.00	ump sum		Required											\$50,000.00	
Domestic Water Main	\$40.00	n.ft.		200 Required			200 Required	0 Required	0 Required	200 Required	0 Required	0 Required	200 Required	200 Required	\$40,000.00	(new)
Sum:			\$90,000.00	\$58,000.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00		



Domestic City Water Meter



Domestic Hot Water Tank

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S. Exterior Doors

**Description:** Typical exterior doors in 1927 original construction are a combination of solid wood doors with single glazing, wired and non-tempered vision panels that are installed in wood frames and are in poor condition. There are hollow metal doors in hollow metal frames that are in good and poor condition. Typical exterior doors in the 1932 Addition are hollow metal type construction, installed on hollow metal frames, with and without single glazed non-tempered glazed vision panels and in fair to good condition. A solid wood door with a non-tempered vision panel is in poor condition. Typical exterior doors in the 1946 and 1970 Additions are hollow metal type construction, installed on hollow metal frames, with single glazed tempered and non-tempered glazed vision panels and are in fair to poor condition. Typical exterior doors in the 1962 Addition are hollow metal type construction, installed on hollow metal frames, with non-glazed and single glazed non-tempered glazed vision panels and are in good to fair condition. Overhead doors are steel coiling type in fair condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace exterior doors in the overall facility due to poor condition.

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft <sup>2</sup>	1927 Original Unusable (1927) 9,359 ft <sup>2</sup>	1927 Original Attic (1927) 4,891 ft <sup>2</sup>	1932 Addition (1932) 14,908 ft <sup>2</sup>	1932 Attic (1932) 6,206 ft <sup>2</sup>	1932 Unusable (1932) 11,812 ft <sup>2</sup>	1946 Addition (1946) 5,567 ft <sup>2</sup>	1946 Attic (1946) 4,886 ft <sup>2</sup>	1946 Unusable (1946) 5,567 ft <sup>2</sup>	1962 Addition (1962) 7,228 ft <sup>2</sup>	1970 Addition (1970) 17,539 ft <sup>2</sup>	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		3 Required			5 Required	2 Required		2 Required			2 Required	9 Required	\$46,000.00	(includes removal of existing)
<b>Sum:</b>			\$46,000.00	\$6,000.00	\$0.00	\$0.00	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	\$0.00	\$0.00	\$4,000.00	\$18,000.00		



Typical hollow metal entry doors.



Typical hollow metal doors.

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T. Hazardous Material

**Description:** The School District provided the AHERA three year reinspection reports, prepared by CTG Environmental LLC, and dated 2009, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, drywall and joint compound, tank insulation , pipe and duct insulation , and fittings containing hazardous materials are located in the overall facility in fair condition. These materials were described in the report and open to observation were found to be in non-friable condition light damage. No underground fuel oil storage tanks are 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	1927 Original (1927) 9,359 ft²	1927 Original Unusable (1927) 9,359 ft²	1927 Original Attic (1927) 4,891 ft²	1932 Addition (1932) 14,908 ft²	1932 Attic (1932) 6,206 ft²	1932 Unusable (1932) 11,812 ft²	1946 Addition (1946) 5,567 ft²	1946 Attic (1946) 4,886 ft²	1946 Unusable (1946) 5,567 ft²	1962 Addition (1962) 7,228 ft²	1970 Addition (1970) 17,539 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>	<a href="#">EHA Form</a>		
Boiler/Furnace Insulation Removal	\$10.00	sq.ft. (Qty)		220 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$2,200.00	
Pipe Insulation Removal	\$10.00	in.ft.		120 Required	120 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$2,400.00	
Pipe Fitting Insulation Removal	\$20.00	each		12 Required	24 Required	0 Required	0 Required	0 Required	0 Required	40 Required	0 Required	0 Required	6 Required	31 Required	\$2,260.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$30.00	each		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	20 Required	\$600.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	4,010 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$28,070.00	See J
Fire Door Removal	\$100.00	each		3 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$300.00	See S
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		200 Required	0 Required	0 Required	1,694 Required	0 Required	0 Required	460 Required	0 Required	0 Required	5,028 Required	0 Required	\$22,146.00	See J
<b>Sum:</b>			\$57,976.00	\$4,540.00	\$1,680.00	\$0.00	\$33,152.00	\$0.00	\$0.00	\$2,180.00	\$0.00	\$0.00	\$15,204.00	\$1,220.00		



Pipes in tunnel



Vinyl tile flooring

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U. Life Safety

**Description:** The overall facility is not equipped with an automatic fire suppression system. Exit corridors are situated such that dead-end corridors are not present. Stair towers are not present in this single story structure. The facility features one exterior concrete stairway in fair condition providing egress from a mechanical room. Guardrails are constructed with vertical bars with less than 4" clearance and do not extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen does not have a hood and the equipment is not interlocked to shut down in the event of a fire. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the municipal system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

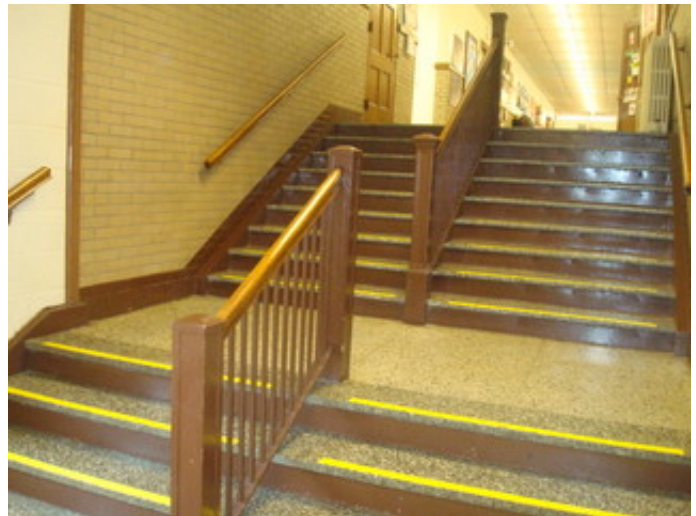
**Rating:** 2 Needs Repair

**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 fire suppression system for wood attic in 1946 Addition. No funding for fire suppression in attic spaces in the 1927 and 1931 Additions due to replacement in Item I. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code.

Item	Cost	Unit	Whole Building	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.25	sq.ft. (Qty)		9,359 ft <sup>2</sup> Required	9,359 ft <sup>2</sup>	4,891 ft <sup>2</sup>	14,908 ft <sup>2</sup> Required	6,206 ft <sup>2</sup>	11,812 ft <sup>2</sup>	5,567 ft <sup>2</sup> Required	4,886 ft <sup>2</sup>	5,567 ft <sup>2</sup>	7,228 ft <sup>2</sup> Required	17,539 ft <sup>2</sup> Required	\$177,453.25	(includes increase of service piping, if required)
Handrails:	\$5,000.00	level		1 Required			1 Required			1 Required			1 Required	1 Required	\$25,000.00	
<b>Other:</b> Fire Suppression System for Wood Structure	\$3.50	sq.ft. (Qty)									5,567 Required				\$19,484.50	provide fire suppression system for wood structure
<b>Sum:</b>			\$221,937.75	\$35,416.75	\$0.00	\$0.00	\$53,451.00	\$0.00	\$0.00	\$23,092.75	\$19,484.50	\$0.00	\$28,491.00	\$62,001.75		



Fire extinguisher cabinet



Level change with non compliant handrail

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V. Loose Furnishings

**Description:** The typical classroom furniture is mismatched and in generally fair condition, consisting of student desks and chairs, teacher desks and chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, and other items. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements. Some rooms are equipped with teacher-provided accessories.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1927 Original (1927) 9,359 ft <sup>2</sup>	1927 Original Unusable (1927) 9,359 ft <sup>2</sup>	1927 Original Attic (1927) 4,891 ft <sup>2</sup>	1932 Addition (1932) 14,908 ft <sup>2</sup>	1932 Attic (1932) 6,206 ft <sup>2</sup>	1932 Unusable (1932) 11,812 ft <sup>2</sup>	1946 Addition (1946) 5,567 ft <sup>2</sup>	1946 Attic (1946) 4,886 ft <sup>2</sup>	1946 Unusable (1946) 5,567 ft <sup>2</sup>	1962 Addition (1962) 7,228 ft <sup>2</sup>	1970 Addition (1970) 17,539 ft <sup>2</sup>	Sum	Comments
CEFPI Rating 4 to 5	\$4.00	sq.ft.		Required			Required			Required			Required	Required	\$218,404.00	
<b>Sum:</b>			\$218,404.00	\$37,436.00	\$0.00	\$0.00	\$59,632.00	\$0.00	\$0.00	\$22,268.00	\$0.00	\$0.00	\$28,912.00	\$70,156.00		



Classroom furniture



Classroom furniture

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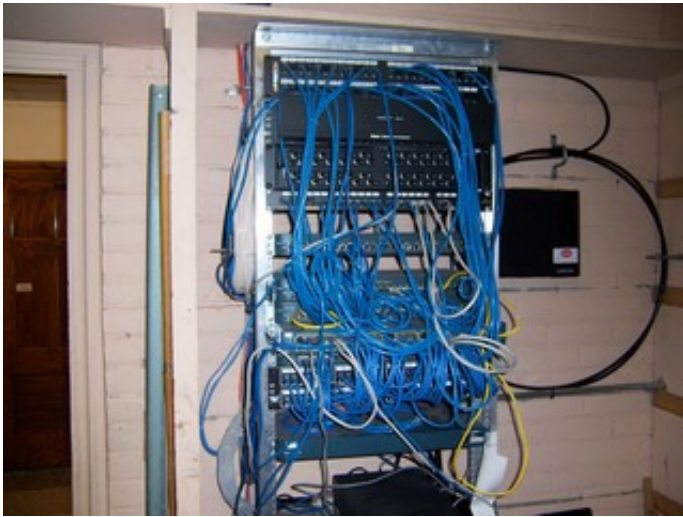
W. Technology

**Description:** The typical Classroom is equipped with one data port / but not one voice port for teacher use 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 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	1927 Original (1927)	1927 Original Unusable (1927)	1927 Original Attic (1927)	1932 Addition (1932)	1932 Attic (1932)	1932 Unusable (1932)	1946 Addition (1946)	1946 Attic (1946)	1946 Unusable (1946)	1962 Addition (1962)	1970 Addition (1970)	Sum	Comments
				9,359 ft <sup>2</sup>	9,359 ft <sup>2</sup>	4,891 ft <sup>2</sup>	14,908 ft <sup>2</sup>	6,206 ft <sup>2</sup>	11,812 ft <sup>2</sup>	5,567 ft <sup>2</sup>	4,886 ft <sup>2</sup>	5,567 ft <sup>2</sup>	7,228 ft <sup>2</sup>	17,539 ft <sup>2</sup>		
ES portion of building with total SF > 69,360	\$7.69	sq.ft. (Qty)		9,359 Required	9,359 Required	4,891 Required	14,908 Required	6,206 Required	11,812 Required	5,567 Required	5,567 Required	5,567 Required	7,228 Required	17,539 Required	\$753,643.07	
Sum:			\$753,643.07	\$71,970.71	\$71,970.71	\$37,611.79	\$114,642.52	\$47,724.14	\$90,834.28	\$42,810.23	\$42,810.23	\$42,810.23	\$55,583.32	\$134,874.91		



Technology Head-End Equipment Rack



Typical Technology Outlet

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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		<b>\$11,276,354.44</b>
7.00%	Construction Contingency	\$789,344.81
<b>Subtotal</b>		<b>\$12,065,699.25</b>
16.29%	Non-Construction Costs	\$1,965,502.41
<b>Total Project</b>		<b>\$14,031,201.66</b>

Construction Contingency	\$789,344.81
Non-Construction Costs	\$1,965,502.41
<b>Total for X.</b>	<b>\$2,754,847.22</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$3,619.71
Soil Borings / Phase I Envir. Report	0.10%	\$12,065.70
Agency Approval Fees (Bldg. Code)	0.15%	\$18,098.55
Construction Testing	0.25%	\$30,164.25
Printing - Bid Documents	0.27%	\$32,577.39
Advertising for Bids	0.03%	\$3,619.71
Builder's Risk Insurance	0.11%	\$13,272.27
Design Professional's Compensation	7.50%	\$904,927.44
CM Compensation	6.00%	\$723,941.96
Commissioning	0.42%	\$50,675.94
Maintenance Plan Advisor	0.11%	\$13,272.27
Non-Construction Contingency (includes partnering and mediation services)	1.32%	\$159,267.23
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$1,965,502.41</b>

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**School Facility Appraisal**

<b>Name of Appraiser</b>	Karen L Walker	<b>Date of Appraisal</b>	2010-03-16
<b>Building Name</b>	Longfellow Elementary School		
<b>Street Address</b>	35200 Stevens Blvd		
<b>City/Town, State, Zip Code</b>	Eastlake, OH 44095		
<b>Telephone Number(s)</b>	440/975-3720		
<b>School District</b>	Willoughby-Eastlake City SD		

**Setting:** Suburban

Site-Acreage	11.40	Building Square Footage	97,322
Grades Housed	K-5	Student Capacity	750
Number of Teaching Stations	30	Number of Floors	1
Student Enrollment	473		
Dates of Construction	1927,1927,1927,1932,1932,1932,1946,1946,1946,1962,1970		

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

**Type of Construction**

- Load bearing masonry
- Steel frame
- Concrete frame
- Wood
- Steel Joists

**Exterior Surfacing**

- Brick
- Stucco
- Metal
- Wood
- Stone

**Floor Construction**

- Wood Joists
- Steel Joists
- Slab on grade
- Structural slab

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# 1.0 The School Site

## School Facility Appraisal

		Points Allocated	Points
1.1	<p><b>Site is large enough</b> to meet educational needs as defined by state and local requirements</p> <p><i>The 11.73 acre site is not large enough to meet the design manual requirements of 14.73 acres.</i></p>	25	15
1.2	<p><b>Site is easily accessible</b> and conveniently located for the present and future population</p> <p><i>Located in the residential community it serves and adjacent to a major traffic artery, the site is easily and safely accessible by both vehicular and pedestrian traffic.</i></p>	20	18
1.3	<p><b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site abuts a major traffic artery. Although a double row of fencing protects children at play from traffic, vehicular noise is not buffered. The site is surrounded by quiet residential streets on its other three sides and is not located near undesirable land uses.</i></p>	10	5
1.4	<p>Site is <b>well landscaped and developed</b> to meet educational needs</p> <p><i>The front yard of the school is generously landscaped with trees and flowers. The back play area has several tall trees.</i></p>	10	6
1.5	<p>ES Well equipped <b>playgrounds are separated</b> from streets and parking areas</p> <p>MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking</p> <p>HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking</p> <p><i>Several large, well-equipped playgrounds are provided. Parking lots abut some of the play areas. The playground for very young children is fully enclosed by fencing.</i></p>	10	6
1.6	<p><b>Topography</b> is varied enough to provide desirable appearance and without steep inclines</p> <p><i>Gentle slopes increase visual interest for relatively flat site. No steep inclines are present.</i></p>	5	5
1.7	<p>Site has stable, well drained <b>soil free of erosion</b></p> <p><i>The soil appears to be stable and no evidence of erosion was observed. Most of the site appears to be well drained, although evidence of ponding was observed in one area.</i></p>	5	3
1.8	<p>Site is suitable for <b>special instructional needs</b>, e.g., outdoor learning</p> <p><i>The site is suitable for outdoor learning, although no furnishings for this purpose are provided.</i></p>	5	2
1.9	<p><b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Adequate, properly sloped sidewalks connect all areas of the site. Paved paths, sidewalks, crosswalks and a pedestrian overpass connect the site to adjacent residential neighborhoods.</i></p>	5	5
1.10	<p>ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided</p> <p>HS Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community</p> <p><i>Sufficient on-site, solid surface parking for faculty and staff is provided.</i></p>	5	5
<b>TOTAL - The School Site</b>		<b>100</b>	<b>70</b>

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## 2.0 Structural and Mechanical Features

### School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all <b>barrier-free</b> requirements both externally and internally  <i>Structure meets barrier-free requirements externally. Most entries are accessible and adequate curb ramps are provided. Structure does not meet barrier-free requirements internally. Additions are separated by sets of steps and are not wheelchair accessible. Student coat racks project into the accessible way. Door hardware is not ADA compliant. Most toilet rooms are not compliant. Most doors are provided adequate clearances.</i>	15	5
2.2	<b>Roofs</b> appear sound, have positive drainage, and are weather tight  <i>Roofs on the 1927 and 1932 Additions are structurally deteriorating.</i>	15	1
2.3	<b>Foundations</b> are strong and stable with no observable cracks  <i>Foundations are strong and stable with no observable cracks.</i>	10	10
2.4	<b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration  <i>Exterior and interior walls have expansion joints. Substantial settlement cracks and structural inefficiencies were observed.</i>	10	3
2.5	<b>Entrances and exits</b> are located so as to permit efficient student traffic flow  <i>Entrances and exits are located so as to permit efficient student traffic flow.</i>	10	9
2.6	<b>Building "envelope"</b> generally provides for energy conservation (see criteria)  <i>The building does not meet current ASHRAE standards for energy conservation.</i>	10	2
2.7	Structure is <b>free of friable asbestos</b> and <b>toxic materials</b>  <i>Structure contains asbestos.</i>	10	2
2.8	Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes  <i>Most interior walls do not permit flexibility for a variety of class sizes. One portion of the 1970 Addition features moveable partitions to facilitate flexible class size.</i>	10	2
Mechanical/Electrical		Points Allocated	Points
2.9	<b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating  <i>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>The existing domestic water service does meet the facility's current needs. 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>	15	10
2.11	Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications	15	6

Some up-dating has occurred in Technology for the teaching / learning areas. Still more up-dating is needed regarding outlets, phones and computer cabling.

2.12	<b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible	10	6
	<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	8
	<i>Drinking fountains are adequate in number and placement and are properly maintained, not including provisions for the disabled.</i>		
2.14	Number and size of <b>restrooms meet requirements</b>	10	9
	<i>Number and size of restrooms meet requirements.</i>		
2.15	<b>Drainage systems</b> are properly maintained and meet requirements	10	2
	<i>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	2
	<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>		
2.17	<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	3
	<i>The existing service is adequate for current use, but not for additional fire suppression needs.</i>		
<b>TOTAL - Structural and Mechanical Features</b>		<b>200</b>	<b>90</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 originally needed minimal care, but due to age and condition require services.</i>	15	10
3.2	<b>Floor surfaces</b> throughout the building require minimum care <i>Terrazzo corridor floors and carpeted classroom floors require minimum care.</i>	15	14
3.3	<b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings are neither easily cleaned nor resistant to stain. Some walls are easily cleaned and resistant to stain.</i>	10	3
3.4	<b>Built-in equipment</b> is designed and constructed for ease of maintenance <i>Most built in equipment is in poor condition and inadequately provided.</i>	10	2
3.5	<b>Finishes and hardware</b> , with compatible keying system, are of durable quality <i>Door hardware was difficult to operate in some cases, but matched the district's keying system.</i>	10	5
3.6	<b>Restroom fixtures</b> are wall mounted and of quality finish <i>Most fixtures are wall mounted, but none meet water conservation measures.</i>	10	5
3.7	Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building <i>Custodial storage is adequately provided throughout.</i>	10	9
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>58</b>

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## 4.0 Building Safety and Security

### School Facility Appraisal

Site Safety		Points Allocated	Points
4.1	<b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways <i>Student loading areas are not segregated from other vehicular traffic and pedestrian walkways.</i>	15	0
4.2	<b>Walkways</b> , both on and offsite, are available for safety of pedestrians <i>Adequate sidewalks, paved paths, crosswalks and a pedestrian overpass are provided on and offsite for pedestrian safety.</i>	10	9
4.3	<b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area <i>Access streets have sufficient signals and signs to permit safe entrance to and exit from school area.</i>	5	5
4.4	<b>Vehicular entrances and exits</b> permit safe traffic flow <i>Vehicular entries and exits permit safe traffic flow.</i>	5	5
4.5	ES <b>Playground equipment</b> is free from hazard MS Location and types of <b>intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard <i>Playground equipment is free from hazard.</i>	5	5
Building Safety		Points Allocated	Points
4.6	<b>The heating unit(s)</b> is located away from student occupied areas <i>The boiler room is located away from student occupied areas.</i>	20	20
4.7	Multi-story buildings have at least <b>two stairways</b> for student egress <i>Stairs are provided for level changes within the single story.</i>	15	14
4.8	<b>Exterior doors</b> open outward and are equipped with panic hardware <i>Exterior doors open outward and are equipped with panic hardware.</i>	10	9
4.9	<b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting and exit signs are provided throughout the entire building. Exits signs have battery backup but are not on a separate electrical circuit.</i>	10	5
4.10	<b>Classroom doors</b> are recessed and open outward <i>All classroom doors open outward. Classroom doors in the 1962 and 1970 Additions are recessed. Classroom doors in the 1927, 1932 and 1946 Additions are not recessed.</i>	10	5
4.11	<b>Building security systems</b> are provided to assure uninterrupted operation of the educational program	10	10

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

4.12	<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 extend more than eight inches from the corridor wall.</i>	5	0
4.16	<b>Traffic areas</b> terminate at an exit or a stairway leading to an egress <i>All traffic areas terminate at an exit leading to an egress.</i>	5	5

<b>Emergency Safety</b>	Points Allocated	Points	
4.17	Adequate <b>fire safety equipment</b> is properly located <i>Adequate fire safety equipment is properly located.</i>	15	14
4.18	There are at least <b>two independent exits</b> from any point in the building <i>There are at least two independent exits from any point in the building.</i>	15	15
4.19	<b>Fire-resistant materials</b> are used throughout the structure <i>Fire resistant materials are mostly used throughout the structure.</i>	15	10
4.20	Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided <i>Automatic and manual emergency alarm system with a distinctive sound is provided. Alarms are not equipped with strobe lights.</i>	15	8
<b>TOTAL - Building Safety and Security</b>		<b>200</b>	<b>150</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>Most Classrooms are undersized per the design manual. Rooms range in size from 836 to 598 square feet.</i>	25	10
5.2 <b>Classroom space</b> permits arrangements for small group activity <i>Classrooms are too small to 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>Some classrooms are located such that they may be disrupted due to noise from the cafeteria or the music room. Some classrooms may be disrupted due to traffic noise from the adjacent heavily traveled road.</i>	10	3
5.4 <b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students <i>Classrooms are too small to allow personal space away from group instruction.</i>	10	3
5.5 <b>Storage for student materials</b> is adequate <i>Storage for student materials is hooks and shelf in the corridors.</i>	10	3
5.6 <b>Storage for teacher materials</b> is adequate <i>Storage for teacher materials is mostly adequate, though many rooms do not have built in casework.</i>	10	7

Special Learning Space	Points Allocated	Points
5.7 <b>Size of special learning area(s)</b> meets standards <i>Special learning classrooms are undersized.</i>	15	3
5.8 <b>Design of specialized learning area(s)</b> is compatible with instructional need <i>Specialized learning areas are not designed specifically for specialized instructional needs. Some teacher provided materials are present.</i>	10	3
5.9 <b>Library/Resource/Media Center</b> provides appropriate and attractive space <i>The library provides an appropriate and attractive space for reading and learning, with wood paneling.</i>	10	10
5.10 <b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction <i>The gymnasium is undersized per the design manual and has water leakage and structural concerns.</i>	5	2
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>Pre-kindergarten and kindergarten spaces are undersized and lack storage. Kindergarten rooms feature private toilets. The playground for Pre-Kindergarten and Kindergarten students is age appropriate and fully fenced for safety.</i>	10	5



5.12	<b>Music Program</b> is provided adequate sound treated space <i>The music room is undersized and is not sound treated.</i>	5	1
5.13	<b>Space for art</b> is appropriate for special instruction, supplies, and equipment <i>Art room is undersized and lacks adequate storage.</i>	5	1

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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>A clean, well-appointed computer classroom permits technology education using of state of the art equipment.</i>	5	5
5.15	Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms <i>Spaces for small group and remedial instruction are not adequately provided.</i>	5	1
5.16	<b>Storage for student and teacher material</b> is adequate <i>Storage for teacher materials is mostly adequate. Storage for student materials is inadequate.</i>	5	2

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**Support Space**

Points Allocated

Points

5.17	<b>Teacher's lounge and work areas</b> reflect teachers as professionals <i>Teacher's lounge and work rooms are adequate.</i>	10	8
5.18	<b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation <i>The cafeteria is sufficiently sized. The kitchen is undersized for storage and food preparation. Adjacent building entry facilitates food delivery.</i>	10	6
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 level of the students.</i>	5	4
5.20	<b>Counselor's office</b> insures privacy and sufficient storage <i>Counselor's office insures privacy with some space for storage.</i>	5	4
5.21	<b>Clinic</b> is near administrative offices and is equipped to meet requirements <i>The Clinic is near the administrative offices and adequately equipped. The toilet room in the Clinic is not ADA compliant.</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.</i>	5	4
5.23	<b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b> <i>Administrative personnel are provided sufficient work space, but privacy is not well maintained.</i>	5	3

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**TOTAL - Educational Adequacy**

**200**

**94**

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## 6.0 Environment for Education

### School Facility Appraisal

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Exterior Environment	Points Allocated	Points
6.1 Overall <b>design is aesthetically pleasing</b> to age of students <i>Overall design is aesthetically pleasing to the age of students. Wood trim and traditional detailing create a warm environment. Some areas appear dated.</i>	15	10
6.2 Site and building are <b>well landscaped</b> <i>Site and building are landscaped with sloping lawns, trees and flowers.</i>	10	9
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning <i>The site abuts a major traffic artery to the east, and noise disruption may occur in some classrooms.</i>	10	5
6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather <i>Most entrances are sheltered from sun and inclement weather. Walkways are not covered.</i>	10	5
6.5 <b>Building materials</b> provide attractive color and texture <i>The original color palette for exterior materials is timeless in design, and are in need of cleaning and sealing.</i>	5	3

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Interior Environment	Points Allocated	Points
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning <i>The overall palette is dark and dated. Some attractive spaces are provided for learning enhancement.</i>	20	10
6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building <i>Year around comfortable temperature and humidity are not provided throughout the building. There is no air conditioning.</i>	15	7
6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Venilation is inadequate per design manual requirements and code.</i>	15	5
6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination <i>Lighting system does not provide proper intensity, diffusion, and distribution of illumination.</i>	15	10
6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located <i>Drinking fountains and restroom facilities are adequately located.</i>	15	14
6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization <i>Communication among students is enhanced by commons indoor and outdoor areas for socialization.</i>	10	8
6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors	10	8

Traffic flow is aided by appropriate foyers and corridors.

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

*Some areas for students to interact are provided.*

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

*Large group areas are designed for effective management of students. Corridors with shelf projection are narrow.*

6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control 10 7

*Acoustical treatment of ceilings, walls, and floors provides some sound control, though possibly not enough to meet LEED pre-requisite requirements.*

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

*Classrooms have natural daylight.*

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 5

*Furniture is mismatched, but well maintained.*

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**TOTAL - Environment for Education**

**200**

**127**

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# LEED Observation Notes

**School District:** Willoughby-Eastlake City SD  
**County:** Lake  
**School District IRN:** 45104  
**Building:** Longfellow Elementary School  
**Building IRN:** 21378

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

characters remaining in Sustainable Sites.

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## Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

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 not contain any equipment with CFCs or HCFCs. The building does not comply with current ASHRAE envelope standards. The system does not comply with current energy consumption requirements. Renewable energy appliances are present on the site. The property does have sufficient area for wind turbines. The building does have sufficient roof area for solar panels. One solar panel system is already present. 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, including yard waste. The building shell is mostly viable for renovation. The interior partitions are mostly viable for renovation. The classrooms do not meet OSDM standards. No comments relating to construction credits of recycled content, regional products, rapidly renewable materials or certified wood are included.

characters remaining in Material & Resources.

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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 not have adequate acoustical separation of spaces. Outdoor air monitoring is not provided. Fresh air intake is through operable windows. The building ventilation is inadequate. Refer to Items A and C for additional information. Indoor chemicals and pollution are not controlled. Individual controls for thermal comfort and lighting levels are not provided. The building does not meet ASHRAE standards for thermal comfort levels. The building does not have a thermal comfort verification plan in place. The building does not have adequate daylighting to meet the 35 foot candle LEED requirement for some classrooms and other occupied spaces. Other classroom appear to have adequate daylighting. 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: **Longfellow Elementary School**

**K-5**

**Building features that clearly exceed criteria:**

1. The site is large and well landscaped.
2. A wide variety of age-appropriate play structures and ample paved and grassy outdoor play areas are provided.
3. Classrooms have natural light.
4. Terrazzo corridors are attractive and resistant to wear.
5. The library provides a warm, inviting and age-appropriate environment for learning.
6. Natural woodwork and traditional detailing in the corridors and Stage in the 1927 and 1932 Additions are warm and attractive.

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

1. The building is reported to contain asbestos and other hazardous materials.
2. Roofs on the 1927 and 1932 Additions are structurally deteriorating.
3. The gymnasium walls exhibit severe structural damage.
4. All classrooms are undersized.
5. The building is not air conditioned.
6. Most areas of the building are inaccessible to the handicapped due to steps.

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# Environmental Hazards Assessment Cost Estimates

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

<b>District IRN:</b>	45104
<b>Building IRN:</b>	21378
<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
1927 1927 Original	9,359	\$4,540.00	\$3,940.00
1927 1927 Original Unusable	9,359	\$1,680.00	\$1,680.00
1927 1927 Original Attic	4,891	\$0.00	\$0.00
1932 1932 Addition	14,908	\$33,152.00	\$28,070.00
1932 1932 Attic	6,206	\$0.00	\$0.00
1932 1932 Unusable	11,812	\$0.00	\$0.00
1946 1946 Addition	5,567	\$2,180.00	\$800.00
1946 1946 Attic	4,886	\$0.00	\$0.00
1946 1946 Unusable	5,567	\$0.00	\$0.00
1962 1962 Addition	7,228	\$15,204.00	\$120.00
1970 1970 Addition	17,539	\$1,220.00	\$1,220.00
<b>Total</b>	<b>97,322</b>	<b>\$57,976.00</b>	<b>\$35,830.00</b>
Total with Regional Cost Factor (104.16%)	<	\$60,387.80	\$37,320.53
Regional Total with Soft Costs & Contingency	<	\$75,140.72	\$46,438.04

Building Summary - Longfellow Elementary School (21378)

<b>District:</b> Willoughby-Eastlake City SD				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Longfellow Elementary School				<b>Contact:</b> Dr. Ruth Plate			
<b>Address:</b> 35200 Stevens Blvd Eastlake, OH 44095				<b>Phone:</b> 440/975-3720			
<b>Bldg. IRN:</b> 21378				<b>Date Prepared:</b> 2010-03-16		<b>By:</b> Karen L Walker	
				<b>Date Revised:</b> 2010-06-23		<b>By:</b> Karen L Walker	
Current Grades		K-5	Acreage:		11.40		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		473	Classrooms:		29		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<a href="#">1927 Original Unusable</a>		1927	no	1	9,359		
<a href="#">1927 Original</a>		1927	no	1	9,359		
<a href="#">1927 Original Attic</a>		1927	no	1	4,891		
<a href="#">1932 Addition</a>		1932	no	1	14,908		
<a href="#">1932 Unusable</a>		1932	no	1	11,812		
<a href="#">1932 Attic</a>		1932	no	1	6,206		
<a href="#">1946 Addition</a>		1946	no	1	5,567		
<a href="#">1946 Unusable</a>		1946	no	1	5,567		
<a href="#">1946 Attic</a>		1946	no	1	4,886		
<a href="#">1962 Addition</a>		1962	no	1	7,228		
<a href="#">1970 Addition</a>		1970	no	1	17,539		
<b>Total</b>					<b>97,322</b>		
		*HA	= Handicapped Access				
		*Rating	=1 Satisfactory				
			=2 Needs Repair				
			=3 Needs Replacement				
		*Const P/S	= Present/Scheduled Construction				
FACILITY ASSESSMENT				Dollar		C	
Cost Set: 2010				Rating		Assessment	
A. <a href="#">Heating System</a>		3		\$3,162,965.00		-	
B. <a href="#">Roofing</a>		3		\$340,073.39		-	
C. <a href="#">Ventilation / Air Conditioning</a>		1		\$5,000.00		-	
D. <a href="#">Electrical Systems</a>		3		\$1,685,617.04		-	
E. <a href="#">Plumbing and Fixtures</a>		3		\$703,207.00		-	
F. <a href="#">Windows</a>		3		\$262,342.04		-	
G. <a href="#">Structure: Foundation</a>		1		\$0.00		-	
H. <a href="#">Structure: Walls and Chimneys</a>		3		\$407,983.50		-	
I. <a href="#">Structure: Floors and Roofs</a>		3		\$721,305.00		-	
J. <a href="#">General Finishes</a>		3		\$930,696.25		-	
K. <a href="#">Interior Lighting</a>		3		\$486,610.00		-	
L. <a href="#">Security Systems</a>		3		\$224,914.50		-	
M. <a href="#">Emergency/Egress Lighting</a>		3		\$97,322.00		-	
N. <a href="#">Fire Alarm</a>		3		\$145,983.00		-	
O. <a href="#">Handicapped Access</a>		3		\$279,915.10		-	
P. <a href="#">Site Condition</a>		2		\$389,459.80		-	
Q. <a href="#">Sewage System</a>		3		\$45,000.00		-	
R. <a href="#">Water Supply</a>		3		\$90,000.00		-	
S. <a href="#">Exterior Doors</a>		3		\$46,000.00		-	
T. <a href="#">Hazardous Material</a>		3		\$57,976.00		-	
U. <a href="#">Life Safety</a>		2		\$221,937.75		-	
V. <a href="#">Loose Furnishings</a>		3		\$218,404.00		-	
W. <a href="#">Technology</a>		3		\$753,643.07		-	
- X. <a href="#">Construction Contingency / Non-Construction Cost</a>		-		\$2,754,847.22		-	
<b>Total</b>						<b>\$14,031,201.66</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	70	70%	Satisfactory	
2.0 <a href="#">Structural and Mechanical Features</a>	200	90	45%	Poor	
3.0 <a href="#">Plant Maintainability</a>	100	58	58%	Borderline	
4.0 <a href="#">Building Safety and Security</a>	200	150	75%	Satisfactory	
5.0 <a href="#">Educational Adequacy</a>	200	94	47%	Poor	
6.0 <a href="#">Environment for Education</a>	200	127	64%	Borderline	
<b>LEED Observations</b>					
<b>Commentary</b>					
<b>Total</b>	<b>1000</b>	<b>589</b>	<b>59%</b>	<b>Borderline</b>	

Enhanced Environmental Hazards Assessment Cost Estimates	
C=Under Contract	
Renovation Cost Factor	104.16%
Cost to Renovate (Cost Factor applied)	\$14,614,899.65
<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) - Longfellow Elementary School (21378) - 1927 Original**

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

**Bldg. IRN:** 21378  
**BuildingAdd:** 1927 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	Reported Asbestos-Containing Material	220	\$10.00	\$2,200.00
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	120	\$10.00	\$1,200.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	12	\$20.00	\$240.00
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	Reported Asbestos-Containing Material	3	\$100.00	\$300.00
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	200	\$3.00	\$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>			\$4,540.00
36.	(Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$3,940.00

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.	9359	\$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>	\$4,540.00
2.	A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$3,940.00

\* 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) - Longfellow Elementary School (21378) - 1927 Original Attic**

**Owner:** Willoughby-Eastlake City SD      **Bldg. IRN:** 21378  
**Facility:** Longfellow Elementary School      **BuildingAdd:** 1927 Original Attic  
**Date:**      **Consultant Name:**

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	4891	\$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>
		\$0.00
2.	A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>
		\$0.00

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

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

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

**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Longfellow Elementary School (21378) - 1932 Addition**

Owner: Willoughby-Eastlake City SD Bldg. IRN: 21378  
 Facility: Longfellow Elementary School BuildingAdd: 1932 Addition  
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	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	Reported Asbestos-Containing Material	4010	\$7.00	\$28,070.00
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	1694	\$3.00	\$5,082.00
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>			\$33,152.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$28,070.00

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. 14908	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>	\$33,152.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$28,070.00

\* 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) - Longfellow Elementary School (21378) - 1932 Attic**

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

**Bldg. IRN:** 21378  
**BuildingAdd:** 1932 Attic  
**Consultant Name:**

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	6206	\$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>	\$0.00
2.	A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$0.00

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

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

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



**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Longfellow Elementary School (21378) - 1932 Unusable**

Owner: Willoughby-Eastlake City SD Bldg. IRN: 21378  
 Facility: Longfellow Elementary School BuildingAdd: 1932 Unusable  
 Date: Consultant Name:

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	11812	\$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>	\$0.00
2.	A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$0.00

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

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

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

**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Longfellow Elementary School (21378) - 1946 Addition**

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

**Bldg. IRN:** 21378  
**BuildingAdd:** 1946 Addition  
**Consultant Name:**

<b>A. Asbestos Containing Material (ACM)</b>		<b>AFM=Asbestos Free Material</b>		
ACM Found		Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	0	\$10.00	\$0.00
2.	Breeching Insulation Removal	0	\$10.00	\$0.00
3.	Tank Insulation Removal	0	\$8.00	\$0.00
4.	Duct Insulation Removal	0	\$8.00	\$0.00
5.	Pipe Insulation Removal	0	\$10.00	\$0.00
6.	Pipe Fitting Insulation Removal	40	\$20.00	\$800.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	0	\$12.00	\$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	0	\$30.00	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	0	\$15.00	\$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	0	\$2,000.00	\$0.00
11.	Flexible Duct Connection Removal	0	\$100.00	\$0.00
12.	Acoustical Plaster Removal	0	\$7.00	\$0.00
13.	Fireproofing Removal	0	\$15.00	\$0.00
14.	Hard Plaster Removal	0	\$7.00	\$0.00
15.	Gypsum Board Removal	0	\$6.00	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	0	\$3.00	\$0.00
17.	Laboratory Table/Counter Top Removal	0	\$100.00	\$0.00
18.	Cement Board Removal	0	\$5.00	\$0.00
19.	Electric Cord Insulation Removal	0	\$1.00	\$0.00
20.	Light (Reflector) Fixture Removal	0	\$50.00	\$0.00
21.	Sheet Flooring with Friable Backer Removal	0	\$4.00	\$0.00
22.	Fire Door Removal	0	\$100.00	\$0.00
23.	Door and Window Panel Removal	0	\$100.00	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	0	\$3.00	\$0.00
25.	Soil Removal	0	\$150.00	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	0	\$2.00	\$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	0	\$300.00	\$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	0	\$300.00	\$0.00
29.	Resilient Flooring Removal, Including Mastic	460	\$3.00	\$1,380.00
30.	Carpet Mastic Removal	0	\$2.00	\$0.00
31.	Carpet Removal (over RFC)	0	\$1.00	\$0.00
32.	Acoustical Tile Mastic Removal	0	\$3.00	\$0.00
33.	Sink Undercoating Removal	0	\$100.00	\$0.00
34.	Roofing Removal	0	\$2.00	\$0.00
35.	(Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>		\$2,180.00
36.	(Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>		\$800.00

<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.	5567	\$0.10	\$0.00

<b>E. Other Environmental Hazards/Remarks</b> <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

<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>
		\$2,180.00
2.	A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>
		\$800.00

\* 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) - Longfellow Elementary School (21378) - 1946 Attic**

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

**Bldg. IRN:** 21378  
**BuildingAdd:** 1946 Attic  
**Consultant Name:**

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

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

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

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.	4886	\$0.10	\$0.00	\$0.00

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

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

\* 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) - Longfellow Elementary School (21378) - 1946 Unusable**

Owner: Willoughby-Eastlake City SD Bldg. IRN: 21378  
 Facility: Longfellow Elementary School BuildingAdd: 1946 Unusable  
 Date: Consultant Name:

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

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	5567	\$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>	\$0.00
2.	A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$0.00

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

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

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

**Environmental Hazards - Willoughby-Eastlake City SD (45104) - Longfellow Elementary School (21378) - 1962 Addition**

Owner: Willoughby-Eastlake City SD Bldg. IRN: 21378  
 Facility: Longfellow Elementary School BuildingAdd: 1962 Addition  
 Date: Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	6	\$20.00	\$120.00
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	5028	\$3.00	\$15,084.00
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>			\$15,204.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$120.00

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. 7228	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>	\$15,204.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$120.00

\* 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) - Longfellow Elementary School (21378) - 1970 Addition**

**Owner:** Willoughby-Eastlake City SD      **Bldg. IRN:** 21378  
**Facility:** Longfellow Elementary School      **BuildingAdd:** 1970 Addition  
**Date:**      **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	31	\$20.00	\$620.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	20	\$30.00	\$600.00
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>			\$1,220.00
36. (Sum of Lines 1-27)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$1,220.00

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. 17539	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>		\$1,220.00
2. A36, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>		\$1,220.00

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