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

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

Building Pictures - Willoughby-Eastlake City SD(45104) - McKinley Elementary School(23754)



South elevation photo:

West elevation photo:



GENERAL DESCRIPTION

55,026 Total Existing Square Footage

1922,1922,1927,1927,1929,1929,1946,1946,1966 Building Dates

K-5 Grades

- 259 Current Enrollment
- 21 Teaching Stations
- 3.67 Site Acreage

McKinley Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a 2 story, 55,026 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains load bearing masonry exterior wall construction, with masonry and plaster wall construction in the interior. The floor system consists of wood floor joists in the 1922 Original Construction and 1927 Addition. The floor system of the 1922 Original Construction, 1927, and 1929 Additions are precast concrete. The floor system of the 1966 Addition is slab on grade. The roof system of the overall facility is built-up asphalt with gravel, installed before 1995 and netal installed in 1993. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is inadequate. The facility is not equipped with 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 loarneed on a 3.67 acre site adjacent to residential properties. The property and playgrounds, play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

The west wall of the Gymnasium is visually out of plumb from the exterior. The interior wall has a subtle curve corresponding with the exterior anomaly. The chimney in the 1927 Addition exhibits structural problems. Access to one air handler unit is within a space that appeared structurally deficient.

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

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
1922 Original (1922)		1103			897									
1922 Original Unsuable (1922)														
1927 Addition (1927)		703		2765	860			498						
1927 Addition Unusable (1927)														
1929 Addition (1929)		1230												
1929 Addition Unsuable (1929)														
1946 Addition (1946)		1210												
1946 Addition Unsuable (1946)														
1966 Addition (1966)		1313												
Master Planning C	onsideration	s												

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type Program Name Related Space Square Feet No Records Found

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - McKinley Elementary School (23754)

District: Willoughby-	Factal		SD			County:	Lake	Aros	a: Northeastern Ohio	v (8)		
Name: McKinley El		-				•	Ms. Pam Sosl		. Northeastern Onic	(0)		
Address: 1200 Lost N							440/942-1525	51				
Willoughby,						Date Prepared:		By:	Karen L Walker			
Bldg. IRN: 23754						Date Revised:		By:				
Current Grades		K-5	Acreage:		3.67	CEFPI Appraisa	al Summary					
Proposed Grades		N/A	Teaching Sta	ations:	21		,					
Current Enrollment		259	Classrooms:		21		Section		Points Possibl	e Points Earne	d Percentage	Rating Category
Projected Enrollment		N/A				Cover Sheet			((<	(
Addition	Date	HA	Number of	Curre	ent Square	1.0 The School			100	68	68%	Borderline
			Floors	_	Feet	2.0 Structural a		l Featu		114	57%	Borderline
1922 Original	1922		1			3.0 Plant Mainta			100	58	58%	Borderline
1922 Original Unsuable			1			4.0 Building Sat		ity	200	142	71%	Satisfactory
1927 Addition	1927		1			5.0 <u>Educational</u>			200	84	42%	Poor
<u>1927 Addition</u> Unusable	1927	no	1		6,29	6.0 Environmen		<u>n</u>	200	131	66%	Borderline
1929 Addition	1929	no	1		4,383	LEED Observat	lions		((((
1929 Addition	1929	_	1		4,383	Total			, 1000	597	60%	Borderline
Unsuable					,		ronmental Har	arde A	ssessment Cost Est		00%	Bordenine
1946 Addition	1946	no	1		5,683	3		aius A	issessment Cost ESI	inales		
1946 Addition	1946	no	1		5,683	C=Under Contra	act					
Unsuable	4000					4						
1966 Addition	1966	no	1		7,598	Renovation Cos	st Factor					104.16%
Total *HA	_ 42	ndican	ped Access		55,026	Cost to Renova	te (Cost Facto	r appli	ed)			\$8,357,689.37
*Rating	=1 Sa		-		-				the Renovate/Repla	ce ratio are only	provided when	this summary is
Rating		eds Re			-	requested from	a Master Plar).				
			eplacement									
*Const P/S			Scheduled Co	nstruction								
FACILITY AS					Dollar	1						
Cost Set	t: 2010		Ratir		ssessment C	2						
A. <u>Heating System</u>			3		88,345.00 -	_						
B. <u>Roofing</u>			3	\$3	573,915.82	_						
C. <u>Ventilation / Air C</u> D. <u>Electrical System</u>		oning	1		\$5,000.00 -	-						
 D. <u>Electrical System</u> E. <u>Plumbing and Fix</u> 			3	-	953,050.32 - 946,285.00 -	-						
F. Windows	luies		3	-	62,909.24	-						
G. Structure: Found	ation		1	φ.	\$0.00	1						
H. Structure: Walls		imnev		\$2	93,081.50	1						
I. Structure: Floors			<u> </u>		\$0.00	1						
J. General Finishes			3	\$5	45,101.55 -	1						
K. Interior Lighting			3	\$2	275,130.00 -							
L. Security Systems			3	\$1	29,005.50 -							
M. Emergency/Egre	ss Ligh	iting	3	9	55,026.00 -							
C N. Fire Alarm			3		82,539.00 -							
O. Handicapped Act	<u>cess</u>		2		31,531.00 -	_						
P. <u>Site Condition</u>			2		30,048.30 -	_						
Q. <u>Sewage System</u>			3		12,500.00 -	-						
R. <u>Water Supply</u>			3		00,000.00 -	-						
S. Exterior Doors	riol		3		38,000.00 -	-						
T. <u>Hazardous Mater</u>	nai		3		- 18,135.00 - 203,834.50	-						
U. Life Safety V. Loose Furnishing	10		2		30,840.00	-						
W. <u>Technology</u>	<u>10</u>		3		30,840.00 -	-						
	ntingen	cv /	-	-		-						
- X. Construction Cor Non-Construction		<u>cy /</u>		-	575,389.35							

1922 Original (1922) Summary

District Willoughburg			00			-	1 -1	A = =				
District: Willoughby-E Name: McKinley Ele						County: Contact:	Lake Ms. Pam Sos		a: Northeastern O	nio (8)		
Address: 1200 Lost Na		-	1001			Phone:	440/942-152					
Willoughby,C						Date Prepared:		By:	Karen L Walker			
Bldg. IRN: 23754	/// 440	J 3 4				Date Revised:		By:				
Current Grades		K-5	Acreage:		3.67	CEFPI Apprais		29.				
Proposed Grades		N/A	Teaching Stati	ons:	21	CETTApplais	arounnary					
Current Enrollment		259	Classrooms:	0110.	21	-	Section		Points Poss	ible Points Earne	d Percentage	Rating Category
Projected Enrollment		N/A				Cover Sheet			(<	<	(
	Date I		Number of	Curren	t Square	1.0 The Schoo	I Site		100	68	68%	Borderline
			Floors	<u> </u>	eet	2.0 Structural a	and Mechanic	al Featu	<u>res</u> 200	114	57%	Borderline
	<u>1922 i</u>	_	<u>1</u>		<u>5,959</u>	3.0 <u>Plant Main</u>	tainability		100	58	58%	Borderline
	1922 r		1		5,959	4.0 Building Sa	afety and Secu	urity	200	142	71%	Satisfactory
1927 Addition	1927 r	_	1			5.0 Educationa			200	84	42%	Poor
<u>1927 Addition</u> Unusable	1927 r	no	1		6,291	6.0 Environme		on	200	131	66%	Borderline
1929 Addition	1929 r		1		/ 383	LEED Observa	itions		¢	((<
1929 Addition	1929 r	_	1		4 383	<u>Commentary</u> Total			((((
Unsuable					1,000		iron montal LL	monda A	1000	597	60%	Borderline
1946 Addition	1946 r	no	1		5,683	Ennanced Env	ironmental Ha	izards A	ssessment Cost E	<u>esumates</u>		
1946 Addition	1946 r	no	1		5,683	C=Under Cont	ract					
<u>Unsuable</u>												
1966 Addition	1966 r	no	1		7,598	Ponovation Co	st Factor					104.16%
<u>Total</u>					<u>55,026</u>	Cost to Renov	ate (Cost Fact	or appli	ed)			\$1,362,324.84
*HA :			ped Access	_		The Replacem	ent Cost Per	SF and	the Renovate/Rep	lace ratio are only	provided when	this summary is
		tisfacto				requested from	n a Master Pla	n.				
		eds Re	eplacement	_								
	_		Scheduled Cons	truction								
FACILITY ASS					Dollar	1						
Cost Set:			Rating	Ass	sessment C							
A. Heating System			3	\$19	3,667.50 -]						
🔂 B. <u>Roofing</u>			3	\$8	0,524.32 -							
C. Ventilation / Air Co	onditio	ning	1	\$	5,000.00 -							
D. Electrical Systems	-		3		3,209.88 -	-						
E. Plumbing and Fixt	ures		3		5,956.50 -	-						
E F. Windows			3	\$3	9,570.30 -	-						
G. Structure: Founda			1		\$0.00 -	-						
H. Structure: Walls a				\$4	\$,517.50 -	-						
I. Structure: Floors a J. General Finishes		<u>JUIS</u>	1	¢	\$0.00 - 7,173.20 -	-						
K. Interior Lighting			3		9,795.00 -	-						
L. <u>Security Systems</u>			3		6,387.25 -	-						
M. Emergency/Egres	s Liah	tina	3		5,959.00 -	1						
N. Fire Alarm			3		8,938.50 -	1						
C. Handicapped Acc	ess		2	-	3,480.90 -	1						
P. Site Condition			2		6,447.80 -	1						
C. Sewage System			3	\$2	2,500.00 -	1						
R. Water Supply			3	\$2	.0,000.00 -							
S. Exterior Doors			3	\$	8,000.00 -							
T. Hazardous Materi	al		3	\$	2,400.00 -							
U. Life Safety			3		9,366.75 -							
V. Loose Furnishings	5		2		3,836.00 -							
🔁 W. <u>Technology</u>			3	-	3,392.64 -	-						
- X. Construction Cont Non-Construction		<u>cy /</u>	-		6,792.51 -							
				04.00	7,915.55	1						

1922 Original Unsuable (1922) Summary

District: Willoughby-Eastlake City SD Name: McKinley Elementary School Address: 1200 Lost Nation Road Willoughby,OH 44094			County:	Lake	Area	a: Northeastern Ohio	(8)		
Address: 1200 Lost Nation Road			• • •						
				Ms. Pam Sosl	er				
Willoughby OH 44094				440/942-1525	_				
			Date Prepared:		-	Karen L Walker			
Bldg. IRN: 23754		_	Date Revised:		By:	Karen L Walker			
Current Grades K-5 Acreage:		3.67	CEFPI Appraisa	I Summary					
Proposed Grades N/A Teaching Sta	tions:	21	-	0		D 1 (D 1 (1)			
Current Enrollment 259 Classrooms:		21		Section			e Points Earne		Rating Category
Projected Enrollment N/A			Cover Sheet	Cite		(((< Dordorlino
Addition Date HA Number of	Current S		1.0 The School		F actoria	100	68	68%	Borderline
Floors 1922 Original 1922 no 1	Fee	-	2.0 <u>Structural ar</u>		reatur		114	57% 58%	Borderline Borderline
1922 Original 1922 no 1			3.0 <u>Plant Mainta</u>			100 200	58		
Unsuable		3,955	4.0 <u>Building Saf</u>		ny		142	71%	Satisfactory
1927 Addition 1927 no 1		9.087	5.0 <u>Educational</u> 6.0 <u>Environmen</u>	Adequacy		200	84	42%	Poor
1927 Addition Unusable 1927 no 1		6,291	LEED Observat	LIOI EQUCATION	1	200	131	66%	Borderline
<u>1929 Addition</u> 1929 no 1		4,383	LLLD Observat			(((< ,
1929 Addition Unsuable 1929 no 1	1	4,383	commentary			, 1000	597	60%	Rordorlino
1946 Addition 1946 no 1	1	5,683	TOLAI	onmontal Har	ardo Ar	ssessment Cost Esti		00%	Borderline
1946 Addition Unsuable 1946 no 1	1	5,683	LIMANCEU LIMI	onmental Haz	arus As	SSESSMENT COST ESTI	mates		
1966 Addition 1966 no 1			C=Under Contra	act					
Total		55,026							
*HA = Handicapped Access			Renovation Cos	t Factor					104.16%
*Rating =1 Satisfactory			Cost to Renovat		r applie	ed)			\$495,490.41
=2 Needs Repair						he Renovate/Replac	e ratio are only i	provided when i	. ,
=3 Needs Replacement			requested from			no riene rate, riepide			ine cummary ie
*Const P/S = Present/Scheduled Con	struction								
FACILITY ASSESSMENT		Dollar	1						
Cost Set: 2010 Rati	ng Asses	sment C	;						
A. <u>Heating System</u> 3	\$193,6	67.50 -							
B. Roofing 3		\$0.00 -							
C. Ventilation / Air Conditioning 1		\$0.00 -							
D. Electrical Systems 3	\$103,2	.09.88 -							
E. Plumbing and Fixtures 3		\$0.00 -							
F. Windows 3		\$0.00 -							
G. Structure: Foundation 1		\$0.00 -	-						
H. Structure: Walls and Chimneys 2		\$0.00 -	-						
I. Structure: Floors and Roofs 1	_	\$0.00 -	4						
J. <u>General Finishes</u> 3		\$0.00 -	-						
K. Interior Lighting 3		95.00 -	4						
L. <u>Security Systems</u> 3		28.25 -	4						
M. Emergency/Egress Lighting 3		59.00 -	-						
N. Fire Alarm 3		38.50 -	-						
C O. <u>Handicapped Access</u> 2		\$0.00 -	-						
P. Site Condition 2	\$8,9	38.50 -	-						
Q. Sewage System 3		\$0.00 -	-						
R. Water Supply 3		\$0.00 -	-						
S. Exterior Doors 3		\$0.00 -	-						
T. <u>Hazardous Material</u> 3	. ,	00.00 -	-						
U. Life Safety 3	\$19,3	66.75 -	-						
V. Loose Furnishings 2		\$0.00 -	-						
W. <u>Technology</u> 3		\$0.00 -	-						
- X. Construction Contingency / Non-Construction Cost		97.86 -							
Total	\$475,7	01.24							

1927 Addition (1927) Summary

									
District: Willoughby-Eastlake City			County:	Lake		a: Northeastern Ohio	o (8)		
Name: McKinley Elementary Scl	nool		Contact:	Ms. Pam S					
Address: 1200 Lost Nation Road			Phone:	440/942-15					
Willoughby,OH 44094				red: 2010-03-16					
Bldg. IRN: 23754	1.			ed: 2010-06-23	,	Karen L Walker			
Current Grades K-5	Acreage:	3.6	CEFPI Ap	praisal Summar	/				
Proposed Grades N/A	Teaching Statio		_	Section		Points Possib	e Points Farne	d Percentage	Rating Category
Current Enrollment 259 Projected Enrollment N/A	Classrooms:	21	Cover Sh			((
Projected Enrollment N/A Addition Date HA	Number of	Current Squar				100	68	68%	Borderline
	Floors	Feet	-	ural and Mechan	ical Featu		114	57%	Borderline
1922 Original 1922 no	1	5,		Maintainability		100	58	58%	Borderline
1922 Original Unsuable 1922 no	1	5,	59 4.0 <u>Buildi</u>	ng Safety and Se	curity	200	142	71%	Satisfactory
1927 Addition 1927 no	1	9,	987 5.0 <u>Educa</u>	tional Adequacy		200	84	42%	Poor
<u>1927 Addition</u> 1927 no	1	6,	291 6.0 <u>Enviro</u>	nment for Educa	<u>ition</u>	200	131	66%	Borderline
Unusable				servations		(((<
<u>1929 Addition</u> 1929 no 1929 Addition 1929 no	1		Comment	ary		¢	(((
1929 Addition 1929 no Unsuable	1	4,	⁸⁸³ Total			1000	597	60%	Borderline
1946 Addition 1946 no	1	5.	83 Enhanced	Environmental I	Hazards /	Assessment Cost Est	timates		
<u>1946 Addition</u> 1946 no	1	,	683 C=Under	Contract	_				
Unsuable				Contract					
<u>1966 Addition</u> 1966 no	1		598 Renovatio	n Cost Factor					104.16%
Total		<u>55,</u>	1261	enovate (Cost Fa	ictor appl	ied)			\$1,728,536.36
· · · · ·	ped Access					the Renovate/Repla	ce ratio are onlv	provided when	. , ,
*Rating =1 Satisfacto				l from a Master F		,	,		,
=2 Needs Re	•								
=3 Needs Re *Const P/S = Present/S		truction							
FACILITY ASSESSMENT		Dolla	r						
Cost Set: 2010	Rating	Assessme							
A. Heating System	3	\$295,327.5) -						
B. <u>Roofing</u>	3	\$138,888.6	8 -						
C. Ventilation / Air Conditioning	1	\$0.0) -						
D. Electrical Systems	3	\$157,386.8	+						
E. <u>Plumbing and Fixtures</u>	3	\$51,504.5	+						
F. Windows	3	\$26,779.9	+-1						
G. <u>Structure: Foundation</u> H. Structure: Walls and Chimney	1 s 2	\$0.0 \$111,970.5							
H. Structure: Walls and Chimney:	<u>s</u> 2	\$111,970.5							
J. General Finishes	3	\$0.0	+						
K. Interior Lighting	3	\$45,435.0							
L. Security Systems	3	\$24,989.2							
M. Emergency/Egress Lighting	3	\$9,087.0							
N. Fire Alarm	3	\$13,630.5							
O. Handicapped Access	2	\$48,478.7	+						
P. Site Condition	2	\$13,630.5	+						
Q. Sewage System	3	\$22,500.0) -						
R. Water Supply	3	\$20,000.0							
S. Exterior Doors	3	\$10,000.0							
T. Hazardous Material	3	\$9,149.0	+						
U. Life Safety	3	\$39,532.7							
V. Loose Furnishings	2	\$36,348.0							
W. <u>Technology</u>	3	\$81,419.5							
- X. Construction Contingency / Non-Construction Cost	-	\$325,821.8							
Total		\$1,659,501.1	2						

1927 Addition Unusable (1927) Summary

Name: Methoding: Electronic Station Round Contract: M Pun Social Second Milloughby OH-March Date Prepand: 2010-316 By: Karon L. Walker During Contracts K.6 Loceage: 1 Date Prepand: 2010-316 By: Karon L. Walker During Contracts K.6 Loceage: 2 Date Prepand: 2010-316 By: Karon L. Walker Propond: Contracts NA EFFI Apparatal Summary EFFI Apparatal Summary 100 06 06% Boto Ma Visite Station 1020 Date Main 100 06 06% Boto Ma 1222 Contract Name: 100 06 06% Boto Ma 1222 Contract 1020 16 07% Botoomin 100 10 20% 100 10										
Address: Pinon: 44/04/2-162 By: Karun L Walker Brig. Hirst 2374 Data Ferrosci. By: Karun L Walker Drume Groups: S.07 Section Pinon: Section Points: Section: Points: </td <td>District: Willoughby-Eastlake City SD</td> <td></td> <td></td> <td>•</td> <td>Lake</td> <td></td> <td>a: Northeastern Ohio</td> <td>(8)</td> <td></td> <td></td>	District: Willoughby-Eastlake City SD			•	Lake		a: Northeastern Ohio	(8)		
Willing typ, OH. 2007 Name Nam	, ,					er				
Bidg, BK: 23754 Date Revised: 2010-06-23 By: Karen L Walker Proposed Grades M4 exclus Stations: 215 Concret Grades 10 Concret Stati 10 10 Socion Points Pensible Points Earced Parcentage Rating Categor Prophed Grading 10 Dis Socion 10 Dis Socion 10 10 Socion 10 Dis Socion 10 Dis Socion 10 10 Socion 10 10 Socion 10 10 20 10 20 10 20 20 11 20 20 10 20 20 11 20 20 10 10 20 20 14 20 20 14 20 20 10 20 20 14 20 20 14 20 20 14 20 20 14 20 20 14 20 20 14 20 20 <	Address: 1200 Lost Nation Road			Phone:	440/942-1525					
Ourse of Condes M-5 Jorrage Status 21 Condensity Poppased Grades Points Passible Points Earned Percentage Rating Categor Projected Errolment VA Texture Enrolment 240 Cover Steat 10 The School Status 210 Cover Steat 10 The School Status 200 143 57% Bordenin 1922 Original Insult Elbota Fede 20 Structural and Mechanical Features 200 144 57% Bordenin 1922 Original Insult Elbota Fede 20 200 144 57% Bordenin 1922 Original Insult Fede 200 144 27% Point Status Point P	Willoughby,OH 44094			Date Prepared:	2010-03-16	By:	Karen L Walker			
Proposed NA Tenching Stations: 21 Sector Parameter Control Proposed Environment NA Tenching Stations: 21 Courrent Encomment NA Courrent Standing 100 88 80% 80% Bodding 20 Stational Unsubte 122 Cristical Unsubte 122 Cris	Bldg. IRN: 23754			Date Revised:	2010-06-23	By:	Karen L Walker			
Current Envolment 250 Classonom Image Points Possible Points Earned Percentage Rating Categor Projected Envolment No Categor Addition Image Number of Dioday Current Source 10 <td>Current Grades K-5 Acreage</td> <td>:</td> <td>3.67</td> <td>CEFPI Apprais</td> <td>al Summary</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Current Grades K-5 Acreage	:	3.67	CEFPI Apprais	al Summary					
Projected Environment NAX December Cover Sheet I Cover Sheet I </td <td>Proposed Grades N/A Teaching</td> <td>g Stations:</td> <td>21</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Proposed Grades N/A Teaching	g Stations:	21							
Participant Part La Number of Ploors Comment Survey 1 The Schuld Site 100 68 68% Bondenin 1222 Original 1122 /n 1 0.590 30 Pant Mantancial Features 200 114 57% Borderin 1222 Original Unable 1927 (no 1 0.595 30 Pant Mantancial Features 200 142 71% Statistactor 1222 Original Unable 1927 (no 1 0.595 40 Building Setty and Security 200 142 71% Statistactor 1292 Addition 1927 (no 1 6.593 Exclustoral Advance 4 4 4 1292 Addition 1998 (no 1 5.683 Enhanced Environmental Hazards Assessment Cost Estimates 1986 Addition 1986 Addition 1986 (no 1 5.683 1292 Addition 1998 (no 1 7.783 Schurter Control Cont	Current Enrollment 259 Classro	oms:	21		Section		Points Possible	Points Earned	l Percentage I	Rating Category
Image:	,									
1322 Christianal 1922 no 1 5.959 6.975 Bordenia 1322 Christianal Unsuable 1927 no 1 5.959 A Baldrong Safety and Sacurity 200 142 71% Satisfaction 1322 Addition 1927 no 1 9.007 5.0 Educational Adeguacy 200 9.4 42% Pec 1927 Addition 1927 no 1 4.024 100 131 65% Bordenia 1928 Addition 1929 no 1 4.383 Commentary 4 4 4 6 Educational Hazards Assessment Cost Estimates Bordenia 1928 Addition 1946 no 1 5.682 Environment for Education 100 57 60% Bordenia 1948 Addition 1946 no 1 5.682 Environment for Education applied) 52.235.7 7 1948 Addition 1 5.0806 For Early Contract 52.235.7 50.206 50.206 50.226 50.206 50.226 50.206 50.226 50.206 50.206 50.226								68		Borderline
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1927 Addition 1927 no 1 6.2 1322 Addition 1929 no 1 4.38 1322 Addition 1929 no 1 4.38 1322 Addition 1920 no 1 4.38 1322 Addition 1946 no 1 5.68 1346 Addition 1946 no 1 5.69 134 1 8.48 1 8.48 135 1 6.04 1 1 134 1 5.69 1 1 134 1 5.69 1 1 14 1 <t< td=""><td></td><td></td><td>5,959</td><td>4.0 Building Sa</td><td>fety and Securi</td><td>ty</td><td>200</td><td>142</td><td>71%</td><td>Satisfactory</td></t<>			5,959	4.0 Building Sa	fety and Securi	ty	200	142	71%	Satisfactory
Unusable IED Observations I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII			9,087	5.0 Educationa	<u> Adequacy</u>		200	84	42%	Poor
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1986 Addition 1966 no 1 7.986 C=Under Contract Total 55.026 Statistication 104.161 ************************************					ronmental Haz	ards As	ssessment Cost Estir	mates		
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Rating I Satisfactory Cost to Renovate (Cost Factor applied) Solar (Cost Factor applied) Sola			<u>55,026</u>							
-2 Needs Repair -3 Needs Replacement Const P/S Present/Scheduled Construction FACILITY ASSESSMENT Cost 6et: 2010 Dollar Assessment C 6 A. leating System 3 7 R. Boofing 3 8 Boofing 3 9 Be Conditioning 1 10 C. Ventilation / Air Conditioning 1 10 Electrical System 3 11 Structure: Foundation 1 12 Security System 3 13 Security System 3 14 Structure: Foundation 1 15 Structure: Foundation 1 16 Structure: Foundation 1 17 Security System 3 10 General Flinishes 3 13 Structure: Floors and Roots 1 14 Structure: Floors and Roots 1 15 Structure: Floors and Roots 2 16 Structure: Floors and Roots 1 17 Bracandus Material 3		ess	-	Renovation Co	st Factor					104.16%
requested from a Master Plan. requested from a Master Plan. Focult TY ASSESSMENT Cost Set: 2010 Rating Assessment C C A Heating System 3 \$2004,457.50 C B Boofing 3 \$0.00 C C C writiation / Air Conditioning 1 \$0.00 C C C writiation / Air Conditioning 1 \$0.00 C C C writiation / Air Conditioning 1 \$0.00 C C E Plumbing and Fixtures 3 \$0.00 C C Structure: Four and Roofs 1 \$0.00 C C Structure: Four and Roofs 1 \$0.00 C J General Finishes 3 \$10.00 C J Structure: Roors and Roofs 3 \$40.00 C K Mindows 3 \$11.000-25 C M Emergency/Egress Lighting 3 \$2.0000 C No Emergency/Egress Lighting				Cost to Renova	te (Cost Facto	r applie	ed)			\$522,951.77
Tonsent/Schedule ConstructionFACILITY ASSESSMENTDollariCost Set: 2010RatingRatingAssessment CC Soti Set: 2010RatingAssessment CC Soti Set: 2010RatingAssessment CC Retiliation / Air Conditioning1C Ventilation / Air Conditioning1Soti Conditioning2Soti ConditioningA Soti Conditioning2Soti ConditioningSoti Condition2Soti Condition <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>he Renovate/Replace</td><td>e ratio are only p</td><td>provided when t</td><td>his summary is</td></t<>							he Renovate/Replace	e ratio are only p	provided when t	his summary is
FÂCILITY ASSESSMENT Cost Set: 2010 Rating Rating Dollar Assessment S204,457.50 G A. Heating System 3 \$204,457.50 G B. Roofing 3 \$0.00 C Ventitation / Air Conditioning 1 \$0.00 C Ventitation / Air Conditioning 1 \$0.00 C Ventitation / Air Conditioning 1 \$0.00 D Electrical Systems 3 \$108,960.12 E Plumbing and Fixtures 3 \$0.00 G Structure: Foundation 1 \$0.00 G Structure: Valls and Chinneys 2 \$0.00 G Istructure: Walls and Chinneys 3 \$314,455.00 G J. General Finishes 3 \$0.00 G Istructure: Storm 3 \$314,455.00 G M. Emergency/Egress Lighting 3 \$436.50 G M. Emergency/Egress Lighting 3 \$0.00 G R. Water Supply 3 \$0.00 G Ste Condition <td></td> <td></td> <td></td> <td>requested from</td> <td>a Master Plan</td> <td></td> <td></td> <td></td> <td></td> <td></td>				requested from	a Master Plan					
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L Security Systems 3 \$11,009.25 M. Emergency/Egress Lighting 3 \$6,291.00 N. Fire Alarm 3 \$9,436.50 O. Handicapped Access 2 \$0.00 P. Site Condition 2 \$9,436.50 Q. Sewage System 3 \$0.00 R. Water Supply 3 \$0.00 S. Exterior Doors 3 \$20,00.00 T. Hazardous Material 3 \$20,00.00 U. Life Safety 3 \$20,00.00 V. Loose Furnishings 2 \$0.00 W. Technology 3 \$0.00 W. Technology 3 \$0.00 W. Technology 3 \$0.00 W. Construction Contingency/ - \$98,574.21				-						
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X. <u>Construction Contingency / - \$98,574.21</u> - <u>Non-Construction Cost</u>				-						
Non-Construction Cost				4						
Total \$502,065.83										
	Total	\$5	02,065.83							

1929 Addition (1929) Summary

District: Willoughby-E Name: McKinley Eler	astlake											
Name: McKinley Elei						County:	Lake		a: Northeastern Ohio	(8)		
		-	1001			Contact:	Ms. Pam Sos					
Address: 1200 Lost Na						Phone:	440/942-152					
Willoughby,O	OH 4409	94				Date Prepared:		-	Karen L Walker			
Bldg. IRN: 23754						Date Revised:	2010-06-23	By:	Karen L Walker			
Current Grades			Acreage:		3.67	CEFPI Apprais	al Summary					
Proposed Grades		N/A	Teaching Stati	ons:	21	-	Continu		Deinte Dessibl	- Deinte Ferne		Deting Cotogony
Current Enrollment		259	Classrooms:		21	Cover Sheet	Section				v Percentage i	Rating Category
Projected Enrollment		N/A				1.0 The Schoo	l Sito		100	68	68%	Borderline
Addition [Date H	A	Number of Floors		n <u>t Square</u> Feet	2.0 Structural a		al Foatu		114	57%	Borderline
1922 Original 1	1922 no	0	1	<u> </u>		3.0 Plant Main			100	58	58%	Borderline
1922 Original Unsuable 1			1			4.0 Building Sa		urity.	200	142	71%	Satisfactory
	1927 no		1			5.0 Educationa		arcy	200	84	42%	Poor
	1927 no		1			6.0 Environme		n	200	131	66%	Borderline
Unusable		-	-		-,	LEED Observa				(((
1929 Addition 1	1929 n	o	1		4,383	Commentary			<	(((
	1929 no	0	1		4,383	Total			1000	597	60%	Borderline
<u>Unsuable</u>		_					ironmental Ha	zards A	ssessment Cost Esti			
	1946 no		1		5,683							
1946 Addition 1 Unsuable	1946 no	0	1		5,683	C=Under Cont	ract					
	1066 0	_	1		7,598	-						
	1966 n	0	1		7,596 55,026	Renovation Co	st Factor					104.16%
Total *HA =	Hon	diago	ped Access		<u>35,020</u>	Cost to Renov	ate (Cost Fact	or applie	ed)			\$891,913.39
	= 1 Satis								he Renovate/Replac	e ratio are only p	provided when t	his summary is
	=1 Sau: =2 Nee					requested fron	n a Master Pla	n.				
			placement									
	_		cheduled Cons	struction								
FACILITY ASS					Dollar	1						
Cost Set:			Rating	a Ass	sessment C							
A. Heating System			3	\$14	2,447.50 -							
B. Roofing			3	\$6	60,076.25 -	1						
C. Ventilation / Air Co	ondition	ning	1		\$0.00 -	1						
D. Electrical Systems			3	\$7	75,913.56 -							
E. Plumbing and Fixtu	ures		3	\$4	4,140.50 -							
🖆 F. <u>Windows</u>			3	\$3	6,318.54 -							
G. Structure: Foundat			1		\$0.00 -							
H. Structure: Walls an	nd Chir	nneys	<u>s</u> 2	\$5	52,088.00 -							
I. Structure: Floors a	Ind Ro	ofs	1		\$0.00 -							
J. General Finishes			3		64,868.40 -							
K. Interior Lighting			3	-	21,915.00 -							
L. <u>Security Systems</u>			3		2,053.25 -							
M. Emergency/Egress	<u>s Lighti</u>	ing	3		4,383.00 -							
C N. Fire Alarm			3		6,574.50 -							
C. Handicapped Acce	<u>ess</u>		2		35,268.30 -							
P. Site Condition			2	-	6,574.50 -							
C Q. <u>Sewage System</u>			3		2,500.00 -	-						
R. Water Supply			3		20,000.00 -	-						
S. Exterior Doors			3	\$1	2,000.00 -	-						
T. Hazardous Materia	<u>al</u>		3		\$0.00 -	-						
U. Life Safety			3		4,244.75 -							
C V. Loose Furnishings			2		7,532.00 -	-						
🚰 W. <u>Technology</u>			3		9,271.68 -	-						
- X. Construction Conti Non-Construction (<u>y /</u>	-		58,121.93 -							
Total				\$85	6,291.66							

1929 Addition Unsuable (1929) Summary

District: Willoughby-Eastlake City SD			County:	Lake	Area	: Northeastern Ohio	(8)		
Name: McKinley Elementary School			•	Lake Ms. Pam Sosle		. Northeastern Onio	(8)		
Address: 1200 Lost Nation Road				440/942-1525	,				
Willoughby,OH 44094			Date Prepared:		By:	Karen L Walker			
Bidg. IRN: 23754			Date Revised:		By:	Karen L Walker			
	eage:	3.67	CEFPI Appraisa						
	iching Stations:	21		a Summary					
	ssrooms:	21	-	Section		Points Possible	Points Earned	d Percentage F	Rating Category
Projected Enrollment N/A			Cover Sheet			(<	<	, U U
	mber of Curre	ent Square	1.0 The School	Site		100	68	68%	Borderline
	loors	Feet	2.0 Structural an	nd Mechanical	Featur	<u>es</u> 200	114	57%	Borderline
<u>1922 Original</u> 1922 no	1	5,959	3.0 Plant Mainta	ainability		100	58	58%	Borderline
1922 Original Unsuable 1922 no	1	5,959	4.0 Building Saf	ety and Securi	ty	200	142	71%	Satisfactory
1927 Addition 1927 no	1	9,087	5.0 Educational	Adequacy		200	84	42%	Poor
1927 Addition Unusable 1927 no	1	6,291	6.0 Environmen	t for Education		200	131	66%	Borderline
1929 Addition 1929 no	1	4,383	LEED Observat	ions		<	<	((
1929 Addition 1929 no	1	4,383	Commentary			(<	<	(
Unsuable			Total			1000	597	60%	Borderline
<u>1946 Addition</u> 1946 no	1	5,683	Enhanced Envir	onmental Haza	ards As	ssessment Cost Estin	nates		
1946 Addition Unsuable 1946 no	1	5,683							
1966 Addition 1966 no	1		C=Under Contra	act					
Total		<u>55,026</u>							
*HA = Handicapped	Access		Renovation Cos	t Factor					104.16%
*Rating =1 Satisfactory		-	Cost to Renovat	te (Cost Factor	applie	ed)			\$365,131.68
=2 Needs Repair		-				he Renovate/Replace	e ratio are only p	provided when t	his summary is
=3 Needs Replac			requested from	a Master Plan.					
*Const P/S = Present/Schee	duled Construction		-						
FACILITY ASSESSMENT	Poting Ar	Dollar							
Cost Set: 2010		ssessment C	-						
A. <u>Heating System</u> B. Roofing	3 51	42,447.50 -	-						
B. Roofing C. Ventilation / Air Conditioning	1	\$0.00 - \$0.00 -	-						
D. Electrical Systems		- 50.00 -	-						
E. Plumbing and Fixtures	3	- \$0.00	-						
F. Windows	3	\$0.00 -	-						
G. Structure: Foundation	1	\$0.00 -	-						
H. Structure: Walls and Chimneys	2	\$0.00 - \$0.00 -	1						
Structure: Floors and Roofs	1	\$0.00 -	1						
J. General Finishes	3	\$0.00 -	1						
K. Interior Lighting		- 21,915.00	1						
L. Security Systems		\$7,670.25 -	1						
M. Emergency/Egress Lighting		\$4,383.00 -	1						
Image: Stress Eighting Image: Stress Eighting Image: Stress Eighting		\$6,574.50 -	1						
O. Handicapped Access	2	\$0.00 -	1						
P. Site Condition		\$6,574.50 -	1						
Image: Second month Image: Second	3	\$0.00 -	1						
Image by stem	3	\$0.00 -	1						
S. Exterior Doors	3	\$0.00 -	1						
T. Hazardous Material		\$2,000.00 -	1						
U. Life Safety		14,244.75 -	1						
V. Loose Furnishings	2	\$0.00 -	1						
W. Technology	3	\$0.00 -	1						
- X. Construction Contingency / Non-Construction Cost		68,825.79 -	1						
Total	\$3	50,548.85							

1946 Addition (1946) Summary

							<u> </u>	(1040) Can					
	oughby-Ea						County:	Lake		a: Northeastern O	hio (8)		
	inley Eler			1001			Contact:	Ms. Pam Sos					
Address: 1200							Phone:	440/942-152	_	Kores L M-II			
	oughby,Ol	H 44(J94				Date Prepared: Date Revised:		By:	Karen L Walker Karen L Walker			
Bidg. IRN: 2375 Current Grades	J-+		K F	Acrosses		2.07			By:				
Proposed Grades	20		K-5 N/A	Acreage: Teaching Sta	tions:	3.67 21	CEFPI Apprais	arounnary					
Current Enrollm			1N/A 259	Classrooms:		21		Section		Points Poss	ible Points Earne	d Percentage	Rating Category
Projected Enroll			N/A	010331001113.		21	Cover Sheet			((((
Addition		Date		Number of	Curre	ent Square	1.0 The Schoo	<u>l Site</u>		100	68	68%	Borderline
				Floors		Feet	2.0 Structural	and Mechanic	al Featu	<u>ires</u> 200	114	57%	Borderline
1922 Original		922 I	no	1		5,95	9 3.0 <u>Plant Main</u>	ainability		100	58	58%	Borderline
1922 Original U		922		1		5,95	9 4.0 <u>Building Sa</u>	ifety and Secu	urity	200	142	71%	Satisfactory
1927 Addition		927 I		1			5.0 Educationa			200	84	42%	Poor
1927 Addition	1	927 I	no	1		6,29	1 6.0 <u>Environme</u>		on	200	131	66%	Borderline
Unusable 1929 Addition	1	929 1	no	1		1 29	LEED Observa	<u>tions</u>		((((
1929 Addition		929	_	1		4,30 <u>1</u> 28	³ <u>Commentary</u> ³ Total			(((<
Unsuable		5231		1		4,30				1000	597	60%	Borderline
1946 Addition	1	946	no	1		5,68	3 Enhanced Env	Ironmental Ha	azards A	ssessment Cost I	<u>=stimates</u>		
1946 Addition	1	946 I	no	1		5,68	³ C=Under Cont	ract					
Unsuable							-						
1966 Addition	1	966	no	1		7,59	-Renovation Co	st Factor					104.16%
<u>Total</u>						<u>55,02</u>	Cost to Renov		tor appli	ed)			\$1,165,930.70
*HA		-		ped Access		-				,	place ratio are only	provided when	
rRa			tisfacto			-	requested from	n a Master Pla	an.	•		•	-
		_	eds Re	•									
*00		-		eplacement Scheduled Cor	struction	-							
	ITY ASSE				ISTIUCTION	Dollar	1						
	Cost Set: 2			Ratin	g As	ssessment							
A. Heating S	System			3	\$1	84,697.50	-						
B. Roofing				3	\$	61,884.73	-						
C. Ventilatio	n / Air Co	nditio	ning	1		\$0.00	-						
D. Electrical	Systems			3	\$	698,429.56	-						
	and Fixtu	<u>ires</u>		3	-	01,590.50	-						
F. Windows				3	\$	642,767.90	-						
G. Structure				1		\$0.00	-						
H. <u>Structure</u>					9	61,827.50	-						
	Floors a	nd Ro	<u>2015</u>	1	-	\$0.00	-						
 ☐ J. General F ☐ K. Interior Li 				3	-	390,588.40 328,415.00							
L. Security S				3	-	528,415.00 515,628.25	-						
M. Emergen		liah	ting	3		\$5,683.00	1						
N. Fire Alarr	ວງ, ແຊເຮວຣ n	, LIGH	ang	3		\$3,683.00	-						
C. Handicap	ned Acce	SS		2	_	\$52,223.30	.1						
P. Site Cond				2		\$8,524.50	.1						
C Q. Sewage S				3		\$22,500.00	-1						
R. Water Su				3		520,000.00	-1						
S. Exterior D				3		\$4,000.00	-						
T. Hazardou		d		3		\$186.00	-						
U. Life Safet				3	\$	618,469.75	-]						
🖸 V. Loose Fu	rnishings			2		522,732.00	-]						
🔁 W. <u>Technolo</u>				3	9	\$50,919.68	-						
- X. Construct Non-Const	tion Contil struction (<u>cy /</u>	-	\$2	219,773.04							
Total					\$1,1	19,365.11							
						· · · · ·							

1946 Addition Unsuable (1946) Summary

			•				(2)		
District: Willoughby-Eastlake City SD				Lake		: Northeastern Ohio	(8)		
Name: McKinley Elementary School				Ms. Pam Sosle	er				
Address: 1200 Lost Nation Road				440/942-1525	_				
Willoughby,OH 44094			Date Prepared:		By:				
Bldg. IRN: 23754			Date Revised:		By:	Karen L Walker			
Current Grades K-5 Acreage		3.67	CEFPI Appraisa	al Summary					
	g Stations		-	Co oti o u		Deinte Dessible	Deinte Ferrer	. De	
Current Enrollment 259 Classroo	oms:	21	Cover Sheet	Section		Points Possible			
Projected Enrollment N/A			1.0 The School	Sito		100	68	68%	Borderline
Addition Date HA Number		Current Square Feet	2.0 Structural a		Footur		114	57%	Borderline
<u>1922 Original</u> 1922 no 1	2		3.0 Plant Mainta		i calui	100	58	58%	Borderline
1922 Original Unsuable 1922 no 1			4.0 Building Sat		tv	200	142	71%	Satisfactory
1927 Addition 1927 no 1			5.0 Educational		<u>.</u>	200	84	42%	Poor
1927 Addition Unusable 1927 no 1			6.0 Environmen			200	131	66%	Borderline
<u>1929 Addition</u> 1929 no 1			LEED Observat		-	<	((<	<
<u>1929 Addition Unsuable</u> 1929 no 1			Commentary			((((
<u>1946 Addition</u> 1946 no 1			Total			1000	597	60%	Borderline
1946 Addition 1946 no 1				onmental Haz	ards As	ssessment Cost Estir			
Unsuable									
<u>1966 Addition</u> 1966 no 1		7,598	C=Under Contra	act					
Total		55,026							
*HA = Handicapped Acce	ess		Renovation Cos	t Factor					104.16%
*Rating =1 Satisfactory			Cost to Renova	te (Cost Facto	r applie	ed)			\$489,509.95
=2 Needs Repair						he Renovate/Replace	e ratio are only p	provided when t	his summary is
=3 Needs Replaceme			requested from	a Master Plan					
*Const P/S = Present/Scheduled	d Construe								
FACILITY ASSESSMENT Cost Set: 2010	Rating	Dollar Assessment C							
A. Heating System	3	\$184,697.50 -	, -						
B. Roofing	3	• 10 4,097.30 -	-						
C. Ventilation / Air Conditioning	1	\$0.00 -	-						
D. Electrical Systems	3	\$98,429.56 -	-						
E. Plumbing and Fixtures	3	\$0.00	1						
F. Windows	3	\$0.00 -	1						
G. Structure: Foundation	1	\$0.00 -	1						
H. Structure: Walls and Chimneys	2	\$0.00 -	1						
I. Structure: Floors and Roofs	1	\$0.00 -	1						
C J. General Finishes	3	\$0.00 -	1						
K. Interior Lighting	3	\$28,415.00 -	1						
L. Security Systems	3	\$9,945.25 -	1						
M. Emergency/Egress Lighting	3	\$5,683.00 -]						
C N. Fire Alarm	3	\$8,524.50 -]						
C. Handicapped Access	2	\$0.00 -]						
P. Site Condition	2	\$8,524.50 -]						
C Q. <u>Sewage System</u>	3	\$0.00 -							
C R. Water Supply	3	\$0.00 -							
S. Exterior Doors	3	\$0.00 -	1						
T. <u>Hazardous Material</u>	3	\$0.00 -							
C U. <u>Life Safety</u>	3	\$33,469.75 -							
C V. Loose Furnishings	2	\$0.00 -	4						
🖆 W. <u>Technology</u>	3	\$0.00 -	-						
- X. Construction Contingency / Non-Construction Cost	-	\$92,270.57 -							
Total		\$469,959.63	1						

1966 Addition (1966) Summary

Name: McKrive; Elementary School Contact: M. Pam Coder Mileoghoy, OH 4004 Date Propared: 2010-216 By: Karon L. Walker Date Propared: M. A. Encoder Date Propared: 2010-216 By: Karon L. Walker Darmer: School NA Excent L. Walker Date Propared: 2010-216 By: Karon L. Walker Darmer: School NA Excent L. Walker Date MA Excent L. Walker Darmer: Date MA Number of Unrent Dataset 10 School Site 10 School Site 6 6 School Pataset 10 School Site 10 10 School Site 10 10 School Site 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 <td< th=""><th>District: Willoughby</th><th></th><th>ka Citu</th><th>20</th><th></th><th></th><th>Country</th><th></th><th>A</th><th></th><th>ie (8)</th><th></th><th></th></td<>	District: Willoughby		ka Citu	20			Country		A		ie (8)		
Address: 1200. Can Hadion Road Linear Biological Linear Biolog	• •						County: Contact:	Lake Ms Pam Sos		a: Northeastern Or	110 (8)		
Multiply (p): Hu 2010-11 By: Karen L. Walker Date Progress: 2000 </td <td>,</td> <td></td> <td>-</td> <td></td>	,		-										
Bidg, IRX, 23754 Date Revised: Str. Kern L Walker Proceed Goodes K.6 Arrange: 307 Constrained Goodes N.0 Teaching Stations: 21 Decome Constrained N.0 Teaching Stations: 21 Station: Date MA Non- Constrained Mechanical Features: 200 11 57 Station: 1 5.555 O Features: 200 14 57% Stations: Station: 1 5.555 O Features: 200 14 57% Stations: 200 13 57% Stations: 200 14 57% Stations: 50 Constrains: Constrains: </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>Karen I. Walker</td> <td></td> <td></td> <td></td>									_	Karen I. Walker			
Duran Contasis M-5 Accenge: 15.77 CIEFPI Appresal Summary Propende Chellon NA, Techniq Stations: 21 Section Points Possible Points Exand Percentage Rating Category Propende Cincinent VA Current Summary Section Points Possible Points Possible Points Exand Percentage Rating Category Visition Date IIA Manifact di Current Summary 10 The School State 10 One School State	0	JII 44	034				•		-				
Proposed Fondes NA Teaching Statons: 21 Depended Errollment NA Cover Sheet 1 1 6 <td>-</td> <td></td> <td>K-5</td> <td>Acreage:</td> <td></td> <td></td> <td>1</td> <td></td> <td>-,-</td> <td></td> <td></td> <td></td> <td></td>	-		K-5	Acreage:			1		-,-				
Current Evolution 260 Gasoromeral Randow No Current Source No Construction M388 Manhau Call Current Source 10 The School Site 00 68 68 690 denotes interpreter M382 Construct 10 The School Site 00 68 68 690 denotes interpreter M382 Construct 10 The School Site 00 68 68 690 denotes interpreter M382 Construct 10 The School Site 00 68 680 denotes interpreter 71% Solidistic M382 Construct 10 The School Site 00 142 71% Solidistic M382 10 The School Site 00 14 -500 00 14 -500 M382 10 The School Site 00 14 -500 00 14 -500 M383 10 The School Site 00 14 -500 00 14 -500 M384 Marcel Site 1 -5000 00					ions:		o 211 17 approx	ar c arrinary					
Projected NA Cover Sheet i i i i Adultor Date H4 Member of Poor Correct Sheet 100 68 69%, 400-deliner 300-deliner	Current Enrollment			-				Section		Points Possi	ble Points Earne	d Percentage	Rating Category
Bit Source Provide interval 2.0 Structural and Mechanical Features 200 11.4 57% Bordeninin 1322 Criginal Unsuble 1922 / no 1 6.569 0.0 Brint Minimalinity 100 58 58% Bordeninin 1322 Criginal Unsuble 1927 / no 1 0.007 5.0 Educational Adsource 200 14.4 27% Poo 1322 Criginal Unsuble 1927 / no 1 0.027 5.0 Educational Adsource 200 14.4 42% Poo 1322 Addition 1122 / no 1 -0.027 5.0 Educational Adsource 200 13.4 42% Poo 1227 Addition 1122 / no 1 -0.027 5.0 Educational 200 13 6% Bordeninn 1232 Addition 1128 / no 1 -0.038 Trainado 1000 577 60% Bordeninn 1346 Addition 1146 / no 1 5.636 Coulder Controct Coulder Controct Coulder Controct Coulder Controct Coulder Controct Coulder Controct	Projected Enrollment		N/A				Cover Sheet			(((<
1322 Cignal 1922 no 1 0.599 3.0 Plant Minianability 100 58 59% bordening 1322 Cignal Unsubbi 1922 no 1 0.599 4.0 Plant Manianability 200 142 71% Satisfactory 1322 Cignal Unsubbi 1922 no 1 0.087 5.0 Educational Adexacy 200 84 42% Pao 1327 Addition 1328 no 1 0.087 5.0 Educational Adexacy 200 14 42% Bordening 1527 Addition 1328 no 1 0.087 5.0 Educational Adexacy 200 14 42% Bordening 1528 Addition 1328 no 1 0.087 5.0 Educational Adexacy 200 14 42% Bordening 1528 Addition 1328 no 1 0.563 Commentary 1528 Addition 1346 no 1 5.683 Commentary 1548 Addition 1496 no 1 5.683 Colored Contract 1548 Addition 1496 no 1 5.683 Colored Factor Applied) 1548 Addition 1 5.683 Colored Factor Applied) 1548 Addition 1 5.083 Colored Factor Applied)	Addition	Date	HA	Number of	Curre	nt Square	1.0 The Schoo	l Site		100	68	68%	Borderline
1322 Original Linguide 122 Pro 1 5.959 4.0 Building Safety and Security 200 142 71% Satisfacion 1227 Addition 1927 /ro 1 0.026 5.0 Educational Adequatory 200 84 42% Poo 1226 Addition 1929 /ro 1 4.080 0.0 Environment for Education 200 131 66% Borderline 1226 Addition 1929 /ro 1 4.080 1 6.0 Environment for Education 200 537 60% Borderline 1226 Addition 1929 /ro 1 4.080 1 6.0 Environment for Education 200 537 60% Borderline 1226 Addition 1946 /ro 1 5.080 Fataroze Environment Hazards Assessment Cost Estimates					<u> </u>		_		al Featu	<u>ires</u> 200	114	57%	Borderline
1327_Addition_ 127 ho 1 9.007 5 5 Calculational Adequaty 200 64 42% Produing 10237 Addition_ 1927 no 1 6.087 6.0 Environment for Education_ 200 131 66% Borderine 10237 Addition_ 1929 no 1 4.083 Commentary 4													Borderline
1327_Addition_ 1927 no 1 6.0 Environment for Education 2.00 1.31 66% Bordenine 1328_Addition_ 1929 no 1 4.383 Commentary 4	· · · · · · · · · · · · · · · · · · ·								urity				Satisfactory
Unusable IEED Chestration 1928 Addition 1929 no 1 4.383 1328 Addition 1928 no 1 4.383 1328 Addition 1946 no 1 5.603 1346 Addition 1946 no 1 5.603 1346 Addition 1946 no 1 5.603 1346 Addition 1946 no 1 7.598 1346 Addition 1 10.116% 10.116% 1346 Addition 141 141 141 141 1348 Addition 1 7.598 141 10.116% 141							-						Poor
1932 Addition 1929 no 1 4.383 Total 1000 597 60% Bordenine 1932 Addition 1946 no 1 5.683 Financed Environmental Hazards Assessment Cost Estimates 1946 Addition 1946 no 1 5.683 Financed Environmental Hazards Assessment Cost Estimates 1966 Addition 1966 no 1 7.593 Financed Environmental Hazards Assessment Cost Estimates 1966 Addition 1966 no 1 7.593 Financed Environmental Hazards Assessment Cost Estimates 1966 Addition 1966 no 1 7.593 Financed Environmental Hazards Assessment Cost Factor Applied) \$1,335,900.24 -2 Needs Repair -3 Statistactory -2 Cost Stat 2010 Replacement Cost Stat 2010 Assessment Cost Factor The Replacement Cost Factor Applied) \$1,335,900.24 2 No Cost Stat 2010 3 S131,597.36 -		1927	no	1		6,291			<u>on</u>				
1929 Addition 1929 ho 1 4.38 Total 1000 597 60% Bordentine 1946 Addition 1946 ho 1 5.683 Innanced Environmental Hazards Assessment Cost Estimates Innanced Environmental Hazards Assessment Cost Estimates Innanced Environmental Hazards Assessment Cost Estimates 1946 Addition 1946 ho 1 5.683 Innanced Environmental Hazards Assessment Cost Estimates Innanced Environmental Hazards Assessment Cost Estimates 1946 Addition 1946 ho 1 7.598 Cost to Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. Innanced Environmental Hazards Assessment Cost Part SE and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. 1 3 \$25.493.000 1 9.001/r Assessment Cost Part SE and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan. 1 9.001/r 1		1929	no	1		4 383	LEED Observa	ations					
Unsuble Image: Contract 1946 Addition 1946 for 1 5.683 1946 Addition 1946 for 1 5.683 1946 Addition 1946 for 1 7.584 1947 Addition 1946 for 1 7.584 1948 Addition 1946 for 1 7.584 1948 Addition 1 50.00 1 104.16% 1948 Addition 1 50.00 1 50.00 10 104.16% 3 511.370.00 1 50.00	1929 Addition		_			4.383							
Used Addition 1946 pro 1 5.683 Unsuable 1946 pro 1 5.683 Unsuable 1966 pro 1 5.683 Unsuable 1966 pro 1 7.638 Reading HA Handicapped Access Stats * * Stats Stats * Paint of the stats Stats Stats Stats * Paint of the stats Stats Stats Stats * Proceeds Stats Stats Stats Stats * Paint on stats Stats Stats Stats Stats Stats * Paint on stats Stats Stats Stats Stats Stats Stats Stats Stats * Contract Contract Contract Co	Unsuable		-			.,		ironmontal Lis	zordo A			00%	Borderiine
Bits Addition 196 1 7,58 Total Handicapped Access 55,026 Image: Statistic Construction Statistic Construction Statistic Construction Statistic Construction Image: Statistic Construction Image: Statistic Construction Statistic Construction Statistic Construction Statistic Construction Facture Try Assessment Construction Present/Scheduled Construction Construction Construction Statistic Construction Statistic Construction C A Heading System 3 Statistic Construction Construction Statistic Construction Construction Statistic Construction D Electrical System 3 Statistic Construction Statistic	1946 Addition	1946	no	1			3		izarus P	Social Cost E	Sumates		
Bits Addition 196 1 7,58 Total Handicapped Access 55,026 Image: Statistic Construction Statistic Construction Statistic Construction Statistic Construction Image: Statistic Construction Image: Statistic Construction Statistic Construction Statistic Construction Statistic Construction Facture Try Assessment Construction Present/Scheduled Construction Construction Construction Statistic Construction Statistic Construction C A Heading System 3 Statistic Construction Construction Statistic Construction Construction Statistic Construction D Electrical System 3 Statistic Construction Statistic	1946 Addition	1946	no	1		5,683	C=Under Con	ract					
Total S5.002 Renovation Cost Factor 104.16% HA = Handicapped Access 104.16% S1.335.00.2 Haing =1 Satisfactory S1.002 S1.335.00.2 Participation =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair =2 Needs Replair = 0 Needs Replacement = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 0 Needs Replair = 1 Needs = 0 Needs = 0 Needs Replair = 0 Needs Replair = 1 Netocardire Needs = 0 Needs = 0							-						
HA = Handicapped Access Cost to Renovate (Cost Factor applied) \$1,335,900.26 Traing -: 1 Satisfactory -: Cost of Renovate (Cost Factor applied) The Replacement (Cost Factor applied) The Replacement (Cost Set Sepair -: Needs Replacement -: Needs Replacement The Replacement (Cost Set Sepair -: Needs Replacement -: Needs Replacement (Cost Set Set 2010) Rating Assessment Cost Set 2010 Rating Assessment Cost Set 2010 Rating Strateges -: Needs Replacement (Cost Set Set 2010) -: Set Cost Cost Set 2010 -: -: Neither Set 2010 -:		1966	no	1			- Ponovation C	st Factor					104.16%
Rating			ndiaan			<u>55,02</u> t	Cost to Renov	ate (Cost Fact	or appli	ed)			\$1,335,900.26
-2 Needs Repair -3 Needs Replacement Const P/S Precent/Scheduled Construction FACILITY ASSESSMENT Cost Set: 2010 Dollar Assessment C G A. Heating System 3 S246.935.00 - G B. Roofing 1 S0.00 - G Exercise System 3 S11.597.36 - G Eventualition / Air Conditioning 1 \$0.00 - G Structure: Foundation 3 \$37.990.00 - G K. Interior Liphting 3 \$22.500.00 - G Structure:				•			The Replacen	ent Cost Per	SF and	the Renovate/Rep	ace ratio are only	provided when	this summary is
-3 Needs ReplacementConst PS =Present/Schedule/ConstructionFACILITY ASSESSMENT Cost Set: 2010Dollar Assessment C2AHeating System3\$246,935.00 -3BRoding3\$246,935.00 -4BRoding3\$246,935.00 -5CVentilation / Air Conditioning1\$0.00 -6CVentilation / Air Conditioning1\$0.00 -7CVentilation / Air Conditioning1\$0.00 -6CVentilations3\$17.472.60 -7Ventucture: Foundation1\$0.00 -4H. Structure: Foundation1\$0.00 -6Structure: Foundation1\$0.00 -7H. Structure: Foundation3\$17.472.60 -8N. Iterior Lighting3\$17.472.60 -6K. Interior Lighting3\$17.478.00 -7K. Interior Lighting3\$20.094.00 -6K. Interior Lighting3\$11.485.00 -7K. Iterior Lighting3\$20.094.00 -8N. Eire Alarm3\$11.397.00 -9Ste Condition2\$11.397.00 -10N. Eire Alarm3\$22.600.00 -11Stude3\$20.094.00 -12N. Irie Alarm3\$20.094.00 -13Stude3\$24.693.50 -14Stude3\$24.693.50 -<							requested fror	n a Master Pla	n.				
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Non-Construction Cost	🔂 W. <u>Technology</u>			3	\$14	49,224.72 -							
Total \$1,282,546.33			<u>cy /</u>	-	\$2	51,811.59 -							
	Total				\$1,2	82,546.33							

A. Heating System

Description: The existing heating system for the overall facility is composed of two major hot water boilers centrally located in the main mechanical room which were installed in 1967. The units are in good condition. The heating system in the overall facility is part of the Original Construction and is a 2-pipe system supplying hot water heating. With very limited capacity for simultaneous heating and cooling operation, this system is not compliant with the OSDM requirements for basic system type. The forced draft hot water boilers, manufactured by Bryan were installed in 1967 and are in decent condition. Heating hot water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and fin tubes. The terminal equipment was installed in 1922 and new with each addition and is in fair condition. The system does (not) comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The non DDC type system temperature controls were installed in 1967 and are in working condition. The system does feature individual heating temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with louvered interior doors in storage, utility rooms and a few classrooms to facilitate Corridor utilization as return air plenums while additional classrooms have a return air systems. The existing system is not ducted, and floor to structural deck heights will accommodate the installadi on of properly sized ductwork for a future Ohio School Design Manual approved system except in for the 1966 addition where ceiling space is very limited. The overall heating system is evaluated as being not in safe and efficient working order, though long term life expectancy of the existing system is anticipated. The structure is not equipped with central air conditioning. The site does not contain underground fuel tanks that are currently in use.

3 Needs Replacement

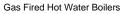
Recommendations:

Rating:

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.

ltem	Cost		Whole Building	1922 Original (1922) 5,959 ft²	1922 Original Unsuable (1922) 5,959 ft ²	1927 Addition (1927) 9,087 ft ²	1927 Addition Unusable (1927) 6,291 ft ²	1929 Addition (1929) 4,383 ft ²	1929 Addition Unsuable (1929) 4,383 ft ²	1946 Addition (1946) 5,683 ft ²	1946 Addition Unsuable (1946) 5,683 ft ²	1966 Addition (1966) 7,598 ft²	Sum	Comments
HVAC System Replacement:	\$25.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$1,375,650.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System Replacement	\$7.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$412,695.00	(includes cost for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			¢1 700 245 0	\$193,667.50	\$103 667 5	\$205 327 5	\$204 457 5	0\$1/2 //7 5	0\$1/2 //7 5	0\$184 607 5	0\$184 607 5	0 \$ 246 025 0	0	







Unit Ventilator

B. Roofing

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

Rating: 3 Needs Replacement

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

ltem	Cost	Unit	Whole	1922	1922	-	1927	1929	1929	1946	1946		Sum	Comments
			Building	Original	Original		Addition	Addition	Addition	Addition	Addition	Addition		
				(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft²		9,087 ft ²		4,383 ft²	(1929)	5,683 ft ²	(1946)	7,598 ft ²		
				-	5,959 ft ²		6,291 ft ²		4,383 ft ²	-	5,683 ft ²			
Membrane (all types):	\$8.27			6,016		8,708		4,125		5,899		1 '	\$221,768.32	
		(Qty)		Required		Required		Required		Required		Required		under 10,000 sq.ft.)
Gutters/Downspouts	\$12.50	In.ft.				15 Required						43	\$725.00	
												Required		
Remove/replace	\$1,200.00	each		1 Required		7 Required		2 Required		3 Required		1 Required	\$16,800.00	
existing roof Drains														
and Sump:														
Overflow Roof Drains	\$2,500.00	each		1 Required		7 Required		2 Required		3 Required		2 Required	\$37,500.00	
and Piping:														
Roof Insulation:	\$4.50	sq.ft.		6,016		8,708		4,125				1,756	\$92,722.50	(tapered
		(Qty)		Required		Required		Required				Required		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	\$100.00	In.ft.				16 Required						8 Required	\$2,400.00	(remove and
with Fall Protection														replace)
Cage:														
Sum:			\$373,915.8	2\$80,524.32	\$0.00	\$138,888.66	\$0.00	\$60,076.25	\$0.00	\$61,884.73	\$0.00	\$32,541.86		





Typical roofing conditions,

Typical flashing, coping, and roof ladder.

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. A rooftop air conditioner is provided in miscellaneous locations such as offices, library, and media center. Also a thru-the-wall air conditioner unit is provided in the Teacher's Lounge. The ventilation system in the overall facility consists of unit ventilators and ducted air handlers installed initially in 1927 and are in fair condition, providing fresh air to classrooms and other miscellaneous spaces such as Gymnasiums, Student Dining, Media Center etc. Relief air venting is provided by relief fans and roof vents. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility and no system is provided. The Art program is non existent. Exhaust systems for Restrooms, Kitchen, Gymnasiums, Storage Rooms, Custodial Closets and Career Tech specialized areas are adequately placed, and in working condition.

Rating: 1 Satisfactory

Recommendations:

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

ltem	Cost	Unit	Whole	1922	1922 Original	1927	1927 Addition	1929	1929 Addition	1946	1946 Addition	1966	Sum	Comments
			Building	Original	Unsuable	Addition	Unusable	Addition	Unsuable	Addition	Unsuable	Addition		
				(1922)	(1922)	(1927)	(1927)	(1929)	(1929)	(1946)	(1946)	(1966)		
				5,959 ft ²	5,959 ft ²	9,087 ft ²	6,291 ft ²	4,383 ft ²	4,383 ft ²	5,683 ft ²	5,683 ft ²	7,598 ft ²		
Kiln	\$5,000.00)each		1 Required									\$5,000.00	
Exhaust														
System:														
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Air Handler Unit



Rooftop Remote Air Conditioner Unit

D. Electrical Systems

Description: There are two electrical systems provided to the overall facility; one is a 600 amp 120/240 volt, 1 phase, 3 wire original system from the year 1922, and is in fair condition. The second electrical system added under a later building addition is a 800 amp 120/208 volt, 3 phase, 4 wire system. Power is provided to the school by pad mounted utility owned transformer. The main distribution panels cannot be expanded to add additional capacity that would be required by the OSDM air conditioning requirements. The Classrooms are not equipped with adequate electrical outlets in some of the original areas per OSFC recommendations. The typical Classroom contains usually 1 to 2 general purpose outlets with certain classrooms having added outlets used for Classroom computers, and television. There are some spaces that have no electrical outlets such as storage areas and Janitor Closets. Some Corridors are not equipped with adequate electrical outlets for electrical servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. There is a 100 amp emergency panel 'EM', which feeds items such as exit lights, emergency lights and the Fire Alarm panel. Panel 'EM' is fed directly from a 60 amp 240 V. disconnect switch. Adequate building lightning protection safeguards are not provided. The original overall electrical system does not meet Ohio School Design Manual requirements, and both will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations:

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

ltem	Cost	Unit	Whole	1922	1922	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Original	Addition	Addition	Addition	Addition	Addition	Addition	Addition		
				(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft²	(1922)	9,087 ft ²	(1927)	4,383 ft²	(1929)	5,683 ft ²	(1946)	7,598 ft ²		
					5,959 ft ²		6,291 ft ²		4,383 ft ²		5,683 ft²			
System	\$17.32	2sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$953,050.32	(Includes demo
Replacement	:													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:			\$953,050.32	2\$103,209.8	8\$103,209.8	3\$157,386.8	4\$108,960.1	2\$\$75,913.56	5\$75,913.56	5 \$98,429.56	5\$98,429.56	<u>\$131,597.36</u>	5	



Main Electrical Utility Switch



Main Electrical Transformer

E. Plumbing and Fixtures

Description:

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

Rating: 3 Needs Replacement

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

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



Toilet room fixtures



Toilet room fixtures

Facility Assessment

F. Windows

Description: The overall facility is equipped with non-thermally broken aluminum windows with single glazed type window system, which were installed at an unknown date, and are in fair to poor condition. Window system seals are in moderate condition, with minimal water infiltration and considerable air infiltration being experienced. Window system hardware is in moderate condition. The window system features surface mounted shades which are in moderate condition. The window system is not equipped with insect screens on operable windows. A hollow metal framed storefront window system is installed in the 1929 addition with single glazed, non-tempered glazing that is in poor condition. This facility does not feature any glass block windows. The 1922 original construction, and the 1927 and 1929 additions also contain wood framed single glazed windows that are in poor condition. The exterior doors in the overall facility are equipped with non-thermally broken hollow metal framed transom panels of non-tempered, single glazed glass, and fiberglass panels that are in fair condition. The school does contain 2 acrylic bubble type skylights in fair condition. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace storefront window system in the 1929 Addition with an aluminum storefront system to meet with Ohio School Design Manual requirements. Replace window transoms in exterior doors of the overall facility with approved safety glass to meet with Ohio School Design Manual requirements. Do not replace acrylic skylights at this time.

ltem	Cost	Unit	Whole	1922	1922	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Original	Addition	Addition	Addition	Addition	Addition	Addition	Addition		
				(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft²	(1922)	9,087 ft ²	(1927)	4,383 ft ²	(1929)	5,683 ft ²	(1946)	7,598 ft ²		
					5,959 ft²		6,291 ft ²		4,383 ft²		5,683 ft²			
Insulated	\$57.10	sq.ft.		693		469		554		749		306	\$158,224.10	(includes
Glass/Panels:		(Qty)		Required		Required		Required		Required		Required		blinds)
Curtain	\$64.18	sq.ft.						73 Required					\$4,685.14	(remove
Wall/Storefront		(Qty)												and
System:														replace)
Sum:			\$162,909.24	\$39,570.30	\$0.00	\$26,779.90	\$0.00	\$36,318.54	\$0.00	\$42,767.90	\$0.00	\$17,472.60		



Typical replacement single glazed aluminum windows.



Typical wood windows.

G. Structure: Foundation

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

Rating: 1 Satisfactory

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

Item	n C	ostU	nitWhole	1922	1922 Original	1927	1927 Addition	1929	1929 Addition	1946	1946 Addition	1966	SumC	Comments
			Building	Original	Unsuable (1922)	Addition	Unusable (1927)	Addition	Unsuable (1929)	Addition	Unsuable (1946)	Addition		
				(1922)	5,959 ft ²	(1927)	6,291 ft ²	(1929)	4,383 ft ²	(1946)	5,683 ft²	(1966)		
				5,959 ft ²		9,087 ft²		4,383 ft ²		5,683 ft²		7,598 ft²		
Sum	n:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Foundation wall



Crawl space wall

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed locations of deterioration in the 1927 Addition on the West wall of the gymnasium and in the 1927 Chimney, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in poor condition. Control joints are not provided at lintel locations at doors and windows. The school does not contain expansion joints, and none are needed as there is not enough exterior masonry cracking or separation to warrant the addition of expansion joints. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration at most lintels, in most walls of the 1927 Addition, and in incidental locations of the 1922 Original Building, 1929 Addition, 1946 Addition and the 1966 Addition. Architectural exterior accent materials consist of precast concrete medallions, which are in fair condition. Interior walls are concrete masonry units and wood framed partitions with plaster and are in fair condition. Interior masonry appears to have inadequately spaced and caulked control joints in fair condition. Soffits are in fair condition. The window sills are brick or precast concrete, and are in fair condition. The exterior lintels are steel, and most lintes throughout the facility are rusting, while some lintels on the 1922 Original Building, 1946 Addition and 1929 Addition are rusting and sagging and in poor condition. The chimney on the 1927 Addition is in poor condition, with extensive cracking and brick deterioration. The chimney on the 1927 Addition is in fair condition, with extensive cracking and brick deterioration. The window sills are further of planes are metal panel type construction, and are in fair condition. The west wall of the gymnasium in the 1927 Addition is visually out of plumb with cracking and significant deterioration of mortar.

2 Needs Repair

Recommendations:

Rating:

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

Item	Cost	Unit	Whole	1922	1922	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
	CUSI		Building	Original	Original	Addition	Sum	Comments						
			Building	(1922)		(1927)		(1929)		(1946)	Unsuable			
				(1922) 5,959 ft ²	(1922)	(1927) 9.087 ft ²	(1927)	(1929) 4,383 ft ²	(1929)	(1940) 5,683 ft ²	(1946)	(1900) 7,598 ft ²		
				5,959 11-	(1922) 5,959 ft ²	9,067 112	(1927) 6,291 ft ²	4,363 112	(1929) 4,383 ft ²	D,003 II-	(1946) 5,683 ft ²	7,598 112		
Tuckpointing:	\$5.00	sq.ft.		229		1,835		274		32		190	\$12,800.00	(wall surface)
		(Qty)		Required		Required		Required		Required		Required		
Exterior	\$1.50			2,629		5,467		1,932		3,157		4,279	\$26,196.00	(wall surface)
Masonry		(Qty)		Required		Required		Required		Required		Required		
Cleaning:														
Exterior	\$1.00			2,629		5,467		1,932		3,157		4,279	\$17,464.00	(wall surface)
Masonry		(Qty)		Required		Required		Required		Required		Required		
Sealing:														
Exterior	\$5.50	In.ft.				16 Required		16				41		(removing and
Caulking:								Required				Required		replacing)
Replace Brick	\$35.00					770								(total removal
Veneer		(Qty)				Required								and
System:														replacement
														including
														pinning and
														shoring)
Lintel	\$250.00	In.ft.		60		3 Required		68		60			1 ' '	(total removal
Replacement:				Required				Required		Required				and
														replacement
														including
														pinning and
Sill	\$45.00	In 64				02 Deguired								shoring) (remove and
Replacement:	\$45.00	in.it.				23 Required								(remove and replace)
Coping	\$100.00	In ft		227		576		288		386		96	\$157,300.00	
Replacement	ψ100.00			Required		Required		Required		Required		Required		replace)
Stone and				litequireu		litoquilou		litequireu		litoquirou		litequireu		
Masonry:														
Other: Prep	\$5.00	In.ft.		20		41 Required				35		41	\$685.00	sand, prime
and Paint Stee				Required						Required		Required		and paint
Lintels														lintels
Other:	\$2,500.00	allowance				Required							\$2,500.00	
Structural						·								allowance for
Evaluation														structural
														engineer to
														evaluate wall
														integrity
Sum:			\$293,081.50	\$45,517.50	\$0.00	\$111,970.50	\$0.00	\$52,088.00	\$0.00	\$61,827.50	\$0.00	\$21,678.00		



Chimney showing extensive deterioration



Deteriorated brick near courtyard

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1922 Original Construction, 1927, 1929, and 1946 Additions are a combination of wood joists and precast concrete over a crawl space. The Gymnasium floor of the 1927 Addition and the 1966 Addition are slab on grade. The floor construction of the mezzanine floor in the 1966 Addition is metal form deck construction, and is in fair condition. The floor of the mezzanine air handler space in the 1927 Addition is plaster lath with steel bars and loose wood planks. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations in the 1922 Original Construction, 1927, 1929, and 1946 Additions. The ceiling to deck space is insufficient in the 1966 Addition and the ceiling to floor height is 8 feet, which does not allow for lowering the ceiling plane. The roof construction of the 1922 Original Construction, 1927, and 1929 Additions are wood rafter and plywood deck. The 1946 and1966 Additions are in good condition.

Rating: 1 Satisfactory

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

Item	n Co	ostUn	itWhole	1922	1922 Original	1927	1927 Addition	1929	1929 Addition	1946	1946 Addition	1966	Sum	Comments
			Building	Original	Unsuable (1922)	Addition	Unusable (1927)	Addition	Unsuable (1929)	Addition	Unsuable (1946)	Addition		
			_	(1922)	5,959 ft ²	(1927)	6,291 ft ²	(1929)	4,383 ft ²	(1946)	5,683 ft ²	(1966)		
				5,959 ft ²		9,087 ft ²		4,383 ft ²		5,683 ft²		7,598 ft²		
Sum	n:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



1946 Roof structure

1927 Roof structure

J. General Finishes

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

Rating: 3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework due to installation of systems outlined in Items. A, C, D, E, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide Art program kiln. Replace toilet partitions and accessories. Replace backboards. Rework walls addressed in item O.

Item	Cost	Unit	Whole	1922	1922	1927	1927	1929	1929	1946	1946		Sum	Comments
			Building	Original	Original	Addition								
				(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft ²	(1922)	9,087 ft ²	(1927)	4,383 ft ²	(1929)	5,683 ft ²	(1946)	7,598 ft ²		
					5,959 ft ²		6,291 ft ²		4,383 ft ²		5,683 ft ²			
Complete	\$14.60	sq.ft.		Required		Required		Required		Required		Required	\$477,566.00	(elementary,
Replacement of														per building
Finishes and														area, with
Casework														removal of
(Elementary):														existing)
Toilet Partitions:	\$1,000.00	per		6 Required		2 Required				6 Required			\$14,000.00	(removing and
		stall				-								replacing)
Toilet Accessory	\$0.20	sq.ft.		Required		Required		Required		Required		Required	\$6,542.00	(per building
Replacement														area)
Resilient	\$12.85	sq.ft.				2,703							\$34,733.55	(tear-out and
Wood/Synthetic		(Qty)				Required								replace per
Flooring						-								area)
Basketball	\$3,200.00	each				2 Required							\$6,400.00	(non-electric)
Backboard														
Replacement														
Art Program Kiln:	\$2,500.00	each		1 Required									\$2,500.00	
Other: Rework	\$10.00	sq.ft.		48						48		240	\$3,360.00	Rework walls
Non-ADA Toilet		(Qty)		Required						Required		Required		to provide ADA
Room Walls		.,										·		clearance in
														toilet rooms
Sum:			\$545,101.5	5\$97,173.20	\$0.00	\$177,621.15	\$0.00	\$64,868.40	\$0.00	\$90,588.40	\$0.00	\$114,850.40		



Vinyl wall covering



Classroom casework and heating unit

K. Interior Lighting

Description: The typical Classrooms of the facility are equipped with T-8 1'X4' tandum pendant mounted style fluorescent fixtures with single level switching. Some of these Classrooms provide 60 to 70 footcandles while others only provide 40 to 50 footcandles of light which is below the recommended 50 FC. The typical Corridors in the overall facility are equipped with T-8, 1'X4' surface mounted fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 15 to 20 FC; Sometimes complying with the 20 FC recommended by the OSDM and sometimes not. The Multi Purpose / Cafeteria area / Gymnasium is equipped with recessed mounted high intensity discharge type lighting in fair condition, but only providing an average illumination of 40 FC; not complying with the 50 FC recommended by the OSDM. The Library is equipped with T-8, 1'X4' tandum pendant mounted fluorescent type lighting in fair condition, providing an average illumination of 40 to 50 FC; not complying with the 50 FC recommended by the OSDM. The Kitchen space is equipped with T-8 1'X4' tandum 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 1'X4' pendant fluorescent fixtures and 1'X4' surface mounted fluorescent type lighting in fair condition, providing an average illumination of providing an durate fluorescent type lighting and surface mounted fluorescent fixtures in poor condition. The typical Administrative spaces in the overall facility are equipped with 1'X4' pendant fluorescent fixtures and 1'X4' surface mounted 1-8 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

Rating: 3 Needs Replacement

Recommendations:

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

ltem	Cost	Unit	Whole	1922	1922	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Original	Addition								
			-	(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft ²	(1922)	9,087 ft ²	(1927)	4,383 ft ²	(1929)	5,683 ft ²	(1946)	7,598 ft ²		
					5,959 ft ²		6,291 ft ²		4,383 ft ²		5,683 ft ²			
Complete	\$5.00	sq.ft.		Required	\$275,130.00	Includes								
Building									-	-				demo of
Lighting														existing
Replacement														fixtures
Sum:			\$275,130.00	\$29,795.00	\$29,795.00	\$45,435.00	\$31,455.00	\$21,915.00	\$21,915.00	\$28,415.00	\$28,415.00	\$37,990.00		



Classroom Lighting Fixtures



Surface Mounted Hallway Lights

L. Security Systems

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

Rating: 3 Needs Replacement

Recommendations:

ns: 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.

ltem	Cost	Unit	Whole	1922	1922 Original	1927	1927 Addition	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Unsuable	Addition	Unusable	Addition	Addition	Addition	Addition	Addition		
				(1922)	(1922)	(1927)	(1927)	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft²	5,959 ft²	9,087 ft ²	6,291 ft²	4,383 ft²	(1929)	5,683 ft ²	(1946)	7,598 ft²		
									4,383 ft²		5,683 ft²			
Security	\$1.75	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$96,295.50	(complete,
System:														area of
														building)
Exterior	\$1.00	sq.ft.		Required		Required		Required		Required		Required	\$32,710.00	building
Site														
Lighting:														
Sum:			\$129,005.50	\$16,387.25	\$10,428.25	\$24,989.25	\$11,009.25	\$12,053.25	\$7,670.25	\$15,628.25	\$9,945.25	\$20,894.50		



Front Door Wall Mounted Intercom



Front Door CCTV

M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole	1922	1922	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Original	Addition	Addition	Addition	Addition	Addition	Addition	Addition		
			-	(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft²	(1922)	9,087 ft ²	(1927)	4,383 ft ²	(1929)	5,683 ft²	(1946)	7,598 ft ²		
					5,959 ft²		6,291 ft²		4,383 ft²		5,683 ft²			
Emergency/Egress	\$1.00	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$55,026.00	(complete,
Lighting:														area of
														building)
Sum:			\$55,026.00	\$5,959.00	\$5,959.00	\$9,087.00	\$6,291.00	\$4,383.00	\$4,383.00	\$5,683.00	\$5,683.00	\$7,598.00		



EXIT

Hallway Egress Lighting

Typical Exit Sign

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.

ltem	Cost Ur	nit Whole	1922	1922 Origin	al 1927	1927	1929	1929	1946	1946	1966	Sum	Comments
		Building	Original (1922) 5,959 ft²	Unsuable (1922) 5,959 ft²	Addition (1927) 9,087 ft ²	Addition Unusable (1927) 6,291 ft ²	Addition (1929) 4,383 ft ²	Addition Unsuable (1929) 4,383 ft ²	Addition (1946) 5,683 ft ²	Addition Unsuable (1946) 5.683 ft ²	Addition (1966) 7,598 ft ²		
Fire Alarm System:	\$1.50sq	.ft.	Required	Required	Required	Required	Required	Required	Required	Required	Required		(complete new system, including removal of existing)
Sum:		\$82.539.00	\$8,938.50	\$8,938.50	\$13,630.50	\$9.436.50	\$6,574.50	\$6,574.50	\$8,524.50	\$8,524.50	\$11,397.00	1	



Main Fire Alarm Panel



Typical Manual Pull Station

O. Handicapped Access

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

Rating: 2 Needs Repair

Recommendations:

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

			Building	Original (1922) 5,959 ft²	Original Unsuable (1922) 5,959 ft ²	Addition (1927) 9,087 ft ²	Unusable (1927) 6,291 ft²	Addition (1929) 4,383 ft ²	Addition Unsuable (1929) 4,383 ft ²	Addition (1946) 5,683 ft ²	Addition Unsuable (1946) 5,683 ft ²	Addition (1966) 7,598 ft ²		Comments
Signage:	\$0.10			Required		Required		Required		Required		Required		(per building area)
Ramps:	\$40.00	(Qty)						144 Required				33 Required		ramp/interior-exterior complete)
	\$15,000.00	unit				1 Required				1 Required			\$30,000.00	
Toilet Partitions:	\$1,000.00	stall		1 Required						2 Required				(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit						1 Required						(openers, electrical, patching, etc)
Replace Doors:	\$1,100.00	leaf		6 Required		20 Required		10 Required		8 Required				(standard 3070 wood door, HM frame-classroom door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf				2 Required		1 Required		3 Required		5 Required	\$55,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		5 Required				1 Required		2 Required		7 Required		(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		1 Required		2 Required		2 Required		3 Required			\$2,280.00	
Sum:			\$231,531.00	\$33,480.90	\$0.00	\$48,478.70	\$0.00	\$35,268.30	\$0.00	\$52,223.30	\$0.00	\$62,079.80		





Steps at main entry

Exit steps at classroom

P. Site Condition

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

Rating: 2 Needs Repair

Recommendations:

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

New Vearing Course: Bus Drop-Off for Elementary Elementary Course: Student Elementary Elementary Student Students Student Students Student Students Student Students Student Students Student Students Student Students Student Students Student Students Student Students Student Students Student Students Student S				Whole Building	1922 Original (1922) 5,959 ft²	Unsuable	1927 Addition (1927) 9,087 ft²	Addition Unusable	1929 Addition (1929) 4,383 ft ²	Unsuable	1946 Addition (1946) 5,683 ft ²	1946 Addition Unsuable (1946) 5,683 ft ²	1966 Addition (1966) 7,598 ft ²	Sum	Comments
Elementary student Required Re	Course:	\$18.65	sq. yard		•									\$52,555.70	(includes minor crack repair in less than 5% of paved area)
Sidewalk: (Qty) Required Image: Second															students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students
Dumpster Pad: Solution		\$4.69												\$6,753.60	N I I I I I I I I I I I I I I I I I I I
Base Sitework Allowance for Unforeseen Circumstances\$50,000.00 allowanceRequiredRequiredRequiredStolou of next two. (Applies for whole built so only on addition st have this it one or the next. (Eacl addition st have this it one or the so only on so only on so only on addition st have this itRequiredRequiredRequiredRequiredRequired next two. (Applies for whole built so only on addition st have this it one or the next. (Eacl addition st have this it one or the next (Eacl addition st have this it ponding condition it parking lotDrainage(Qty)Required800 RequiredImage: Image: I		\$2,400.00	each		1 Required										(for two dumpsters)
Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF Other: Parking Drainage (Qty) Required S3.50 sq.ft. Drainage	Base Sitework Allowance for Unforeseen				Required									\$50,000.00	Include this and one of the
Other: Parking \$3.50 sq.ft. 800 Drainage (Qty) Required Image	Allowance for Unforeseen Circumstances for buildings between 0 SF	\$1.50	sq.ft.		Required	Required	Required	Required	Required	Required	Required	Required	Required		Include this one <u>or</u> the next. (Each addition should have this item)
	Other: Parking	\$3.50	(Qty)	\$220.048.20	Required	\$9.039.50	\$13 630 FC	\$0.436.50	\$6 574 50	\$6 574 F0	¢9 524 50	\$ 524 50	¢11 307 00		



Parking lot

Play areas

Facility Assessment

Q. Sewage System

Description:

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

Rating: 3 Needs Replacement

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

Item	Cost Un	tWhole	1922	1922	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
		Building	Original	Original	Addition	Addition	Addition	Addition	Addition	Addition	Addition		
			(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
			5,959 ft²	(1922)	9,087 ft²	(1927)	4,383 ft²	(1929)	5,683 ft²	(1946)	7,598 ft ²		
				5,959 ft²		6,291 ft²		4,383 ft²		5,683 ft²			
Sewage	\$45.00ln.f	t.	500		500		500		500		500	\$112,500.00	(include
Main:			Required		Required		Required		Required		Required		excavation
													and backfilling)
Sum:		\$112,500.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00	\$22,500.00		



Sanitary drainage Piping



Sanitary drainage Piping

R. Water Supply

Description:

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

Rating:

3 Needs Replacement

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

ltem	Cost	Unit	Whole	1922	1922 Origina	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Unsuable	Addition								
			Ū	(1922)	(1922)	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft ²	5,959 ft ²	9,087 ft ²	(1927)	4,383 ft ²	(1929)	5,683 ft ²	(1946)	7,598 ft ²		
							6,291 ft ²		4,383 ft ²	-	5,683 ft ²			
Domestic	\$40.00	In.ft.		500		500		500		500		500	\$100,000.00	(new)
Water Mair	n l			Required		Required		Required		Required		Required		
Sum:			\$100,000.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00		



Domestic water heater

Domestic water piping

Facility Assessment

S. Exterior Doors

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

Rating: 3 Needs Replacement

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

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



Typical hollow metal entry doors.



Typical classroom egress door.

T. Hazardous Material

Description:

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

Rating: 3 Needs Replacement

Recommendations:

ations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

ltem	Cost	Unit	Whole	1922	1922 Original	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Unsuable	Addition	Addition	Addition	Addition	Addition	Addition	Addition		
				(1922)	(1922)	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft²	5,959 ft²	9,087 ft ²	(1927)	4,383 ft²	(1929)	5,683 ft²	(1946)	7,598 ft ²		
							6,291 ft ²		4,383 ft²		5,683 ft²			
Environmental				EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	EHA Form	(
Hazards Form														
Pipe Insulation	\$10.00	ln.ft.		0 Required	200 Required	100	200 Required	0 Required	200 Required	0 Required	0 Required	0 Required	\$7,000.00	
Removal						Required								
Pipe Fitting	\$20.00	each		0 Required	0 Required	2 Required	0 Required	0 Required	0 Required	0 Required	0 Required	20	\$440.00	
Insulation Removal												Required		
Resilient Flooring	\$3.00	sq.ft.		800	0 Required	2,703	0 Required	0 Required	0 Required	62	0 Required	0 Required	\$10,695.00	See J
Removal, Including		(Qty)		Required		Required				Required				
Mastic														
Sum:			\$18,135.00	\$2,400.00	\$2,000.00	\$9,149.00	\$2,000.00	\$0.00	\$2,000.00	\$186.00	\$0.00	\$400.00		



Vinyl tile



Pipe insulation

U. Life Safety

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

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code.

ltem	Cost	Unit	Whole	1922	1922	1927	1927	1929	1929	1946	1946	1966	Sum	Comments
			Building	Original	Original	Addition								
			_	(1922)	Unsuable	(1927)	Unusable	(1929)	Unsuable	(1946)	Unsuable	(1966)		
				5,959 ft ²	(1922)	9,087 ft ²	(1927)	4,383 ft ²	(1929)	5,683 ft ²	(1946)	7,598 ft ²		
					5,959 ft ²		6,291 ft ²		4,383 ft ²		5,683 ft ²			
Sprinkler /	\$3.25	sq.ft.		5,959	5,959	9,087	6,291	4,383	4,383	5,683	5,683	7,598	\$178,834.50	(includes
Fire		(Qty)		Required		increase of								
Suppression														service
System:														piping, if
														required)
Handrails:	\$5,000.00	level				2 Required					3 Required		\$25,000.00	0
Sum:			\$203,834.50	\$19,366.75	\$19,366.75	\$39,532.75	\$20,445.75	\$14,244.75	\$14,244.75	\$18,469.75	\$33,469.75	\$24,693.50		



Hand and guardrail



Fire extinguisher cabinet

V. Loose Furnishings

Description:

The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, wastebaskets, and other. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 4 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 2 Needs Repair

Recommendations: Provide for replacement of outdated or inadequate furniture.

ltem	Cost	Unit	Whole	1922	1922 Original	1927	1927 Addition	1929	1929 Addition	1946	1946 Addition	1966	Sum	Comments
			Building	Original	Unsuable	Addition	Unusable	Addition	Unsuable	Addition	Unsuable	Addition		
				(1922)	(1922)	(1927)	(1927)	(1929)	(1929)	(1946)	(1946)	(1966)		
				5,959 ft ²	5,959 ft²	9,087 ft ²	6,291 ft ²	4,383 ft²	4,383 ft²	5,683 ft²	5,683 ft ²	7,598 ft²		
CEFPI	\$4.00	sq.ft.		Required		Required		Required		Required		Required	\$130,840.00	
Rating 4														
to 5														
Sum:			\$130,840.00	\$23,836.00	\$0.00	\$36,348.00	\$0.00	\$17,532.00	\$0.00	\$22,732.00	\$0.00	\$30,392.00		



Classroom furniture



Music program furniture

W. Technology

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

Rating: 3 Needs Replacement

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

ltem	Cost		Building	1922 Original (1922) 5,959 ft²	Unsuable	1927 Addition (1927) 9,087 ft ²	1927 Addition Unusable (1927) 6,291 ft ²	1929 Addition (1929) 4,383 ft ²	1929 Addition Unsuable (1929) 4,383 ft ²	1946 Addition (1946) 5,683 ft ²	1946 Addition Unsuable (1946) 5,683 ft ²	1966 Addition (1966) 7,598 ft ²	Sum	Comments
ES portion of building with total SF < 50,000	\$10.68	sq.ft. (Qty)						0 Required				7,598 Required	\$81,146.64	ŀ
ES portion of building with total SF 50,000 to 69,360	\$8.96	isq.ft. (Qty)		5,959 Required		9,087 Required		4,383 Required		5,683 Required		7,598 Required	\$293,081.60	
Sum:			\$374,228.24	\$53,392.64	\$0.00	\$81,419.52	\$0.00	\$39,271.68	\$0.00	\$50,919.68	\$0.00	\$149,224.72		



Main Data Frame (MDF)



In Class Network Router

X. Construction Contingency / Non-Construction Cost

Renovat	ion Costs (A-W)		\$6,448,505	5.97
7.00%	Construction Continge	ency	\$451,395	5.42
Subtotal			\$6,899,901	1.39
16.29%	Non-Construction Cos	ts	\$1,123,993	3.94
Total Pro	oject		\$8,023,895	5.32
Nor	struction Contingency -Construction Costs al for X.	\$1,1	451,395.42 123,993.94 575,389.35	

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

School Facility Appraisal

Name of Appraiser	Karen L Walker		Date of Appraisal	2010-03-16
Building Name	McKinley Element	tary School		
Street Address	1200 Lost Nation	Road		
City/Town, State, Zip Code	Willoughby, OH 4	4094		
Telephone Number(s)	440/942-1525			
School District	Willoughby-Eastla	ike City SD		
Setting:	Suburban			
Site-Acreage	3.67		Building Square Fo	otage 55,026
Grades Housed	K-5		Student Capacity	525
Number of Teaching Stations	21		Number of Floors	2
Student Enrollment	259			
Dates of Construction	1922,1922,1927,192	7,1929,1929,1946,1946,19	966	
Energy Sources:	Fuel Oil	G as	Electric	□ Solar
Air Conditioning:	Roof Top	Windows Units	Central	Room Units
Heating:	Central	Roof Top	Individual Unit	G Forced Air
	Hot Water	□ Steam		
Type of Construction	Exterior Surfa	cing	Floor Construction	
Load bearing masonry	Brick		Wood Joists	
□ Steel frame	□ Stucco		□ Steel Joists	
Concrete frame	Metal		Slab on grade	
U Wood	U Wood		Structural slab	
Steel Joists	□ Stone			

1.0 The School Site

School Facility Appraisal

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

2.0 Structural and Mechanical Features

School Facility Appraisal

Structural		Points Allocated	Points
2.1	Structure meets all barrier-free requirements both externally and internally	15	5
	The structure does not meet barrier-free requirements due to exterior steps, inadequate door clearances, and non-complian	nt toilet rooms.	
2.2	Roofs appear sound, have positive drainage, and are weather tight	15	5
	Roofing is in poor condition. Minimal evidence of roof leakage was observed.		
2.3	Foundations are strong and stable with no observable cracks	10	10
	Foundations are strong and stable with no observable cracks.		
2.4	Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	4
	Exterior and interior walls lack sufficient expansion joints and some walls are deteriorating.		
2.5	Entrances and exits are located so as to permit efficient student traffic flow	10	10
	Entrances and exits are located so as to permit efficient student traffic flow. Classrooms have exterior doors.		
2.6	Building "envelope" generally provides for energy conservation (see criteria)	10	2
	Building envelope does not meet ASHRAE standards.		
2.7	Structure is free of friable asbestos and toxic materials	10	2
	Structure contains asbestos and toxic materials.		
2.8	Interior walls permit sufficient flexibility for a variety of class sizes	10	3
	Interior walls do not permit flexibility, due to undersized classrooms.		
Mecha	nical/Electrical	Points Allocated	Points
2.9	Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	6
2.0	Adequate light sources are well maintained and properly placed and are not subject to overheating. But, due to age and ad replaced.		
2.10	Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	10
	Internal water supply is adequate with sufficient pressure to meet health and safety requirements. The supply is not adequa automatic fire suppression system.	ite to accomodate the add	lition of an
2.11	Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications	15	6
	Classrooms do not contain adequate walls outlets, phone and computer cabling to comply with OSDM standards.		

	TOTAL - Structural and Mechanical Features	200	114
	Exterior water supply is sufficient and available for normal usage.		
2.18	Exterior water supply is sufficient and available for normal usage	5	5
	Intercommunication system consists of a central unit that allows dependable two way communication between the office and most instru- system does not completely meet the requirements of the OSDM.	uctional areas	s. The entire
2.17	Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	6
	Smoke detectors meet requirements. Fire alarms are present but lack strobe lights. The building is not sprinklered.		
2.16	Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	4
	Drainage systems are properly maintained and meet requirements.		
2.15	Drainage systems are properly maintained and meet requirements	10	9
	Number and size of restrooms meets requirements.		
2.14	Number and size of restrooms meet requirements	10	9
	Drinking fountains are adequate in number and placement and are properly maintained and ADA compliant.		
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	9
	Electrical controls are safely protected with disconnect switches and are easily accessible.		
2.12	Electrical controls are safely protected with disconnect switches easily accessible	10	9

3.0 Plant Maintainability

School Facility Appraisal

		Points Allocated	Points
3.1	Windows, doors, and walls are of material and finish requiring minimum maintenance	15	8
	Windows, doors, and walls are of material and finish requiring minimum maintenance. Some deterioration requires attention		
3.2	Floor surfaces throughout the building require minimum care	15	10
	Tile floor surfaces throughout the building require minimum care.		
3.3	Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain	10	5
	Walls throughout the building, including service areas, are easily cleaned and resistant to stains. Ceiling tiles are stained.		
3.4	Built-in equipment is designed and constructed for ease of maintenance	10	5
	Built-in equipment is in poor condition.		
3.5	Finishes and hardware, with compatible keying system, are of durable quality	10	8
	Finishes and hardware, with district wide compatible keying system, are of durable quality, with some in poor condition.		
3.6	Restroom fixtures are wall mounted and of quality finish	10	4
	Restroom fixtures are wall and floor mounted and of quality finish. They are outdated and inefficient.		
3.7	Adequate custodial storage space with water and drain is accessible throughout the building	10	8
	Adequate custodial storage space with water and drain is accessible throughout the building.		
3.8	Adequate electrical outlets and power, to permit routine cleaning, are available in every area	10	6
	Adequate electrical outlets and power, to permit routine cleaning, are not available in every area, and not meeting requirement	ents of the OSDM	
3.9	Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement	10	4
	Outdoor light fixtures, equipment, and other fixtures are accessible for repair and replacement. There are no electrical outlet	s observed outsia	le the building.
	TOTAL - Plant Maintainability	100	58

4.0 Building Safety and Security

School Facility Appraisal

Site Safety		Points Allocated	Points
4.1	Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	2
	Student loading areas are not segregated from other vehicular traffic and pedestrian walkways.		
4.2	Walkways, both on and offsite, are available for safety of pedestrians	10	7
	Walkways are available for pedestrian safety on site and along the major street to the east. Adjacent smaller reside	ential streets lack sidewa	lks.
4.3	Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	5
	Access streets have sufficient signals to permit safe entrance to and exit from the school area.		
4.4	Vehicular entrances and exits permit safe traffic flow	5	4
	Vehicular entrances and exits permit safe, one-way traffic flow.		
4.5	ES Playground equipment is free from hazard	5	5
	MS Location and types of intramural equipment are free from hazard		
	HS Athletic field equipment is properly located and is free from hazard		
	Playground equipment is free from hazard.		
Buildir	ng Safety	Points Allocated	Points
4.6	The heating unit(s) is located away from student occupied areas	20	20

4.6	The heating unit(s) is located away from student occupied areas	20	20
	The heating unit is located away from student occupied areas.		
4.7	Multi-story buildings have at least two stairways for student egress	15	5
4.7		15	5
	One stairway is provided for the basement access.		
4.8	Exterior doors open outward and are equipped with panic hardware	10	10
	Exit doors open outward and are equipped with panic hardware.		
4.9	Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	5
	Emergency lighting and exit signs are provided throughout the entire building. Exits signs have battery backup but are not o	n a separate	electrical circuit.
4.10	Classroom doors are recessed and open outward	10	5
	Most classroom doors are not recessed. All classroom doors open outward.		
4.11	Building security systems are provided to assure uninterrupted operation of the educational program	10	6
	Building security systems are provided to assure uninterrupted operation of the educational program, and does not meet the	e requirement	s of the OSDM.

4.12	Flooring (including ramps and stairways) is maintained in a non-slip condition	5	5
	Flooring is maintained in a non-slip condition.		
4.13	Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 Stair risers are code compliant.	5	5
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury Most glass provided is not safety glass.	5	1
	nost grass provided to not surety grass.		
4.15	Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	1
	Student coat racks project into the corridors in some areas.		
4.16	Traffic areas terminate at an exit or a stairway leading to an egress	5	5
	All traffic areas terminate at an exit. Classrooms have exterior egress doors.		

Emerg	Emergency Safety		Points
4.17	Adequate fire safety equipment is properly located	15	15
	Adequate fire safety equipment is properly located.		
4.18	There are at least two independent exits from any point in the building	15	15
	There are at least two independent exits from any point in the building.		
4.19	Fire-resistant materials are used throughout the structure	15	15
	Fire resistant materials are used throughout the structure.		
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	6
	Automatic and manual emergency alarm system with a distinctive sound is provided. Alarms are not equipped with strong	be lights.	
	TOTAL - Building Safety and Security	200	142

5.0 Educational Adequacy

School Facility Appraisal

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

Special	Learning	Space

5.7	Special le	Size of special learning area(s) meets standards arning classrooms are undersized.	15	3
5.8	Specialize	Design of specialized learning area(s) is compatible with instructional need ad learning areas are not designed specifically for specialized instructional needs.	10	3
5.9	Library pr	Library/Resource/Media Center provides appropriate and attractive space	10	8
5.10	Gynmasiu	Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>instruction in is undersized per the design manual.</i>	5	2
5.11	ES MS/HS	Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction Science program is provided sufficient space and equipment	10	5

Pre-kindergarten and kindergarten spaces are undersized and lack adequate storage. Kindergarten rooms feature private toilets.

Points Allocated

Points

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

Schoo	I Facility Appraisal	Points Allocated	Points
5.14	Space for technology education permits use of state-of-the-art equipment	5	4
	Space for technology education permits use of state of the art equipment.		
5.15	Space for small groups and remedial instruction is provided adjacent to classrooms	5	1
	Spaces for small group and remedial instruction are not adequately provided.		
5.16	Storage for student and teacher material is adequate	5	2
	Storage for teacher materials is adequate. Storage for student materials is inadequate.		
Suppo	rt Space	Points Allocated	Points
5.17	Teacher's lounge and work areas reflect teachers as professionals	10	7
	Teacher's lounge and work rooms are adequate.		
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	5
	No dedicated cafeteria is provided. Student dining space is shared with the gymnasium and is adequately sized. Kitchen is u	ndersized.	
5.19	Administrative offices provided are consistent in appearance and function with the maturity of the students ser	ved 5	4
	Administrative offices provided are consistent in appearance and function with the maturity of the students served.		
5.20	Counselor's office insures privacy and sufficient storage	5	4
	Counselor's office insures privacy.		
5.21	Clinic is near administrative offices and is equipped to meet requirements	5	2
	The clinic adjoins administrative offices. Clinic restroom is not ADA compliant.		
5.22	Suitable reception space is available for students, teachers, and visitors	5	2
	Reception space is undersized.		
5.23	Administrative personnel are provided sufficient work space and privacy	5	3
	Administrative personnel and provided sufficient work space, but not privacy.		
	TOTAL - Educational Adequacy	200	84

Back to Assessment Summary

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6.0 Environment for Education

School Facility Appraisal

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

Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning Colors and decor are dull and lack variety.	20	10
6.7 Year around comfortable temperature and humidity are provided throughout the building The building lacks humidity control and air conditioning. Heating is adequate.	15	5
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirements.	rement 15	7
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination Lighting system provides proper intensity, diffusion and distribution of illumination in most areas.	15	9
6.10 Drinking fountains and restroom facilities are conveniently located Drinking fountains and restrooms are conveniently located.	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization Communication among students is enhanced by commons indoor and outdoor areas for socialization.	10	8
6.12 Traffic flow is aided by appropriate foyers and corridors	10	8

Traffic flow is aided by appropriate foyers and corridors.

	TOTAL - Environment for Education	200	131
	Furniture and equipment are mismatched and in a range of conditions from fair to poor.		
6.17	Furniture and equipment provide a pleasing atmosphere	10	4
	Window design contributes to a pleasant environment.		
6.16	Window design contributes to a pleasant environment	10	7
	Acoustical treatment of ceilings, walls, and floors provides effective sound control.		
6.15	Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	7
	Large group areas are designed for effective management of students.		
6.14	Large group areas are designed for effective management of students	10	8
	Areas for students to interact are suitable to the age group.		
6.13	Areas for students to interact are suitable to the age group	10	8

LEED Observation Notes

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

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

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

characters remaining in Sustainable Sites.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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

characters remaining in Water Efficiency.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

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

characters remaining in Energy & Atmosphere.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

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

characters remaining in Material & Resources.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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

characters remaining in Indoor Environmental Quality.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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

characters remaining in Innovation & Design Process.

Justification for Allocation of Points

	Building Name and Level:	McKinley Elementary School
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K-5

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

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

Environmental Hazards Assessment Cost Estimates

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

District IRN:	45104
Building IRN:	23754
Firm:	The Collaborative, Inc.

Scope remains unchanged after cost updates.

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

Building Summary - McKinley Elementary School (23754)

District: Willoughby-E	Tactla	ko Citu	<u>en</u>				County:	_ake	Aroa	a: Northeastern Ohio	(9)		
Name: McKinley Ele		-					•	Lake Vis. Pam Sosle		. Northeastern Onio	(0)		
Address: 1200 Lost Na			1001					440/942-1525					
Willoughby,0							Date Prepared: 2		By:	Karen L Walker			
Bldg. IRN: 23754		001					Date Revised: 2		By:	Karen L Walker			
Current Grades		K-5	Acreage			3.67	CEFPI Appraisa						
Proposed Grades		N/A	Teaching		ns:	21	0Err r r ppraioe	arounnary					
Current Enrollment		259	Classroo	-		21	-	Section		Points Possible	Points Earne	d Percentage I	Rating Category
Projected Enrollment		N/A					Cover Sheet			(<	<	<
Addition	Date	HA	Number	of	Curren	t Square	1.0 The School	Site		100	68	68%	Borderline
			Floors		F	eet	2.0 Structural ar	nd Mechanica	l Featu	<u>res</u> 200	114	57%	Borderline
1922 Original	1922		1			5,959	3.0 Plant Mainta	ainability		100	58	58%	Borderline
1922 Original Unsuable	1922		1			5,959	4.0 Building Saf	ety and Secur	ity	200	142	71%	Satisfactory
1927 Addition	1927		1				5.0 Educational			200	84	42%	Poor
<u>1927 Addition</u> Unusable	1927	no	1			6,291	6.0 Environmen		<u>1</u>	200	131	66%	Borderline
1929 Addition	1929	no.	1			/ 383	LEED Observat	ions		((((
1929 Addition	1929		1			4 383	<u>Commentary</u> Total			((((
Unsuable						.,000		an montal U	ord - A	1000	597	60%	Borderline
1946 Addition	1946	no	1			5,683	Ennanced Envir	onmental Haz	ards A	ssessment Cost Estir	nates		
1946 Addition	1946	no	1			5,683	C=Under Contra	act					
<u>Unsuable</u>							4					-	
1966 Addition	1966	no	1			7,598	Renovation Cos	t Factor					104.16%
Total			1.0		_	55,026	Cost to Renovation	te (Cost Facto	r applie	ed)			\$8,357,689.37
			ped Acce	SS	_		The Replaceme	ent Cost Per S	F and t	the Renovate/Replace	e ratio are only	provided when	this summary is
		tisfacto eds Re			_		requested from	a Master Plar					
			eplaceme	nt	_								
*Const P/S					ruction								
FACILITY ASS					laotion	Dollar	1						
Cost Set:			F	Rating	Ass	essment C	;						
A. Heating System				3	\$1,78	8,345.00 -							
🔁 B. <u>Roofing</u>				3	\$37	3,915.82 -							
C. Ventilation / Air Co	onditic	oning		1	\$	5,000.00 -							
D. Electrical Systems	_			3		3,050.32 -	-						
E. Plumbing and Fixe	tures			3		6,285.00 -	-						
F. Windows				3	\$16	2,909.24 -	-						
G. Structure: Founda				1	^ ~~	\$0.00 -	-						
H. <u>Structure: Walls a</u>			2	2	\$29	3,081.50 -	-						
I. <u>Structure: Floors a</u> J. <u>General Finishes</u>		0015		1 3	¢c1	+ \$0.00 - 5,101.55	1						
K. Interior Lighting				3		5,101.55 - 5,130.00 -	-						
L. <u>Security Systems</u>				3		9,005.50 -	-						
M. Emergency/Egres		ntina		3		5,026.00 -	1						
N. Fire Alarm	<u>,</u>			3		2,539.00 -	1						
C. Handicapped Acc	ess			2		1,531.00 -	1						
P. Site Condition				2		0,048.30 -	1						
C. Sewage System				3		2,500.00 -]						
C R. Water Supply				3	\$10	0,000.00 -							
S. Exterior Doors				3	\$3	8,000.00 -							
T. Hazardous Materi	al			3		8,135.00 -							
U. Life Safety				3		3,834.50 -							
V. Loose Furnishings	<u>5</u>			2		0,840.00 -	4						
W. <u>Technology</u>				3		4,228.24 -	-						
- X. Construction Cont Non-Construction		<u>cy /</u>		-		5,389.35 -							
						3,895.32							

Previous Page

Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1922 Original

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

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

B. Removal Of Underground Storage Tanks								
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost			
1. (Sum of Lines 1-0)			Total Cost For Removal Of Underground St	orage Tanks	\$0.00			
C. Lead-Based Paint (LBP) - Renovatio	C. Lead-Based Paint (LBP) - Renovation Only							
1. Estimated Cost For Abatement Contra	ctor to Perform Lead Mock	-Ups			\$0.00			
2. Special Engineering Fees for LBP Mock-Ups								
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups								
D. Fluorescent Lamps & Ballasts Recycling/Incineration								
Area Of Building Addition Square Feet w/Fluorescent Lamps & Ballasts Unit Cost								
1. 5959	\$0).10 \$0.00						
E. Other Environmental Hazards/Remarks								
Description								
1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation								
2. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition								
2. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition \$0.00								

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1922 Original Unsuable

uable

A. Asbestos Containing Material (ACM)			AEM_Ash	estos Free Material
ACM Found	Status	Quantity		Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	
2. Breeching Insulation Removal	Not Present	6	\$10.00	
3. Tank Insulation Removal	Not Present	6	\$8.00	
4. Duct Insulation Removal	Not Present		\$8.00	
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	200	\$10.00	
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	
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	
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	
33. Sink Undercoating Removal	Not Present	0	\$100.00	
34. Roofing Removal	Not Present	0	\$2.00	
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Re			\$2,000.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for De	emolition Worl	ĸ	\$2,000.00

B. Removal Of Underground Storage	Tanks					None Reported
Tank No.	Location	Age	Pr	oduct Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)			Total Cost For	Removal Of Underground	Storage Tanks	\$0.00
C. Lead-Based Paint (LBP) - Renovatio	n Only				Additio	n Constructed after 1980
1. Estimated Cost For Abatement Contra	ctor to Perform Lead Mocl	k-Ups				\$0.00
Special Engineering Fees for LBP Moc	k-Ups					\$0.00
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups			Paint Mock-Ups	\$0.00		
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration					Not Applicable
Area Of Building Addition		Square Feet w/FI	luorescent Lamps	s & Ballasts	Unit Cost	Total Cost
1. 5959	0				\$	0.10 \$0.00
E. Other Environmental Hazards/Rema	rks					None Reported
		Description				Cost Estimate
1. (Sum of Lines 1-0) Tota	I Cost for Other Enviror	mental Hazards	- Renovation			\$0.00
2. (Sum of Lines 1-0) Tota	I Cost for Other Enviror	mental Hazards	- Demolition			\$0.00

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

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

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

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

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

A. Asbestos Containing Material (ACM)			AFM=Asbesto	s Free Materia
ACM Found	Status	Quantity	Unit Cost Esti	mated 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
Pipe Insulation Removal	Assumed Asbestos-Containing Material	100	\$10.00	\$1,000.00
6. Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	2	\$20.00	\$40.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
 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	o	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	2703	\$3.00	\$8,109.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Re	novation Wo	rk	\$9,149.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for De	molition Wor	k	\$1,040.00

B. Removal Of Underground Storage	Tanks				None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)			Total Cost For Removal Of Underground S	torage Tanks	\$0.00
C. Lead-Based Paint (LBP) - Renovation	n Only			Addit	ion Constructed after 1980
1. Estimated Cost For Abatement Contract	tor to Perform Lead Mock-U	Jps			\$0.00
2. Special Engineering Fees for LBP Moc	k-Ups				\$0.00
3. (Sum of Lines 1-2)			Total Cost for Lead-Based P	aint Mock-Ups	\$0.00
D. Fluorescent Lamps & Ballasts Recyc	ling/Incineration				Not Applicable
Area Of Building Addition	S	Square Feet w	/Fluorescent Lamps & Ballasts	Unit Co	st Total Cost
1. 9087 0				\$0.10 \$0.00	
E. Other Environmental Hazards/Remain	ks				None Reported
	Description Cost				
1. (Sum of Lines 1-0) Tota	I Cost for Other Environm	nental Hazard	s - Renovation		\$0.00
2. (Sum of Lines 1-0) Tota	I Cost for Other Environm	nental Hazard	s - Demolition		\$0.00

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

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

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

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

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

A. Asbestos Containing Material (ACM)				estos Free Material
ACM Found	Status	Quantity		Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	
2. Breeching Insulation Removal	Not Present	<u>b</u>	\$10.00	
3. Tank Insulation Removal	Not Present	0	\$8.00	
4. Duct Insulation Removal	Not Present	6	\$8.00	
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	200	\$10.00	
6. Pipe Fitting Insulation Removal	Not Present	<u> </u>	\$20.00	
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	- <u>p</u>	\$12.00	
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	6	\$30.00	
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	6	\$15.00	
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	6	\$2,000.00	
11. Flexible Duct Connection Removal	Not Present	ñ	\$100.00	
12. Acoustical Plaster Removal	Not Present	- <u>ŏ</u>	\$7.00	
13. Fireproofing Removal	Not Present	- <u>p</u>	\$15.00	
14. Hard Plaster Removal	Not Present	6	\$7.00	
15. Gypsum Board Removal	Not Present	6	\$6.00	
16. Acoustical Panel/Tile Ceiling Removal	Not Present	ñ	\$3.00	
17. Laboratory Table/Counter Top Removal	Not Present	6	\$100.00	
18. Cement Board Removal	Not Present	ŏ	\$5.00	
19. Electric Cord Insulation Removal	Not Present	ő	\$1.00	
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	
21. Sheet Flooring with Friable Backer Removal	Not Present	ŏ	\$4.00	
22. Fire Door Removal	Not Present	ŏ	\$100.00	
23. Door and Window Panel Removal	Not Present	0	\$100.00	
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	
25. Soil Removal	Not Present	0	\$150.00	
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	
30. Carpet Mastic Removal	Not Present	0	\$2.00	
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	
33. Sink Undercoating Removal	Not Present	0	\$100.00	
34. Roofing Removal	Not Present	0	\$2.00	
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Rend	vation Wo	rk	\$2,000.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for Dem	olition Wor	k	\$2,000.00

B. Removal Of Underground Storag	e Tanks				None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)		1	otal Cost For Removal Of Undergrou	Ind Storage Tanks	\$0.00
C. Lead-Based Paint (LBP) - Renovatio	n Only			Additio	n Constructed after 1980
1. Estimated Cost For Abatement Contra	ctor to Perform Lead Moc	k-Ups			\$0.00
2. Special Engineering Fees for LBP Mod	k-Ups	•			\$0.00
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups					\$0.00
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration				Not Applicable
Area Of Building Addition		Square Feet w/Fluc	rescent Lamps & Ballasts	Unit Cost	Total Cost
1. 6291	0	·		9	60.10 \$0.00
E. Other Environmental Hazards/Rema	rks				None Reported
Description					Cost Estimate
					\$ 0.00
1. (Sum of Lines 1-0) Tot	al Cost for Other Enviro	nmental Hazards - F	lenovation		\$0.00
	al Cost for Other Enviror al Cost for Other Enviror				<u>\$0.</u> \$0.

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1929 Addition

Date:		Consultant Name:	
Facility:	McKinley Elementary School	BuildingAdd:	1929 Addition
Owner:	Willoughby-Eastlake City SD	Bldg. IRN:	23754

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

B. Removal Of Underground Storage	Tanks					None Reported		
Tank No.	Location	Age	Р	roduct Stored	Size	Est.Rem.Cost		
1. (Sum of Lines 1-0)	Total Cost For Removal Of Underground Storage Tanks					\$0.00		
C. Lead-Based Paint (LBP) - Renovation Only								
1. Estimated Cost For Abatement Contract	tor to Perform Lead Mock-	-Ups				\$0.00		
Special Engineering Fees for LBP Mocl	k-Ups					\$0.00		
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups						\$0.00		
D. Fluorescent Lamps & Ballasts Recyc	ling/Incineration					Not Applicable		
Area Of Building Addition		Square Feet w/F	luorescent Lamp	s & Ballasts	Unit Co	ost Total Cost		
1. 4383 0					\$0.10 \$0.00			
E. Other Environmental Hazards/Remar	ks					None Reported		
Description						Cost Estimate		
1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation						\$0.00		
2. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition						\$0.00		
i i								
F. Environmental Hazards Assessment Cost Estimate Summaries								

Environmental Hazards Assessment Cost Estimate Summaries					
ork - Renovation	\$0.00				
Vork - Demolition	\$0.00				
-					

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1929 Addition Unsuable

lable

A. Asbestos Containing Material (ACM)			AFM-Ash	estos Free Material
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	
2. Breeching Insulation Removal	Not Present	ő	\$10.00	
3. Tank Insulation Removal	Not Present	0	\$8.00	
4. Duct Insulation Removal	Not Present	0	\$8.00	
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	200	\$10.00	\$2,000.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	
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	
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	
29. Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	
30. Carpet Mastic Removal	Not Present	0	\$2.00	
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	
33. Sink Undercoating Removal	Not Present	0	\$100.00	
34. Roofing Removal	Not Present	þ	\$2.00	
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Re			\$2,000.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for De	molition Wor	k	\$2,000.00

	nly to Perform Lead Mock-Ups	Product Stored t For Removal Of Underground Stor						
C. Lead-Based Paint (LBP) - Renovation O 1. Estimated Cost For Abatement Contractor 2. Special Engineering Fees for LBP Mock-U	nly to Perform Lead Mock-Ups	t For Removal Of Underground Stor		\$0.00				
1. Estimated Cost For Abatement Contractor 2. Special Engineering Fees for LBP Mock-U	to Perform Lead Mock-Ups		Addition C					
2. Special Engineering Fees for LBP Mock-U				Constructed after 1980				
	ns			\$0.00				
3 (Sum of Lines 1-2)	20	2. Special Engineering Fees for LBP Mock-Ups \$0.0						
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups								
				_				
D. Fluorescent Lamps & Ballasts Recycling	g/Incineration			Not Applicable				
Area Of Building Addition	Square Feet w/Fluorescent La	amps & Ballasts	Unit Cost	Total Cost				
1. 4383	0		\$0.1	0 \$0.00				
E. Other Environmental Hazards/Remarks				None Reported				
Description								
1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation								
2. (Sum of Lines 1-0) Total Co	ost for Other Environmental Hazards - Demolition	n		\$0.00				

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1946 Addition

Date: Con		
Facility: McKinley Elementary School B	uildingAdd:	1946 Addition
Owner: Willoughby-Eastlake City SD	Bldg. IRN:	23754

A. Asbestos Containing Material (ACM)			AFM=Asbesto	os Free Material
ACM Found	Status	Quantity	Unit Cost Est	timated 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	о	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	62	\$3.00	\$186.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Re	enovation Wor	·k	\$186.00
36. (Sum of Lines 1-27)	Total Asb. Hazard Abatement Cost for De	emolition Worl	k	\$0.00

B. Removal Of Underground Storage	Tanks				None Reported	
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1. (Sum of Lines 1-0) Total Cost For Removal Of Underground Storage Tanks \$0						
C. Lead-Based Paint (LBP) - Renovation	Only			Addition	Constructed after 198	
. Estimated Cost For Abatement Contract	or to Perform Lead Mock	k-Ups			\$0.	
. Special Engineering Fees for LBP Mock-	-Ups	•			\$0.	
3. (Sum of Lines 1-2) Total Cost for Lead-Based Paint Mock-Ups						
). Fluorescent Lamps & Ballasts Recycl	ing/Incineration				Not Applicat	
Area Of Building Addition		Square Feet w	/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
. 5683	0		· · ·	\$C	.10 \$0.	
					·	
E. Other Environmental Hazards/Remark	s				None Report	
Description						
1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation						
2. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition						
					\$0.0	
Environmental Hazards Assessment (Cost Estimate Summar	ies				

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

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1946 Addition Unsuable

Owner:	Willoughby-Eastlake City SD	Bldg. IRN:	23754
Facility:	McKinley Elementary School	BuildingAdd:	1946 Addition Unsuable
Date:		Consultant Name:	

A. Asbestos Containing Material (ACM) AFM=Asbestos Fre					
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	stimated Cost \$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)		Abatement Cost for R		\$0.00	
36. (Sum of Lines 1-27) Total Asb. Hazard Abatement Cost for Demolition Work				\$0.00	

B. Removal Of Underground Storage 1	anks				None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)		Т	otal Cost For Removal Of Undergrour	nd Storage Tanks	\$0.0
C. Lead-Based Paint (LBP) - Renovation	Only			Additio	n Constructed after 198
I. Estimated Cost For Abatement Contracto	or to Perform Lead Mock	-Ups			\$0.0
2. Special Engineering Fees for LBP Mock-	Ups	•			\$0.0
3. (Sum of Lines 1-2)	•		Total Cost for Lead-Base	d Paint Mock-Ups	\$0.0
D. Fluorescent Lamps & Ballasts Recycli	ng/Incineration				Not Applicabl
Area Of Building Addition		Square Feet w/Fluo	prescent Lamps & Ballasts	Unit Cost	Total Cost
. 5683	0			\$	0.10 \$0.0
. 5683	0			\$	0.10 \$0.0
	p s			\$	
	0 s	Description		\$	
E. Other Environmental Hazards/Remark	p s Cost for Other Environ		Renovation	\$	None Reporte
Cother Environmental Hazards/Remark (Sum of Lines 1-0)	-	mental Hazards - R		\$	None Reporte
E. Other Environmental Hazards/Remark	Cost for Other Environ	mental Hazards - R			None Reporte Cost Estimate \$0.0

F. En	vironmental Hazards Assessment Cost Estimat	e Summaries	
	35, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$0.00
2. A	36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$0.00

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

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

Environmental Hazards - Willoughby-Eastlake City SD (45104) - McKinley Elementary School (23754) - 1966 Addition

Owner:	Willoughby-Eastlake City SD	Bldg. IRN:	23754
Facility:	McKinley Elementary School	BuildingAdd:	1966 Addition
Date:		Consultant Name:	

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

B. Removal Of Underground Storage	e Tanks				None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1. (Sum of Lines 1-0)			Total Cost For Removal Of Underground St	orage Tanks	\$0.00
C. Lead-Based Paint (LBP) - Renovatio	on Only			Additi	on Constructed after 1980
1. Estimated Cost For Abatement Contra	ctor to Perform Lead Mock	-Ups			\$0.00
Special Engineering Fees for LBP Mod	k-Ups				\$0.00
3. (Sum of Lines 1-2)			Total Cost for Lead-Based Pa	int Mock-Ups	\$0.00
D. Fluorescent Lamps & Ballasts Recy	cling/Incineration				Not Applicable
Area Of Building Addition		Square Feet w/	Fluorescent Lamps & Ballasts	Unit Cos	t Total Cost
1. 7598	0	· ·	·		\$0.10 \$0.00
E. Other Environmental Hazards/Rema	irks				None Reported
		Description			Cost Estimate
1. (Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation					
2. (Sum of Lines 1-0) Tota	al Cost for Other Environ	mental Hazard	s - Demolition		\$0.00
					· ·
F Environmental Hazards Assessmen	t Cost Estimata Summari	~~			

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

* 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.