Building Information - Cuyahoga Falls City (43836) - Bolich Middle

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Bolich_Middle_June_2009_Jan_2015_EEA_June_2018_Desktop_Update
Assessment Date (on-site; non-EEA)	2015-01-06
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Bolich Middle
Building IRN	3103
Building Address	2630 13th Street
Building City	Cuyahoga Falls
Building Zipcode	44223
Building Phone	(330) 926-3801
Acreage	35.00
Current Grades:	6-8
Teaching Stations	48
Number of Floors	2
Student Capacity	640
Current Enrollment	629
Enrollment Date	2009-05-19

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms	46
Historical Register	**NO**
Building's Principal	Mr. Michael Miller
Building Type	Middle

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

96,768 Total Existing Square Footage
1953,1963 Building Dates
6-8 Grades
629 Current Enrollment
48 Teaching Stations
35.00 Site Acreage

Harvey Bolich Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1953, is a 2 story, 96,768 square foot brick school building located in a suburban residential and commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a brick veneer on a masonry bearing wall system type exterior wall construction, with painted concrete masonry units and glazed block type wall construction in the interior. The base floor system consists of concrete slab-on-grade type construction. The roof structure of the overall facility, except at the Multi-Purpose Room and Locker Rooms, is precast hollow core concrete planks with concrete topping type construction. The roof structure over the Multi-Purpose Room is a structural steel frame with steel purlins and tectum deck type construction. The roof structure over the Locker Rooms is steel purlins and tectum deck on steel joist type construction. The roofing system of the overall facility is an asphalt built-up roof with gravel wear coat system that was installed in 1999. The ventilation system of the building is inadequate to meet the needs of the users. . The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic and manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building contains asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 35 acre site shared with Newberry Elementary School adjacent to residential and commercial properties. The property and play areas are not fenced for security. The athletic facilities are fenced for security. Access onto the site is unrestricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Cuyahoga Falls City (43836) - Bolich Middle (3103)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1953	no	2	94,427	no	no
Media Center Addition	1963	no	1	2,341	no	no

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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
Original Construction (1953)		18111		6513	1463		4248	1769						
Media Center Addition (1963)					2236									
Total	0	18,111	0	6,513	3,699	0	4,248	1,769	0	0	0	0	0	0

Master Planning Considerations Due to the irregular shape of the site and the position of the existing building expansion is limited near the existing structure.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Bolich Middle (3103)

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Bolich Middle	**Contact:**	Mr. Michael Miller
Address:	2630 13th Street	**Phone:**	(330) 926-3801
	Cuyahoga Falls,OH 44223	**Date Prepared:**	2015-01-06 **By:** Bernie Merritt
Bldg. IRN:	3103	**Date Revised:**	2018-07-18 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	35.00
Proposed Grades	N/A	Teaching Stations:	48
Current Enrollment	629	Classrooms:	46
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1953	no	2	94,427
Media Center Addition	1963	no	1	2,341
Total				**96,768**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$3,301,724.16	-
B.	Roofing	3	$1,784,531.20	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$1,570,544.64	-
E.	Plumbing and Fixtures	3	$882,176.00	-
F.	Windows	3	$176,417.00	-
G.	Structure: Foundation	2	$25,200.00	-
H.	Structure: Walls and Chimneys	2	$378,543.75	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$2,940,059.60	-
K.	Interior Lighting	3	$483,840.00	-
L.	Security Systems	3	$340,788.80	-
M.	Emergency/Egress Lighting	3	$96,768.00	-
N.	Fire Alarm	3	$169,344.00	-
O.	Handicapped Access	2	$456,430.00	-
P.	Site Condition	2	$578,867.60	-
Q.	Sewage System	2	$16,200.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$12,000.00	-
T.	Hazardous Material	3	$337,240.80	-
U.	Life Safety	3	$344,657.60	-
V.	Loose Furnishings	3	$483,840.00	-
W.	Technology	3	$838,010.88	-
X.	Construction Contingency / Non-Construction Cost	-	$3,717,603.71	-
Total			$18,934,787.74	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	58	58%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	124	62%	Borderline
6.0 Environment for Education	200	122	61%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	603	60%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$19,616,440.10

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

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Original Construction (1953) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Bolich Middle	**Contact:**	Mr. Michael Miller
Address:	2630 13th Street	**Phone:**	(330) 926-3801
	Cuyahoga Falls,OH 44223	**Date Prepared:**	2015-01-06 **By:** Bernie Merritt
Bldg. IRN:	3103	**Date Revised:**	2018-07-18 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	35.00
Proposed Grades	N/A	Teaching Stations:	48
Current Enrollment	629	Classrooms:	46
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1953**	**no**	**2**	**94,427**
Media Center Addition	1963	no	1	2,341
Total				**96,768**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	58	58%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	124	62%	Borderline
6.0 Environment for Education	200	122	61%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	603	60%	Borderline

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
A.	Heating System		3	$3,221,849.24	-
B.	Roofing		3	$1,741,456.80	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$1,532,550.21	-
E.	Plumbing and Fixtures		3	$865,789.00	-
F.	Windows		3	$121,417.00	-
G.	Structure: Foundation		2	$22,400.00	-
H.	Structure: Walls and Chimneys		2	$366,022.50	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$2,883,937.70	-
K.	Interior Lighting		3	$472,135.00	-
L.	Security Systems		3	$334,116.95	-
M.	Emergency/Egress Lighting		3	$94,427.00	-
N.	Fire Alarm		3	$165,247.25	-
O.	Handicapped Access		2	$456,430.00	-
P.	Site Condition		2	$568,096.70	-
Q.	Sewage System		2	$16,200.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$12,000.00	-
T.	Hazardous Material		3	$326,492.70	-
U.	Life Safety		3	$337,166.40	-
V.	Loose Furnishings		3	$472,135.00	-
W.	Technology		3	$817,737.82	-
- X.	Construction Contingency / Non-Construction Cost		-	$3,622,428.94	-
Total				$18,450,036.21	

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$19,114,237.51

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

Media Center Addition (1963) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Bolich Middle	**Contact:**	Mr. Michael Miller
Address:	2630 13th Street	**Phone:**	(330) 926-3801
	Cuyahoga Falls,OH 44223	**Date Prepared:**	2015-01-06 **By:** Bernie Merritt
Bldg. IRN:	3103	**Date Revised:**	2018-07-18 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	35.00
Proposed Grades	N/A	Teaching Stations:	48
Current Enrollment	629	Classrooms:	46
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1953	no	2	94,427
Media Center Addition	**1963**	**no**	**1**	**2,341**
Total				**96,768**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	58	58%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	124	62%	Borderline
6.0 Environment for Education	200	122	61%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	603	60%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2018		Rating	Dollar Assessment	C
A.	Heating System	3	$79,874.92	-
B.	Roofing	3	$43,074.40	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$37,994.43	-
E.	Plumbing and Fixtures	3	$16,387.00	-
F.	Windows	3	$55,000.00	-
G.	Structure: Foundation	2	$2,800.00	-
H.	Structure: Walls and Chimneys	2	$12,521.25	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$56,121.90	-
K.	Interior Lighting	3	$11,705.00	-
L.	Security Systems	3	$6,671.85	-
M.	Emergency/Egress Lighting	3	$2,341.00	-
N.	Fire Alarm	3	$4,096.75	-
O.	**Handicapped Access**	**2**	**$0.00**	-
P.	Site Condition	2	$10,770.90	-
Q.	**Sewage System**	**2**	**$0.00**	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	Hazardous Material	3	$10,748.10	-
U.	Life Safety	3	$7,491.20	-
V.	Loose Furnishings	3	$11,705.00	-
W.	Technology	3	$20,273.06	-
X.	Construction Contingency / Non-Construction Cost	-	$95,174.77	-
Total			$484,751.53	

C=Under Contract

Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$502,202.59

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

A. Heating System

Description: The existing system for the 1953 Original Construction is a natural gas fired heated water boiler type system, installed in 1953, and is in fair condition. The system in the 1963 Addition is an extension of that found in the 1953 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two (2) water boilers, manufactured by Titusville, were installed in 1953 and are in fair to poor condition. Heating water is distributed to terminal units consisting of unit ventilators, unit heaters, air handlers, and heating fan convectors. The terminal equipment is original to each addition and is in fair to poor 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 pneumatic type system temperature controls are original to each addition and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is not ducted, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with a central air conditioning system. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	$2,527,580.16	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required	$774,144.00	(includes costs 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:			$3,301,724.16	$3,221,849.24	$79,874.92		

Natural Gas Fired Heated Water Boilers

Heating Water Unit Heater

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is an asphalt built-up roof with gravel wear coat that was installed in 1999, and is in fair condition. There are District reports of current leaking in the southeast classrooms of the second floor. The nature of the leaks is roofing asphalt is entering the building, except when the outdoor temperature is cold. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by two interior roof access ladders that are in good condition and two access hatches in poor condition. Fall safety protection cages are not required and are not provided. There were no observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts with roof drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they are not required on this building. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure. 06-22-18 Assessment Update: It was reported by district personnel, and observed, the original roof area was not removed prior to installing the current roof system. Therefore, additional tear-off costs required. Additional roof insulation required to meet LEED energy efficiency requirements.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition. Replace 2 roof access hatches due to condition. 06-22-18 Assessment Update: Provide for additional roof tear-off due to recovery roof system installed over existing roof. Provide for additional roof insulation to meet LEED energy efficiency requirements.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Built-up Asphalt:	$13.20	sq.ft. (Qty)		94,427 Required	2,341 Required	$1,277,337.60	
Roof Insulation:	$3.20	sq.ft. (Qty)		94,427 Required	2,341 Required	$309,657.60	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	$2,000.00	each		2 Required		$4,000.00	(remove and replace)
Other: Additional Roof Tear-Off	$2.00	sq.ft. (Qty)		94,427 Required	2,341 Required	$193,536.00	Budget to tear-off original roof systems
Sum:			$1,784,531.20	$1,741,456.80	$43,074.40		

Typical Roof Over The 1953 Original Construction

Typical Roof Over The Classroom Wing Of The 1953 Original Construction

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in Classroom, Administrative Offices, Principal's Office, and Teacher's Lounge locations. The overall facility is not equipped with any isolated room systems. The ventilation system in the overall facility consists of unit ventilators and air handlers, original to each addition and in fair to poor condition, providing fresh air to Classrooms, and other miscellaneous spaces such as the Gymnasium, Student Dining, and Media Center. Relief air venting is provided by unit ventilators, air handlers, and central relief fans. 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. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Locker Rooms, Maintenance Workrooms, Kitchen Dry Food Storage, P.E. Workroom & Storage, Art Rooms, Project Laboratories, and Loading & Receiving Areas are inadequately placed, and in fair condition. The Art Program is equipped with a kiln, and the existing kiln ventilation system is adequate. 06-22-18 Assessment Update: General building exhaust is included in Item A and should not be included in this line Item. Kiln does not have proper exhaust.

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. Replace the existing general building exhaust system. 06-22-18 Assessment Update: Delete general building exhaust. Provide for proper exhaust system for kiln.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Classroom Unit Ventilator

Art Program Kiln Ventilation Systems

Back to Assessment Summary

D. Electrical Systems

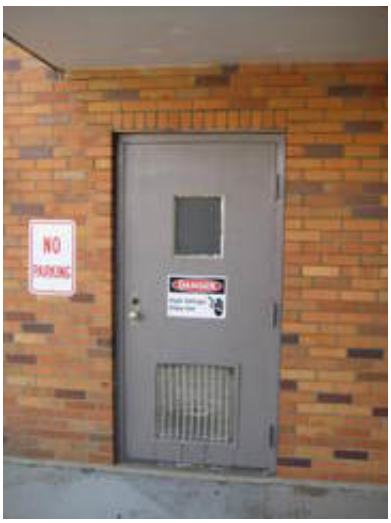
Description: The electrical system provided to the 1953 Original Construction is a 120/208 volts, 1000 amp, 3 phase and 4 wire system installed in 1953, and is in fair condition. The system in the 1963 Addition is an extension of that found in the 1953 Original Construction. Power is provided to the school by multiple City of Cuyahoga Falls owned, pad-mounted transformer located in a room outside the Mechanical Room, and in fair condition. The panel system, installed in 1953, is in fair condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and one (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity and Classroom capacity due to age, condition, lack of OSDM-required features, and to accommodate the addition of an air conditioning system. Provide an emergency generator, with funding included in the electrical system replacement. Provide adequate lightning protection safeguards in the overall facility, including associated grounding system, with funding included in the electrical system replacement. Provide control panel, dimmers, and breakers to support the Stage lighting system, with funding included in the electrical system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$1,570,544.64	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$1,570,544.64	$1,532,550.21	$37,994.43		

Main Electrical Distribution Panel



Pad Mounted Transformer Room

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is galvanized and copper, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron and galvanized, is original to each addition, and is in fair condition. The facility is equipped with one (1) A.O. Smith natural gas water heater installed in 1999, and in good to fair condition, with one (1) separate 350 gallon storage tank in fair condition. The overall facility contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom1 for girls, 0 Locker Room Restrooms for staff, 1 Kitchen Restroom, 1 Health Clinic Restroom, 0 Restrooms associated with Kindergarten / Pre-K Classrooms / Specialty Classrooms, and 3 Restrooms for staff. Boys' Large Group Restrooms contain 1 ADA and 9 non-ADA wall mounted flush valve toilets, 20 non-ADA floor mounted flush valve urinals, as well as 6 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 1 ADA and 19 non-ADA floor mounted flush toilets, as well as 6 non-ADA wall mounted lavatories. Boys' Locker Room Restroom contains 2 non-ADA floor mounted flush valve toilets, 3 non-ADA floor mounted flush valve urinals, 2 non-ADA wall mounted lavatories, as well as 14 non-ADA showers. Girls' Locker Room Restroom contains 5 non-ADA floor mounted flush valve toilets, 2 non-ADA wall mounted lavatories, as well as 14 non-ADA showers. Staff Restrooms contain 3 non-ADA floor mounted flush valve toilets, as well as 3 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 3 non-ADA drinking fountains, as well as 5 ADA and 4 non-ADA electric water coolers, in fair condition. Due to existing grade configuration, there are no Elementary Classrooms. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom which contains 1 non-ADA floor mounted flush valve toilet, as well as 1 non-ADA wall mounted lavatory, and fixtures are in fair condition. Health Clinic is equipped with the required Restroom which contains 1 non-ADA floor mounted flush valve toilet, as well as 1 non-ADA wall mounted lavatory, and fixtures are in fair condition. Due to existing grade configuration, there are no Kindergarten / Pre-K Classrooms. Kitchen fixtures consist of one (1) dishwashing unit, one (1) disposal unit, and one (1) double-compartment sink, which are in fair condition. The Kitchen is equipped with an unsatisfactory grease interceptor due to age, condition, and insufficient capacity. The Kitchen is not provided the required 140 degree hot water supply. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 18 toilets, 8 urinals, 18 lavatories, and 7 electric water coolers, and at present it is equipped with 42 toilets, 23 urinals, 21 lavatories, and 9 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sink or floor drain sink, which is in fair condition. CONTINUED 06-22-18 Assessment Update: Shower/Eye Wash Stations required for Science Rooms. Locker room shower heads are old and worn and should be replaced.

Rating: 3 Needs Replacement

Recommendations: Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. Due to age, condition, and OSFC standards, replace 23 faucets and valves, 21 lavatories, 42 toilets, and 4 electric water coolers. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on Kitchen related equipment. Provide the service entrance with a reduced pressure back flow preventer. Replace the 350 gallon domestic hot water storage tank due to age and condition. Replace the Kitchen grease trap interceptor due to age, condition, and insufficient capacity. Provide the Kitchen with a water booster heater. Provide the Science Classrooms with the required compressed air connection. Provide the Science Classrooms with the required safety shower / eyewash station. Provide 3 additional exterior wall hydrants. Replace the existing Custodial Closet service sinks due to age and condition. 06-22-18 Assessment Update: Provide for shower/eye wash stations in Science Rooms. Replace locker room shower heads.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required		$5,000.00	
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	$338,688.00	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	$338,688.00	(remove / replace)
Toilet:	$1,500.00	unit		42 Required		$63,000.00	(remove / replace) See Item O
Sink:	$1,500.00	unit		21 Required		$31,500.00	(remove / replace)
Electric water cooler:	$3,000.00	unit		4 Required		$12,000.00	(double ADA)
Replace faucets and flush valves	$500.00	per unit		23 Required		$11,500.00	(average cost to remove/replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	$2,500.00	each		3 Required		$7,500.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	$15,000.00	per system		3 Required		$45,000.00	
Other: Domestic Hot Water Storage Tank	$3,500.00	per unit		1 Required		$3,500.00	Replace the 350 gallon domestic hot water storage tank due to age and condition.
Other: Exterior Wall Hydrants	$1,400.00	per unit		3 Required		$4,200.00	Provide 3 additional exterior wall hydrants.
Other: Eyewash/Shower Station	$2,500.00	per unit		4 Required		$10,000.00	Provide for Shower/Eye Wash Stations in Science Rooms
Other: Kitchen Grease Trap	$5,000.00	per unit		1 Required		$5,000.00	Replace the Kitchen grease trap interceptor due to age, condition, and insufficient capacity.
Other: Kitchen Water Heater	$5,100.00	per unit		1 Required		$5,100.00	Provide the Kitchen with a water booster heater.
Other: Service Sink	$500.00	per unit		3 Required		$1,500.00	Replace the existing Custodial Closet service sinks due to age and condition.
Sum:			$882,176.00	$865,789.00	$16,387.00		

Non-ADA Floor Mounted Flush Valve Toilet and Wall Mounted Lavatory

Natural Gas Fired Domestic Hot Water Heater

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F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed in 2000, and is in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features surface mounted shades and blinds, which are in good condition. The window system is equipped with insect screens on operable windows, which are in good condition. Aluminum frame curtain wall systems are found in two locations in the 1953 Original Construction Stairwells, in good condition. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with thermally broken aluminum frame sidelights and transoms with double glazed insulated glazing, in good condition. The school does contain 16 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.06-22-18 Assessment Update: There are missing and damaged insect screens. The surface mounted blinds are damaged and poor condition and should be replaced. Broken seals were observed and new glazing required.

Rating: 3 Needs Replacement

Recommendations: Replace skylights in the 1953 Original Construction. Replace single pane vision panels in exterior doors of the overall facility with approved insulating safety glass.06-22-18 Assessment Update: Replace insect screens. Replace surface mounted blinds. Replace units that have broken seal with new glazing.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Skylights:	$125.00	sq.ft. (Qty)		237 Required		$29,625.00	(remove and replace)
Other: Glazing	$32,000.00	lump sum		Required		$32,000.00	Replace damaged units with broken seals with new glazing
Other: Insect Screens	$8,000.00	lump sum		Required		$8,000.00	Replace missing and damaged insect screens
Other: Replace Exterior Door Vision Panels	$28.00	sq.ft. (Qty)		64 Required		$1,792.00	Replace single pane vision panels in exterior doors of the overall facility with approved insulating safety glass.
Other: Surface Mounted Blinds	$5,000.00	lump sum			Required	$5,000.00	Replace damaged surface mounted blinds
Other: Surface Mounted Blinds	$50,000.00	lump sum		Required	Required	$100,000.00	Replace damaged surface mounted blinds.
Sum:			$176,417.00	$121,417.00	$55,000.00		

Typical Windows in the 1953 Orginal Construction

1963 Addition Windows

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G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete footings which displayed locations of cracking and spalling and are in fair condition. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Repair locations of spalling and cracking in exposed concrete foundation walls through the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Other: Repair Cracked and Spalled Foundation	$28.00	sq.ft. (Qty)		800 Required	100 Required	$25,200.00	Repair locations of spalling and cracking in exposed concrete foundation walls through the overall facility.
Sum:			$25,200.00	$22,400.00	$2,800.00		

Location of Spalling in Exposed Concrete Foundation Wall

Condition of Exposed Concrete Foundation Wall at Exterior Expansion Joint

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H. Structure: Walls and Chimneys

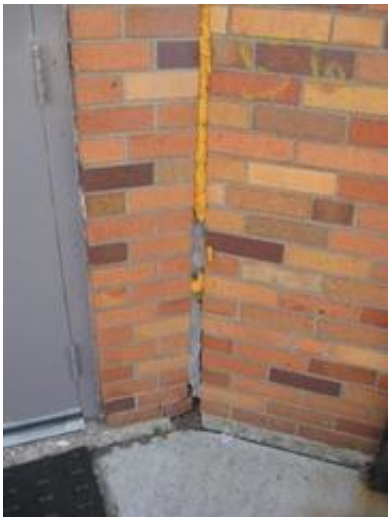
Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed locations of deterioration, and is in good to fair condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are not provided at lintel locations at doors and windows. The school does have sufficient expansion joints, and they are in fair condition. The exterior masonry has not been cleaned and sealed in recent years, shows evidence of mortar deterioration and has locations of discoloration due to moisture and pollution. Architectural exterior accent material consists of stone, which is in fair condition. Interior walls are painted concrete masonry units and glazed block and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Exterior painted concrete soffits are in fair condition. The window sills are stone, and are in fair condition. The exterior lintels are steel, are rusting and in fair condition. The chimney in the 1953 Original Construction is in fair condition requiring masonry repairs and tuckpointing. Canopies over entrances are painted concrete type construction, and are in fair condition. A loading dock has not been provided to facilitate unloading of trucks and receipt of product / supplies / foodstuffs.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Recaulk existing control joints. Repoint stone window sills through the overall facility. Prep and paint exposed steel lintels through the overall facility. Provide masonry repairs as required through the overall facility. Provide masonry infill for existing unit ventilator openings in exterior walls. Repair and paint exterior soffits. Repair and paint entrance canopies. Repair chimney as required in the 1953 Original Construction. Repair minor cracks in interior masonry as required in the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		11,270 Required	215 Required	$60,296.25	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		56,350 Required	2,150 Required	$87,750.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		56,350 Required	2,150 Required	$58,500.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		6,030 Required	300 Required	$34,815.00	(removing and replacing)
Other: Chimney Masonry Repairs	$12.75	sq.ft. (Qty)		700 Required		$8,925.00	Repair chimney as required in the 1953 Original Construction.
Other: Interior Masonry Repairs	$12.75	sq.ft. (Qty)		1,400 Required	100 Required	$19,125.00	Provide interior masonry repairs as required through the overall facility.
Other: Masonry Infill	$25.00	sq.ft. (Qty)		200 Required		$5,000.00	Provide masonry infill for existing unit ventilator openings in exterior walls.
Other: Masonry Repairs	$12.75	sq.ft. (Qty)		2,800 Required	100 Required	$36,975.00	Provide masonry repairs as required through the overall facility.
Other: Prep and Paint Steel Lintels	$5.00	ln.ft.		1,980 Required	100 Required	$10,400.00	Prep and paint exposed steel lintels through the overall facility.
Other: Recaulk Existing Control Joints	$5.50	ln.ft.		2,310 Required	110 Required	$13,310.00	Recaulk existing control joints.
Other: Repair and Paint Exterior Entry Soffits	$8.00	sq.ft. (Qty)		1,270 Required		$10,160.00	Repair and paint entrance canopies.
Other: Repair and Paint Exterior Soffits	$8.00	sq.ft. (Qty)		2,300 Required		$18,400.00	Repair and paint exterior soffits.
Other: Repoint Stone Window Sills	$7.50	ln.ft.		1,890 Required	95 Required	$14,887.50	Repoint stone window sills through the overall facility.
Sum:			$378,543.75	$366,022.50	$12,521.25		

Concrete Canopy at 1953 Original Construction Main Entry



Condition of Expansion Joint in the 1953 Original Construction

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction, and is in good condition. There is no crawl space. The floor construction of the second floor of the overall facility is precast hollow core concrete planks with concrete topping type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Existing floor to ceiling height will accommodate dropping the ceiling to provide room for new work. The roof construction of the overall facility, except at the Multi-Purpose Room and Locker Rooms, is precast hollow core concrete planks with concrete topping type construction, and is in good condition. The roof construction over the Multi-Purpose Room is a structural steel frame with steel purlins and tectum deck type construction, and is in good condition. The roof construction over the Locker Rooms is steel purlins and tectum deck on steel joist type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Floor Structure Of The Overall Facility

Roof Structure Over The Multi-Purpose Room

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J. General Finishes

Description: The 1953 Original Construction features conventionally partitioned Classrooms with VAT and VCT flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. The 1953 Original Construction has Corridors with terrazzo flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. The 1953 Original Construction has Restrooms with ceramic tile flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in poor condition. Toilet partitions are marble, metal, plastic, and wood, and are in poor condition. Classroom casework in the 1953 Original Construction is metal type construction with metal tops, is inadequately provided, and in poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 0 to 12 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in good to fair condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with metal non-louvered interior doors that are partially recessed without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium spaces have wood flooring, tectum ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. Wood Gymnasium flooring has been well maintained, will accommodate no future sandings and refinishings, and is rated at an advanced stage of its product lifecycle. Gymnasium telescoping stands are wood type construction in fair condition. Gymnasium basketball backboards are fixed and manually operated type, and are in poor condition. The Media Center, located in the 1963 Addition, has carpet flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. Student Dining, located in the 1953 Original Construction, has VCT flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1953 with incremental upgrades, is in fair condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction material and/or installed as required by the OSDM and OBMC. Walk-in / cooler and reach-in freezer are located within the Kitchen spaces, and are in fair condition. 06-22-18 Assessment Update: Provide budget for floor infill, patch, floor tile repair and wall tile repair for removal of floor mounted urinals. Provide for additional exterior wall insulation to meet LEED Energy Efficiency requirements. Repair locker room shower ceramic tile. Additional basketball backboards and goals required. Stage curtain should be replaced.Stage flooring is worn and should be replaced. Additional exterior wall insulation required to achieve LEED energy efficiency requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and condition. Provide for the replacement of interior doors due to condition. Provide for the replacement of Kitchen equipment due to age and condition. Provide for the replacement of the Kitchen exhaust hood due to age and condition. Provide for the replacement of walk-in cooler/freezer. Provide for the replacement of toilet partitions due to condition. Provide for the replacement of toilet accessories due to condition. Provide for the replacement of Gymnasium seating due to condition. Provide for the replacement of Gymnasium basketball goals due to condition. Provide for repairs to terrazzo flooring due to condition. Provide for the replacement of the Gymnasium wood floors due to product life cycle and condition. 06-22-18 Assessment Update: Provide budget for floor infill, patch, floor tile repair and wall tile repair for removal of floor mounted urinals. Provide for additional exterior wall insulation to meet LEED Energy Efficiency requirements. Repair locker room shower ceramic tile. Additional basketball backboards and goals required. Replace stage curtain. Replace wood stage floor. 06-22-18 Assessment Update: Provide budget for floor infill, patch, floor tile repair and wall tile repair for removal of floor mounted urinals. Provide for additional exterior wall insulation to meet LEED Energy Efficiency requirements. Repair locker room shower ceramic tile. Additional basketball backboards and goals required. Replace stage curtain. Provide for additional wall insulation. replace 8 doors in Media Center (increase quantity from 88 to 96).

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$15.90	sq.ft. (of entire building addition)		Required	Required	$1,538,611.20	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		42 Required		$42,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required		$18,885.40	(per building area)
Door, Frame, and Hardware:	$1,300.00	each		96 Required		$124,800.00	(non-ADA)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)		300 Required		$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	$3,200.00	each		2 Required		$6,400.00	(non-electric)
Basketball Backboard Replacement	$6,500.00	each		6 Required		$39,000.00	(electric)
Bleacher Replacement	$110.00	per seat		629 Required		$69,190.00	(based on current enrollment)
Additional Wall Insulation	$6.00	sq.ft. (Qty)		56,350 Required	2,150 Required	$351,000.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Walk-in Coolers/Freezers:	$29,818.00	per unit		2 Required		$59,636.00	
Kitchen Exhaust Hood:	$56,000.00	per unit		1 Required		$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		1,769 Required		$336,110.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Floor Repair	$6,000.00	lump sum			Required	$6,000.00	Infill and floor and wall repair after removal of floor mounted urinals.
Other: Floor Tile	$10.00	sq.ft. (Qty)		400 Required		$4,000.00	Repair damaged ceramic tile in shower rooms
Other: Gymnasium Wood Floors	$30.00	sq.ft. (Qty)		6,513 Required		$195,390.00	Provide for the replacement of the Gymnasium wood floors due to product life cycle and condition.
Other: Stage Curtain	$75,000.00	lump sum		Required		$75,000.00	Replace stage curtain
Other: Stage Floor	$12.85	sq.ft. (Qty)		820 Required		$10,537.00	Replace wood stage floor
Sum:			$2,940,059.60	$2,883,937.70	$56,121.90		

Corridor Finishes

Media Center Finishes

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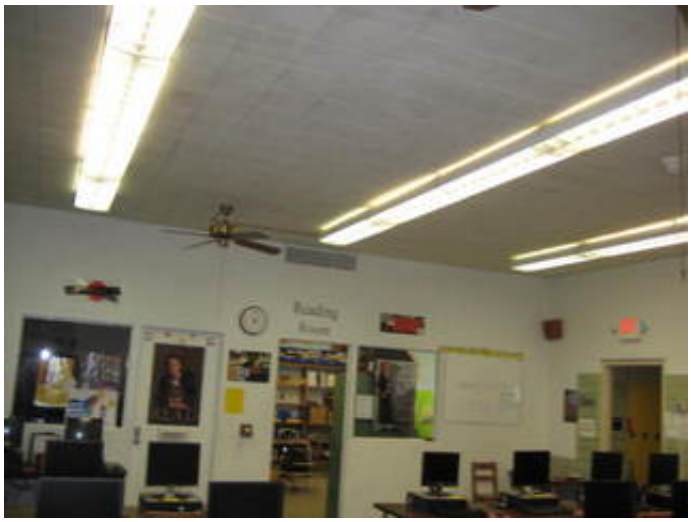
K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 2x4 lay-in direct and T-8 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 55 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 13 FC, which is less than the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with pendant metal halide type lighting, in fair condition, providing an average illumination of 37 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 1x4 surface mount and suspended fluorescent fixture type lighting in fair condition, providing an average illumination of 48 FC, which is less than the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting with single level switching. Student Dining fixtures are in good to fair condition, providing an average illumination of 58 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-12 1x4 suspended fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair to poor condition, providing an average illumination of 67 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 1x4 lay-in suspended /fluorescent fixture type lighting in fair condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, and lack of multi-level switching, and the utilization of T-12 fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to age, condition, inadequate lighting levels, lack of multilevel switching, the utilization of T-12 fixtures, and installation of systems outlined in Items A, C, J, and U.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	$483,840.00	Includes demo of existing fixtures
Sum:			$483,840.00	$472,135.00	$11,705.00		



Media Center Fluorescent Light Fixtures

Corridor Fluorescent Light Fixtures

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L. Security Systems

Description: The overall facility contains a Honeywell motion sensor and door contact type security system in fair to poor condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are inadequately equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are not provided at main entry areas, parking lots, central gathering areas, and main Corridors. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. Existing playground fencing is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID high pressure sodium / mercury vapor entry lights in fair condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate coverage. 06-22-18 Assessment Update: The main entry is adjacent to the main entry but the entry does not provide for a secure entry. Modifications are required to achieve a secure main entrance into the building.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide additional playground fencing to meet Ohio School Design Manual guidelines, funding included in complete replacement of security system.06-22-18 Assessment Update: Provide for modifications on existing main entrance to provide for a security vestibule.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	$179,020.80	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$96,768.00	(complete, area of building)
Other: Security Vestibule	$65,000.00	lump sum		Required		$65,000.00	Modify main entry to provide for a more secure vestubule.
Sum:			$340,788.80	$334,116.95	$6,671.85		

Security System CCTV Camera

Surface Mounted HID High Pressure Sodium Entry Light Fixture

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant plastic construction exit signs, as well as OSDM compliant red lettered, cast aluminum construction, and LED illuminated exit signs and the system is in fair condition. The facility is not adequately equipped with emergency egress floodlighting and the system is in fair to poor condition. The system is not provided with appropriate battery backup and emergency generator on separate circuits. The system is inadequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$96,768.00	(complete, area of building)
Sum:			$96,768.00	$94,427.00	$2,341.00		

Compliant Illuminated Exit Sign

Emergency Egress Light Fixture

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N. Fire Alarm

Description: The overall facility is equipped with an addressable Gamewell Flex 610 fire alarm system, installed in 1999, and in good to fair condition, consisting of manual pull stations, smoke detectors, and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is not equipped with sufficient audible horns, strobe indicating devices, and smoke detectors. The system is not equipped with any flow switches,tamper switches, or heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	$169,344.00	(complete new system, including removal of existing)
Sum:			$169,344.00	$165,247.25	$4,096.75		

Fire Alarm System Smoke Detection Device

Fire Alarm System Control Panel

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O. Handicapped Access

Description: At the site, there is not an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school due to steps at the main entrance. There is an accessible route connecting all or most areas of the site. The exterior entrances are mostly ADA accessible except for the main entrance due to steps and a raised stoop. Access from the parking / drop-off area to the building entries is compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to non-compliant handrails and guards. Elevation changes within the overall facility are facilitated by 2 non-compliant stairwells in good condition, 2 non-compliant steps in good condition, and 1 compliant lift in good condition which does not meet ADA requirements as an elevator accessing every floor. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, or ramp. Interior doors are recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. 15 ADA-compliant toilets are required, and 2 are currently provided. 15 ADA-compliant lavatories are required, and none are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. 4 ADA-compliant showers are required, and none are currently provided. 4 ADA-compliant electric water coolers are required, and 3 are currently provided. Toilet partitions are a combination of metal, marble, and wood, and do not provide appropriate ADA clearances except for the Large Group Restrooms in the 1953 Original Construction. ADA-compliant accessories are not adequately provided and mounted except for the Large Group Restrooms in the 1953 Original Construction. Mirrors do not meet ADA requirements for mounting heights. Health Clinic is not compliant with ADA requirements due to non-compliant clearances, fixtures, and accessories. Special Education Restroom is not provided. ADA signage is provided on both the interior and the exterior of the building. 06-22-18 Assessment Update: The boys and girls locker room showers do not provide for ADA access due to shower height and barrier access due to concrete curbs.

Rating: 2 Needs Repair

Recommendations: Provide 2 ADA-compliant power assist door openers, exterior ramp at the building main entrance, 1 lift at the Stage, 1 electric water cooler, 8 toilets, 10 sinks, 6 toilet partitions with ADA compliant toilet accessories, 44 doors and frames, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Replace lift with an ADA compliant elevator. Replace handrails at steps to the Stage with ADA compliant handrails. Remount 14 mirrors for ADA compliance in the overall facility. Enlarge and reconfigure new single ADA Toilet Rooms for the Health Clinic, 2 Staff, and 1 Kitchen Toilet Room, including 4 toilets, 4 sinks and 4 sets of ADA accessories. Add 1 new single ADA Toilet Room for the Special Education Classroom, including 1 toilet, 1 sink, and 1 set of ADA accessories. Toilet partitions issues are corrected in Item J. ADA compliant sink base casework in the Classrooms is corrected in Item J. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J. Stairwells are corrected in Item U.06-22-18 Assessment Update: Rework plumbing to provide for ADA showers and rework concrete curbs to meet ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Ramps:	$40.00	sq.ft. (Qty)		60 Required		$2,400.00	(per ramp/interior-exterior complete)
Lifts:	$15,000.00	unit		1 Required		$15,000.00	(complete)
Elevators:	$42,000.00	each		2 Required		$84,000.00	(per stop, $84,000 minimum)
Electric Water Coolers:	$1,800.00	unit		1 Required		$1,800.00	(replacement double ADA)
Toilet/Urinals/Sinks:	$1,500.00	unit		18 Required		$27,000.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall		6 Required		$6,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		2 Required		$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf		44 Required		$220,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom		14 Required		$3,990.00	
Provide ADA Shower:	$3,000.00	each		4 Required		$12,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Other: Add Accessible Unisex Toilet Room	$10,000.00	each		1 Required		$10,000.00	Add unisex Toilet Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from nearby existing Restroom).
Other: Enlarge Restrooms to accommodate ADA .	$10,000.00	each		4 Required		$40,000.00	Enlarge and reconfigure existing Toilet Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from existing Restroom).
Other: Replace Handrails	$20.00	ln.ft.		12 Required		$240.00	Replace handrails at steps
Other: Shower Curbs	$8,000.00	per unit		2 Required		$16,000.00	Rework shower curbs to remove ADA barriers
Other: Shower Fixtures	$1,500.00	per unit		2 Required		$3,000.00	Rework plumbing to provide for ADA Soweres
Sum:			$456,430.00	$456,430.00	$0.00		

Main Entry Steps

Shaft Enclosed Two-Story Lift

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P. Site Condition

Description: The 35 acre relatively flat site is located in a suburban residential commercial setting with moderate tree and shrub type landscaping. The site is shared with Newberry Elementary School. Outbuildings include concession stands, press box, and equipment shed. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site impede proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is not provided for student loading and unloading. Staff and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 114 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair to poor condition are appropriately placed. Most concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. Trash pick-up and service drive pavement is not heavy duty and is in fair to poor condition, and is not equipped with a concrete pad area for dumpsters. Exterior steps are in poor condition, but do not require handrails. Site fencing is partially provided for the athletic fields. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of shot put, multi-purpose field, baseball fields, and a football field with integral track, and are in good to fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of gardens, solar panels, and benches. Due to the irregular shape of the site and the position of the existing building expansion is limited near the existing structure. 06-22-18 Assessment Update: District personnel reported tree roots creating problems for storm yard drains creating flooding.

Rating: 2 Needs Repair

Recommendations: Provide for the replacement of the asphalt pavement due to condition. Provide for the replacement of concrete curbs as required due to condition. Provide a new concrete dumpster pad. Replace concrete sidewalks as required due to condition. Provide a dedicated and separated bus loading and unloading zone on the site. Provide for replacement of exterior steps due to condition. Provide site contingency allowances for unforeseen conditions. 06-22-18 Assessment Update: Replace storm lines and yard drains.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		8,617 Required	176 Required	$269,065.80	(including drainage / tear out for heavy duty asphalt)
Bus Drop-Off for Middle	$110.00	per student		686 Required	14 Required	$77,000.00	**(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Curb:	$18.00	ln.ft.		369 Required	8 Required	$6,786.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		1,000 Required	20 Required	$4,783.80	(5 inch exterior slab)
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		137 Required	3 Required	$4,480.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required		$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required		$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	$145,152.00	Include this one **or** the next. (Each addition should have this item)
Other: Storm Piping	$45.00	ln.ft.		360 Required		$16,200.00	Storm Piping Replacement
Other: Yard Drain Structures	$500.00	per unit		6 Required		$3,000.00	Yard Drain Structures
Sum:			$578,867.60	$568,096.70	$10,770.90		

Garden with Benches

Asphalt Pavement Conditions

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Q. Sewage System

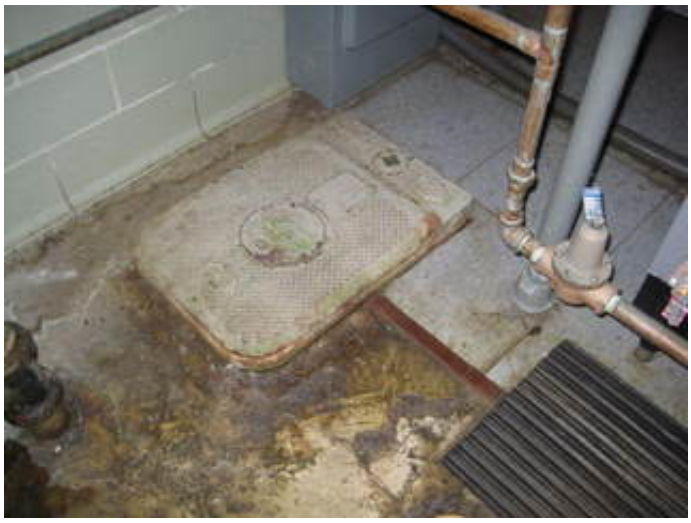
Description: The sanitary sewer system is tied in to the city system, and is in good to fair condition. No significant system deficiencies were reported by the school district or noted during the physical assessment. 06-22-18 Assessment Update: District personnel reported sewer line from building to street continuously clogged.

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time. 06-22-18 Assessment Update: Replace underground storm sewer line from building to street.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Sewage Main:	$45.00	ln.ft.		360 Required		$16,200.00	(include excavation and backfilling)
Sum:			$16,200.00	$16,200.00	$0.00		

Sanitary Waste Piping



Kitchen Grease Trap Interceptor

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 4" service and 3" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

Recommendations: Provide a new city water supply line of adequate capacity to support the existing needs of the facility, as well as a future automated fire suppression system. Funding provided in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Domestic Water Supply Service Line

Domestic Water Supply Service Meter

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S. Exterior Doors

Description: Typical exterior doors in the 1953 Original Construction are FRP and hollow metal type construction, installed on aluminum and hollow metal frames. The FRP doors and aluminum frames are in good condition. The hollow metal doors and frames are in fair condition. Typical exterior doors feature no vision panels. Entrance doors in the 1953 Original Construction are FRP type construction, installed on aluminum frames, and in good condition. Entrance doors in the 1953 Original Construction feature single glazed tempered glass vision panels. There are no entrance doors in the 1963 Addition. There are two overhead doors in the 1953 Original Construction. One overhead door is a manual coiling painted metal type, in good condition. One overhead door is a section painted metal type, in good condition.

Rating: 3 Needs Replacement

Recommendations: Replace all hollow metal exterior doors and frames, due to poor condition. Replacement of single glazed door vision panels is addressed in Item F.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		6 Required		$12,000.00	(includes removal of existing)
Sum:			$12,000.00	$12,000.00	$0.00		

Main Entry Doors in the 1953 Original Construction

Hollow Metal Door and Frame in the 1953 Original Construction

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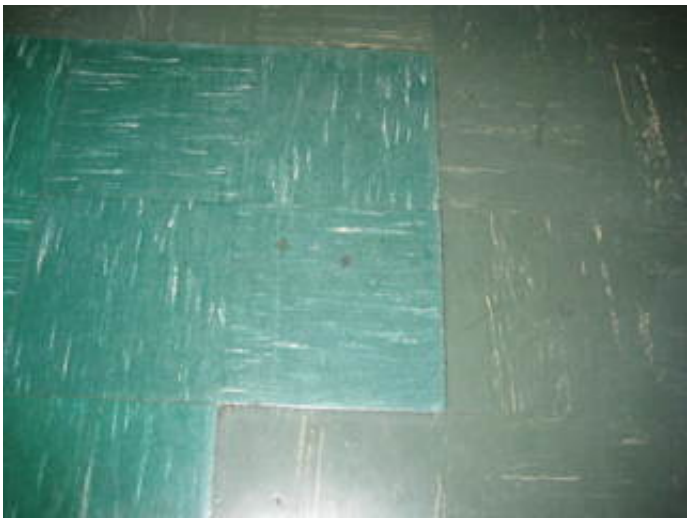
T. Hazardous Material

Description: The School District did not provide an AHERA three year reinspection report, or other documents regarding hazardous materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. Vinyl asbestos floor tile and mastic containing hazardous materials are located in the overall facility in fair condition. These materials were open to observation and found to be in non-friable condition with light damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	—	
Duct Insulation Removal	$8.00	sq.ft. (Qty)		800 Required	0 Required	$6,400.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		94,427 Required	2,341 Required	$9,676.80	
Pipe Insulation Removal	$10.00	ln.ft.		4,500 Required	0 Required	$45,000.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		1,900 Required	50 Required	$29,250.00	
Laboratory Table/Counter Top Removal	$100.00	each		4 Required	0 Required	$400.00	See J
Cement Board Removal	$5.00	sq.ft. (Qty)		8,000 Required	0 Required	$40,000.00	
Light (Reflector) Fixture Removal	$50.00	each		1 Required	0 Required	$50.00	See K
Fire Door Removal	$100.00	each		5 Required	0 Required	$500.00	See S
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		9,000 Required	200 Required	$18,400.00	See J
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		55,000 Required	2,341 Required	$172,023.00	See J
Carpet Removal (over RFC)	$1.00	sq.ft. (Qty)		3,000 Required	2,341 Required	$5,341.00	See J
Sink Undercoating Removal	$100.00	each		2 Required	0 Required	$200.00	
Sum:			$337,240.80	$326,492.70	$10,748.10		



VAT in Classrooms

VAT in Media Center

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. The facility features two (2) interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails are constructed with vertical bars with less than 4'' clearance. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork does not appear to be of proper construction, material, and insulation and does not appear to have been installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city 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. 06-22-18 Assessment Update: Backflow preventer required for new fire line service for fire suppression system.

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, with funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Provide fire-rated enclosure around existing stair towers. Provide the new Kitchen with a hood with a UL 300 compliant wet chemical fire suppression system, with funding provided in Item J. 06-22-18 Assessment Update: Add a backflow preventer to support new fire line service for fire suppression system.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		94,427 Required	2,341 Required	$309,657.60	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		4 Required		$20,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level		2 Required		$10,000.00	
Other: Backflow Preventer	$5,000.00	lump sum		Required		$5,000.00	Backflow preventer
Sum:			$344,657.60	$337,166.40	$7,491.20		

Non-Compliant Handrail

Non-Compliant Guardrail

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, wardrobe cabinets, reading tables, computer workstations, bookcases, and wastebaskets. 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 2 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
CEFPI Rating 0 to 3	$5.00	sq.ft. (of entire building addition)		Required	Required	$483,840.00	
Sum:			$483,840.00	$472,135.00	$11,705.00		

Typical Student Desks

Computer Workstations

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W. Technology

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1953) 94,427 ft²	Media Center Addition (1963) 2,341 ft²	Sum	Comments
MS portion of building with total SF 91,651 to 100,000	$8.66	sq.ft. (Qty)		94,427 Required	2,341 Required	$838,010.88	
Sum:			$838,010.88	$817,737.82	$20,273.06		

Typical Student Computer Lab

Typical Outdated Central PA System

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$15,217,184.03
7.00%	Construction Contingency	$1,065,202.88
Subtotal		$16,282,386.91
16.29%	Non-Construction Costs	$2,652,400.83
Total Project		**$18,934,787.74**

Construction Contingency	$1,065,202.88
Non-Construction Costs	$2,652,400.83
Total for X.	**$3,717,603.71**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$4,884.72
Soil Borings / Phase I Envir. Report	0.10%	$16,282.39
Agency Approval Fees (Bldg. Code)	0.25%	$40,705.97
Construction Testing	0.40%	$65,129.55
Printing - Bid Documents	0.15%	$24,423.58
Advertising for Bids	0.02%	$3,256.48
Builder’s Risk Insurance	0.12%	$19,538.86
Design Professional’s Compensation	7.50%	$1,221,179.02
CM Compensation	6.00%	$976,943.21
Commissioning	0.60%	$97,694.32
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$182,362.73
Total Non-Construction Costs	**16.29%**	**$2,652,400.83**

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Name of Appraiser	Jeff Tuckerman	**Date of Appraisal**	2015-01-06
Building Name	Bolich Middle		
Street Address	2630 13th Street		
City/Town, State, Zip Code	Cuyahoga Falls, OH 44223		
Telephone Number(s)	(330) 926-3801		
School District	Cuyahoga Falls City		

Setting: Suburban

Site-Acreage	35.00	Building Square Footage	96,768
Grades Housed	6-8	Student Capacity	640
Number of Teaching Stations	48	Number of Floors	2
Student Enrollment	629		
Dates of Construction	1953,1963		

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

Type of Construction	**Exterior Surfacing**	**Floor Construction**
☑ Load bearing masonry	☑ Brick	☐ Wood Joists
☐ Steel frame	☐ Stucco	☑ Steel Joists
☐ Concrete frame	☐ Metal	☑ Slab on grade
☐ Wood	☐ Wood	☐ Structural slab
☐ Steel Joists	☑ Stone	

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Suitability Appraisal of **1.0 The School Site** for Bolich_Middle_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*18*
The site is 35 acres compared to 27 acres recommended by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*18*
The School is centrally located within the School District, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*7*
The site is adjacent to residential and commercial uses, and there are no undesirable features adjacent to the School site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Athletic facilities include shot put, multi-purpose field, baseball fields, and a football field with integral track, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*5*
The site has been developed to accommodate outdoor learning, including gardens, solar panels, and benches to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	*80*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Bolich_Middle_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*8*
Entire building is not ADA-compliant.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire building require replacement due to condition.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in fair condition with some observable hair line cracks spalled areas.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in good to fair condition. They have sufficient control and expansion joints which are in fair condition. Some cracking was observed in the interior walls.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Building envelope meets minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is assumed to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*4*
Interior walls throughout the facility are fixed walls and are not flexible.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*4*
Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are poorly maintained in some areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*6*
Internal water supply will not support a future fire suppression system, but appears to be adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*4*
Classrooms have an inadequate number of outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*2*
Disconnect switches are not adequately provided to allow for safe servicing of equipment.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*8*
Drinking fountains are adequate in number and placement, and meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*2*

Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron and galvanized, are original to each addition, exhibit some signs of leaking and are in fair condition.

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*6*

The facility is not sprinkled. Fire alarm systems are not adequately provided with required devices. Smoke detectors are inadequately provided.

2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*5*

The central intercommunication system provides only one way communication between the Administration area and all the teaching areas, and is outdated. Telephone system is used as an alternate method of communication with the office.

2.18 **Exterior water supply** is sufficient and available for normal usage	5	*2*

Exterior wall hydrants are inadequately provided around the exterior of the facility.

TOTAL - 2.0 Structural and Mechanical Features	200	*101*

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Suitability Appraisal of **3.0 Plant Maintainability** for Bolich_Middle_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*12*
Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*9*
Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, carpet, and ceramic tile, which is not well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*8*
Acoustical tile and tectum ceilings are not easily cleaned or resistant to stain. Glazed and painted block walls are easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework consists of miscellaneous metal shelving units in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*5*
Door hardware varies throughout the facility, and does not meet ADA requirements, and keying systems are not compatible and are worn.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*6*
Fixtures are floor and wall mounted and are of fair quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*2*
Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*4*
Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*58*

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Suitability Appraisal of **4.0 Building Safety and Security** for Bolich_Middle_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*12*
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*5*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*4*
Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*4*
The athletic areas are seperated from vehicular traffic and appear free from hazaed.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*10*
Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*8*
The building does have 2 stairways, which are not enclosed, and are not ADA and OBC compliant due to lack of compliant handrails and guards.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*4*
Emergency egress light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*6*
Classroom doors are not recessed from the Corridor and open outward, which impede traffic flow in the Corridors.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*2*
Security systems are inadequately provided and are in fair condition.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*3*
Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, carpet, and ceramic tile, which is not well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair treads and risers are properly designed and meet requirements.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*4*
Glass at door transoms and sidelights is provided with tempered or wire mesh for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*4*
Drinking fountains and electric water coolers have been recessed in the Corridor wall.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*4*
Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior.		
Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*4*
The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.		
4.18 There are at least **two independent exits** from any point in the building	15	*8*
There are no dead-end Corridors in the building.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*12*
The structure is a masonry load bearing system. Interior walls are masonry.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*4*
The fire alarm is provided with manual and automatic actuation, but is not provided with adequate visual indicating devices.		
TOTAL - 4.0 Building Safety and Security	200	*118*

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Suitability Appraisal of **5.0 Educational Adequacy** for Bolich_Middle_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
The average Classroom is 748 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Undersized Classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*7*
The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Undersized Classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers, located in the Corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Miscellaneous metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
The Special Education Classroom is 731 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*6*
Special Education spaces are not adequately provided to meet instructional needs.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*8*
The Media Center is 3,699 SF compared to 2,202 SF recommended in the OSDM. The Media Center is an attractive space, including natural light and sufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*3*
The Gymnasium is 6,513 SF compared to 7,000-8,500 SF recommended in the OSDM.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*4*
Science Classrooms are undersized, and are not provided with required equipment.		
5.12 **Music Program** is provided adequate sound treated space	5	*5*
The Music Rooms are 3,427 SF compared to 1,800-3,000 recommended in the OSDM.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*5*
The Art Room is 1,206 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*3*
The facility is provided with a Computer Lab for student use, but does not meet OSFC requirements for technology.		

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*1*
No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.		
5.16 **Storage for student and teacher material** is adequate	5	*3*
Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.		

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*
The Teacher's Lounge is 471 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.		
5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*7*
The Student Dining space is 4,248 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 1,769 SF compared to 2,202 SF recommended in the OSDM. The Student Dining space has limited visual appeal, but provides adequate space for seating.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*2*
Administrative Offices are not adequately provided for Middle School students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*4*
The Counselor's Office is 120 SF, 124 SF, and 130 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*2*
The Clinic is 137 SF compared to 370 SF recommended in the OSDM.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*
Reception space consists of approximately 180 SF compared to 200-400 SF recommended by the OSDM.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*2*
The Administrative area consists of approximately 1,821 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.		

TOTAL - 5.0 Educational Adequacy	200	*124*

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Suitability Appraisal of **6.0 Environment for Education** for Bolich_Middle_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a traditional design with standard detailing, which is aesthetically acceptable.		
6.2 Site and building are **well landscaped**	10	*4*
The site has limited landscaping, which does not enhance the property or emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*7*
The site is adjacent to residential and commercial uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the School is partially sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick and stone, which provides an acceptable color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The color palette is comprised of neutral hues with accent color of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*2*
The facility is not air conditioned to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*6*
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*4*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*8*
There are areas for students to gather in the Student Dining and Gymnasium.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*7*
Classroom doorways are semi-recessed and impede traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*8*
There are areas for students to gather in the Student Dining and Gymnasium.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The Gymnasium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*

Limited consideration has been given to acoustical treatment of Classrooms and Corridors.

6.16 **Window design** contributes to a pleasant environment	10	*10*
The windows are well designed and contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*2*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*122*

LEED Observation Notes

School District:	Cuyahoga Falls City
County:	Summit
School District IRN:	43836
Building:	Bolich Middle
Building IRN:	3103

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)

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)

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)

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)

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)

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)

Justification for Allocation of Points

Building Name and Level: **Bolich Middle**

6-8

Building features that clearly exceed criteria:

1. Student Dining and Media Center are oversized.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The building does not meet ADA requirements.
2. The building does not contain a fire suppression system.
3. The building is reported to contain asbestos and other hazardous materials.
4. Classrooms and Kitchen are undersized.
5. The Gymnasium is undersized.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Cuyahoga Falls City
Facility:	Bolich Middle
Date of Initial Assessment:	Jan 6, 2015
Date of Assessment Update:	Jul 18, 2018
Cost Set:	2018

District IRN:	43836
Building IRN:	3103
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1953 Original Construction	94,427	$326,492.70	$316,492.70
1963 Media Center Addition	2,341	$10,748.10	$10,748.10
Total	96,768	$337,240.80	$327,240.80
Total with Regional Cost Factor (103.60%)	—	$349,381.47	$339,021.47
Regional Total with Soft Costs & Contingency	—	$434,736.41	$421,845.43

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Bolich Middle (3103) - Original Construction

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	3103
Facility:	Bolich Middle	**BuildingAdd:**	Original Construction
Date On-Site:	2015-01-06	**Consultant Name:**	Gandee & Associates, Inc.

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Assumed Asbestos-Containing Material	800	$8.00	$6,400.00
5.	Pipe Insulation Removal	Assumed Asbestos-Containing Material	4500	$10.00	$45,000.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	1900	$15.00	$28,500.00
10.	Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	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	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Assumed Asbestos-Containing Material	4	$100.00	$400.00
18.	Cement Board Removal	Assumed Asbestos-Containing Material	8000	$5.00	$40,000.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Assumed Asbestos-Containing Material	1	$50.00	$50.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Assumed Asbestos-Containing Material	5	$100.00	$500.00
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)	Assumed Asbestos-Containing Material	9000	$2.00	$18,000.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	55000	$3.00	$165,000.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	3000	$1.00	$3,000.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	2	$100.00	$200.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$307,050.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$307,050.00

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**				$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$10,000.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	94427	94427	$0.10	$9,442.70

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Record Nos. 1, 2, 3, 5, & 6 for sampling results in this addition.		$0.00
2.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
3.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E2	**Total Cost for Env. Hazards Work - Renovation**	$326,492.70
2.	A36, B1, D1, and E3	**Total Cost for Env. Hazards Work - Demolition**	$316,492.70

* 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"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Bolich Middle (3103) - Media Center Addition

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	3103
Facility:	Bolich Middle	**BuildingAdd:**	Media Center Addition
Date On-Site:	2015-01-06	**Consultant Name:**	Gandee & Associates, Inc.

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	50	$15.00	$750.00
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	$25.00	$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	Reported / Assumed Asbestos-Free Material	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)	Assumed Asbestos-Containing Material	200	$2.00	$400.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	2341	$3.00	$7,023.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	2341	$1.00	$2,341.00
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	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$10,514.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$10,514.00

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**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	2341	2341	$0.10	$234.10

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1953 (Original Construction).		$0.00
2.	See Bulk Sample Record Nos. 4 & 6 for sampling results in this addition.		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
4.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E3	**Total Cost for Env. Hazards Work - Renovation**	$10,748.10
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$10,748.10

* 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"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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