Building Information - Cuyahoga Falls City (43836) - Cuyahoga Falls High

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Urban
Assessment Name	Cuyahoga_Falls_HS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update
Assessment Date (on-site; non-EEA)	2015-01-07
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Cuyahoga Falls High
Building IRN	7930
Building Address	2300 4th Street
Building City	Cuyahoga Falls
Building Zipcode	44221
Building Phone	(330) 926-3808
Acreage	9.90
Current Grades:	9-12
Teaching Stations	89
Number of Floors	3
Student Capacity	1823
Current Enrollment	1662
Enrollment Date	2009-04-20

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

Number of Classrooms	103
Historical Register	**NO**
Building's Principal	Ms. Allison Bogdan
Building Type	High

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

304,476 Total Existing Square Footage
1922,1922,1927,1949,1960,1960,1960,1969 Building Dates
9-12 Grades
1,662 Current Enrollment
89 Teaching Stations
9.90 Site Acreage

Cuyahoga Falls High School, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a three story, 304,476 square foot brick and stone school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a brick veneer on a masonry bearing wall type exterior wall construction, with brick, concrete masonry units, glazed block, plaster, metal stud framed partitions with gypsum board, and operable walls type wall construction in the interior. The floor system consists of the base floor of the overall facility is concrete slab-on-grade type construction. The floor system of the second and third floors of the 1922 Original Construction is precast concrete planks with concrete topping type construction. The floor system of the second and third floor of the 1960 Addition, and 1960 Board Offices is precast reinforced concrete with concrete topping type construction. The floor system of the second and third floor of the 1969 Addition is precast reinforced concrete with concrete topping on steel joist type construction. There are no intermediate floors in the single story structure of the 1927 and 1949 Additions. The roof structure of the 1922 Original Construction, 1949, and 1969 Additions is metal form deck on steel joist type construction. The roof structure of the 1927 Addition is precast concrete deck on steel joist type construction. The roof structure of the 1949, 1960, and 1969 Additions, 1960 Auditorium Fixed Seating Area, and 1960 Board Offices is metal form deck on steel joist type construction. The roof structure of the Primary Gymnasium in the 1960 Addition is a structural steel frame with steel purlins and tectum deck type construction. The roofing system of the 1922 Original Construction and 1927 Addition is an asphalt built-up roof with gravel wear coat that was installed in 1999. The roofing system over the Classroom wing and Student Dining of the 1960 Addition and the 1960 Board Offices is an asphalt built-up roof with gravel wear coat that was installed in 1999. The roofing system over the Primary Gymnasium, Stage, and Media Center of the 1960 Addition and the 1960 Auditorium Fixed Seating Area is a granulated asphalt rolled roofing that was installed in 1999. The roofing system over the canopies of the Auditorium of the 1960 Addition is a fully adhered EPDM membrane that was installed in 1999. The roofing system over the 1969 Addition is an asphalt built-up roof with gravel wear coat that was installed in 1999. There is no roof structure or roofing system over the 1922 Auditorium Fixed Seating Area due to its location on the second floor or a three story structure. 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 10,379 SF Primary Gymnasium with 3,548 SF Auxiliary 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 9.9 acre site adjacent to residential and municipal properties and Oakwood Cemetery. The property is partially fenced for security and the athletic facilities are completely 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) - Cuyahoga Falls High (7930)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Auditorium Fixed Seating Area	1922	no	1	2,710	yes	no
Original Construction	1922	no	3	99,768	no	no
Career Tech Addition	1927	no	1	6,299	no	no
Mechanical Room Addition	1949	no	1	2,836	no	no
Auditorium Fixed Seating Area	1960	no	1	12,395	yes	no
Board Offices	1960	no	1	4,545	yes	no
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780	no	no
Career Tech Addition	1969	no	2	25,143	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
Auditorium Fixed Seating Area (1922)	2710													
Original Construction (1922)		18470				3510								3548
Career Tech Addition (1927)						6299								
Mechanical Room Addition (1949)														
Auditorium Fixed Seating Area (1960)	12395													
Board Offices (1960)												4545		
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960)		24854		10379	6820		10447	4975						
Career Tech Addition (1969)		2065				18155								
Total	15,105	45,389	0	10,379	6,820	27,964	10,447	4,975	0	0	0	4,545	0	3,548

Master Planning Considerations	Due to the close proximity of the property lines and parking lots there is not room for expansion. A cemetery is located to the north or the site and a community recreation center located across the street to the east.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
Program Type 1	Administrative & Professional Support	Laboratory	1062.00
		Related Office	
		Related Storage	118.00
		Other	
		Other Spaces, Comments:	
Program Type 1	Business Management	Laboratory	861.00
		Related Office	
		Related Storage	
		Other	
		Other Spaces, Comments:	
Program Type 1	Financial Services	Laboratory	873.00
		Related Office	
		Related Storage	
		Other	
		Other Spaces, Comments:	
Program Type 1	Network Systems	Laboratory	814.00
		Related Office	
		Related Storage	
		Other	
		Other Spaces, Comments:	
Program Type 3	Marketing Technology (Not in current design manual)	Laboratory	1050.00
		CT-P3-2 Office	56.00
		CT-P3-3 Storage	232.00
		Bookstore	
		Display	
		Other	145.00
		Other Spaces, Comments: "Other"is a Conference Room and Closet.	
Program Type 4	Cosmetology	Laboratory	1270.00
		Customer Toilet	
		Other	90.00
		Related Classroom	
		Related Office	96.00
		Related Storage	
		Related Changing Room	159.00
		Dispensary	
		Laundry Room	98.00
		Facial Room	
		Manicure Room	
		Other Spaces, Comments: "Other" is a small Kitchen.	
Program Type 6	Auto Technology (Not in current design manual)	Laboratory	4972.00
		CT-P6-2 Related Classroom	
		CT-P6-3 Office	90.00
		CT-P6-4 Storage	342.00
		CT-P6-5 Changing Room	
		Related Restroom	
		CT-P6-6 Tool Crib	
		CT-P6-7 Reference Room	
		Engine Storage	
		Machine Room	
		Flammable Material Storage	
		CT-P6-8 Other	
		Other Spaces, Comments:	

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Cuyahoga Falls High (7930)

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	1960	no	1	4,545
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$10,388,721.12	-
B.	Roofing	3	$3,375,925.50	-
C.	Ventilation / Air Conditioning	2	$47,000.00	-
D.	Electrical Systems	3	$4,941,645.48	-
E.	Plumbing and Fixtures	3	$2,476,832.00	-
F.	Windows	3	$1,088,586.80	-
G.	Structure: Foundation	2	$50,000.00	-
H.	Structure: Walls and Chimneys	2	$1,216,063.50	-
I.	Structure: Floors and Roofs	2	$1,920.00	-
J.	General Finishes	3	$8,478,862.20	-
K.	Interior Lighting	3	$1,522,380.00	-
L.	Security Systems	3	$927,756.60	-
M.	Emergency/Egress Lighting	3	$304,476.00	-
N.	Fire Alarm	3	$532,833.00	-
O.	Handicapped Access	2	$1,065,124.20	-
P.	Site Condition	2	$1,221,835.67	-
Q.	Sewage System	2	$144,000.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$74,000.00	-
T.	Hazardous Material	3	$1,999,747.60	-
U.	Life Safety	3	$1,168,135.70	-
V.	Loose Furnishings	3	$1,424,130.00	-
W.	Technology	3	$1,651,990.80	-
X.	Construction Contingency / Non-Construction Cost	-	$10,774,242.64	-
Total			$54,876,208.81	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$56,851,752.33

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 (1922) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1922**	**no**	**3**	**99,768**
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	1960	no	1	4,545
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$3,404,084.16	-
B.	Roofing	3	$635,862.00	-
C.	Ventilation / Air Conditioning	2	$22,000.00	-
D.	Electrical Systems	3	$1,619,234.64	-
E.	Plumbing and Fixtures	3	$873,576.00	-
F.	Windows	3	$777,986.80	-
G.	Structure: Foundation	2	$50,000.00	-
H.	Structure: Walls and Chimneys	2	$287,708.50	-
I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
J.	General Finishes	3	$2,903,972.20	-
K.	Interior Lighting	3	$498,840.00	-
L.	Security Systems	3	$284,338.80	-
M.	Emergency/Egress Lighting	3	$99,768.00	-
N.	Fire Alarm	3	$174,594.00	-
O.	Handicapped Access	2	$411,989.60	-
P.	Site Condition	2	$652,157.60	-
Q.	Sewage System	2	$43,500.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$4,000.00	-
T.	Hazardous Material	3	$1,479,076.80	-
U.	Life Safety	3	$394,570.10	-
V.	Loose Furnishings	3	$498,840.00	-
W.	Technology	3	$578,654.40	-
X.	Construction Contingency / Non-Construction Cost	-	$3,834,275.39	-
Total			$19,529,028.99	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$20,232,074.03

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

Auditorium Fixed Seating Area (1922) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	**1922**	**no**	**1**	**2,710**
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	1960	no	1	4,545
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$92,465.20	-
B.	**Roofing**		**3**	**$0.00**	-
C.	**Ventilation / Air Conditioning**		**2**	**$0.00**	-
D.	Electrical Systems		3	$43,983.30	-
E.	Plumbing and Fixtures		3	$18,970.00	-
F.	**Windows**		**3**	**$0.00**	-
G.	**Structure: Foundation**		**2**	**$0.00**	-
H.	**Structure: Walls and Chimneys**		**2**	**$0.00**	-
I.	**Structure: Floors and Roofs**		**2**	**$0.00**	-
J.	General Finishes		3	$36,485.00	-
K.	Interior Lighting		3	$13,550.00	-
L.	Security Systems		3	$7,723.50	-
M.	Emergency/Egress Lighting		3	$2,710.00	-
N.	Fire Alarm		3	$4,742.50	-
O.	Handicapped Access		2	$67,586.00	-
P.	Site Condition		2	$114,262.50	-
Q.	**Sewage System**		**2**	**$0.00**	-
R.	Water Supply		1	$0.00	-
S.	**Exterior Doors**		**3**	**$0.00**	-
T.	Hazardous Material		3	$23,221.00	-
U.	Life Safety		3	$8,672.00	-
V.	**Loose Furnishings**		**3**	**$0.00**	-
W.	**Technology**		**3**	**$0.00**	-
- X.	Construction Contingency / Non-Construction Cost		-	$106,118.14	-
Total				$540,489.14	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$559,946.75

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

Career Tech Addition (1927) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	**1927**	**no**	**1**	**6,299**
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	1960	no	1	4,545
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$214,921.88	-
B.	Roofing		3	$153,739.50	-
C.	Ventilation / Air Conditioning		2	$25,000.00	-
D.	Electrical Systems		3	$102,232.77	-
E.	Plumbing and Fixtures		3	$55,093.00	-
F.	Windows		3	$9,960.00	-
G.	**Structure: Foundation**		**2**	**$0.00**	-
H.	Structure: Walls and Chimneys		2	$52,567.50	-
I.	**Structure: Floors and Roofs**		**2**	**$0.00**	-
J.	General Finishes		3	$162,266.10	-
K.	Interior Lighting		3	$31,495.00	-
L.	Security Systems		3	$17,952.15	-
M.	Emergency/Egress Lighting		3	$6,299.00	-
N.	Fire Alarm		3	$11,023.25	-
O.	Handicapped Access		2	$1,259.80	-
P.	Site Condition		2	$14,002.54	-
Q.	Sewage System		2	$72,000.00	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$14,500.00	-
T.	Hazardous Material		3	$4,079.90	-
U.	Life Safety		3	$20,156.80	-
V.	Loose Furnishings		3	$31,495.00	-
W.	Technology		3	$36,534.20	-
- X.	Construction Contingency / Non-Construction Cost		-	$253,239.21	-
Total				$1,289,817.60	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$1,336,251.03

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

Mechanical Room Addition (1949) Summary

District:	Cuyahoga Falls City	**County:**	Summit
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07
Bldg. IRN:	7930	**Date Revised:**	2018-07-09

Area: Northeastern Ohio (8)
By: Bernie Merritt
By: Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	**1949**	**no**	**1**	**2,836**
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	1960	no	1	4,545
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$96,764.32	-
B.	Roofing	3	$70,751.60	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$46,028.28	-
E.	Plumbing and Fixtures	3	$24,852.00	-
F.	Windows	3	$17,485.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$19,824.75	-
I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
J.	General Finishes	3	$62,569.20	-
K.	Interior Lighting	3	$14,180.00	-
L.	Security Systems	3	$8,082.60	-
M.	Emergency/Egress Lighting	3	$2,836.00	-
N.	Fire Alarm	3	$4,963.00	-
O.	Handicapped Access	2	$567.20	-
P.	Site Condition	2	$6,985.97	-
Q.	**Sewage System**	**2**	**$0.00**	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$10,500.00	-
T.	Hazardous Material	3	$7,433.60	-
U.	Life Safety	3	$9,075.20	-
V.	Loose Furnishings	3	$14,180.00	-
W.	Technology	3	$16,448.80	-
X.	Construction Contingency / Non-Construction Cost	-	$105,912.07	-
Total			$539,439.59	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$558,859.42

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

Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	**1960**	**no**	**2**	**150,780**
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	1960	no	1	4,545
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$5,144,613.60	-
B.	Roofing	3	$1,868,275.10	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$2,447,159.40	-
E.	Plumbing and Fixtures	3	$1,189,160.00	-
F.	Windows	3	$105,505.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$455,538.75	-
I.	Structure: Floors and Roofs	2	$1,920.00	-
J.	General Finishes	3	$4,455,308.00	-
K.	Interior Lighting	3	$753,900.00	-
L.	Security Systems	3	$489,723.00	-
M.	Emergency/Egress Lighting	3	$150,780.00	-
N.	Fire Alarm	3	$263,865.00	-
O.	Handicapped Access	2	$492,795.00	-
P.	Site Condition	2	$371,355.24	-
Q.	Sewage System	2	$28,500.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$12,000.00	-
T.	Hazardous Material	3	$404,378.00	-
U.	Life Safety	3	$568,871.00	-
V.	Loose Furnishings	3	$753,900.00	-
W.	Technology	3	$874,524.00	-
X.	Construction Contingency / Non-Construction Cost	-	$5,089,337.46	-
Total			$25,921,408.55	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$26,854,579.26

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

Auditorium Fixed Seating Area (1960) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	**1960**	**no**	**1**	**12,395**
Board Offices	1960	no	1	4,545
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$422,917.40	-
B.	Roofing		3	$286,324.50	-
C.	**Ventilation / Air Conditioning**		**2**	**$0.00**	-
D.	Electrical Systems		3	$201,170.85	-
E.	Plumbing and Fixtures		3	$86,765.00	-
F.	Windows		3	$122,980.00	-
G.	**Structure: Foundation**		**2**	**$0.00**	-
H.	Structure: Walls and Chimneys		2	$243,012.50	-
I.	**Structure: Floors and Roofs**		**2**	**$0.00**	-
J.	General Finishes		3	$211,490.50	-
K.	Interior Lighting		3	$61,975.00	-
L.	Security Systems		3	$35,325.75	-
M.	Emergency/Egress Lighting		3	$12,395.00	-
N.	Fire Alarm		3	$21,691.25	-
O.	Handicapped Access		2	$2,479.00	-
P.	**Site Condition**		**2**	**$0.00**	-
Q.	**Sewage System**		**2**	**$0.00**	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$20,000.00	-
T.	Hazardous Material		3	$10,389.50	-
U.	Life Safety		3	$39,664.00	-
V.	**Loose Furnishings**		**3**	**$0.00**	-
W.	**Technology**		**3**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$434,512.49	-
Total				$2,213,092.74	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$2,292,764.08

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

Board Offices (1960) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	**1960**	**no**	**1**	**4,545**
Career Tech Addition	1969	no	2	25,143
Total				**304,476**

*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	$155,075.40	-
	B.	Roofing	3	$105,266.70	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$73,765.35	-
	E.	Plumbing and Fixtures	3	$31,815.00	-
	F.	Windows	3	$23,670.00	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	Structure: Walls and Chimneys	2	$17,324.50	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$30,043.50	-
	K.	Interior Lighting	3	$22,725.00	-
	L.	Security Systems	3	$12,953.25	-
	M.	Emergency/Egress Lighting	3	$4,545.00	-
	N.	Fire Alarm	3	$7,953.75	-
	O.	Handicapped Access	2	$42,049.00	-
	P.	**Site Condition**	**2**	**$0.00**	-
	Q.	**Sewage System**	**2**	**$0.00**	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	Hazardous Material	3	$18,654.50	-
	U.	Life Safety	3	$14,544.00	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**3**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$136,903.72	-
Total				$697,288.67	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$722,391.07

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

Career Tech Addition (1969) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Cuyahoga Falls High	**Contact:**	Ms. Allison Bogdan
Address:	2300 4th Street	**Phone:**	(330) 926-3808
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	7930	**Date Revised:**	2018-07-09 **By:** Jeff Tuckerman

Current Grades	9-12	Acreage:	9.90
Proposed Grades	N/A	Teaching Stations:	89
Current Enrollment	1662	Classrooms:	103
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1922	no	3	99,768
Auditorium Fixed Seating Area	1922	no	1	2,710
Career Tech Addition	1927	no	1	6,299
Mechanical Room Addition	1949	no	1	2,836
Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	1960	no	2	150,780
Auditorium Fixed Seating Area	1960	no	1	12,395
Board Offices	1960	no	1	4,545
Career Tech Addition	**1969**	**no**	**2**	**25,143**
Total				**304,476**

*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	$857,879.16	-
B.	Roofing		3	$255,706.10	-
C.	**Ventilation / Air Conditioning**		**2**	**$0.00**	-
D.	Electrical Systems		3	$408,070.89	-
E.	Plumbing and Fixtures		3	$196,601.00	-
F.	Windows		3	$31,000.00	-
G.	**Structure: Foundation**		**2**	**$0.00**	-
H.	Structure: Walls and Chimneys		2	$140,087.00	-
I.	**Structure: Floors and Roofs**		**2**	**$0.00**	-
J.	General Finishes		3	$616,727.70	-
K.	Interior Lighting		3	$125,715.00	-
L.	Security Systems		3	$71,657.55	-
M.	Emergency/Egress Lighting		3	$25,143.00	-
N.	Fire Alarm		3	$44,000.25	-
O.	Handicapped Access		2	$46,398.60	-
P.	Site Condition		2	$63,071.82	-
Q.	**Sewage System**		**2**	**$0.00**	-
R.	Water Supply		1	$0.00	-
S.	Exterior Doors		3	$13,000.00	-
T.	Hazardous Material		3	$52,514.30	-
U.	Life Safety		3	$112,582.60	-
V.	Loose Furnishings		3	$125,715.00	-
W.	Technology		3	$145,829.40	-
- X.	Construction Contingency / Non-Construction Cost		-	$813,944.15	-
Total				$4,145,643.52	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	65	65%	Borderline
2.0 Structural and Mechanical Features	200	109	55%	Borderline
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	146	73%	Satisfactory
6.0 Environment for Education	200	135	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	642	64%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$4,294,886.69

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 1949 Addition is a natural gas fired heated water boiler type system, installed in 1949, and is in fair to poor condition. The systems in the 1922 Original Construction, 1922 and 1960 Auditorium Fixed Seating Areas, the 1927, 1960, and 1969 Additions, and the 1960 Board Offices are an extension of that found in the 1949 Addition. The heating and chilled water system for the 1960 Addition and the interior Classrooms of the 1922 Original Construction, is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The heating system in the remainder of the overall facility is a 2-pipe system, with a capacity for only heating operation, which is not compliant with the OSDM requirements for basic system type. The four (4) heated water boilers, manufactured by Raypack, were installed in 1960 and are in fair to poor condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, air handlers, and heating fan convectors. The terminal equipment is original to each addition and is in fair condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic and electric type system temperature controls were installed in 1960 with incremental upgrades and are in fair condition. The system does 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. See Items J and O for replacement of doors. The existing systems in the 1922 and 1960 Auditorium Fixed Seating Areas, 1960 Addition and the interior Classrooms of the 1922 Original Construction are ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing systems in the remainder of the overall facility are 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 being in safe and but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is partially 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. Replace existing ductwork in the 1922 and 1960 Auditorium Fixed Seating Areas, 1960 Addition and the interior Classrooms of the 1922 Original Construction, to facilitate efficient exchange of conditioned air with pricing included in conversion to ducted system replacement. Convert the remainder of the overall facility to a ducted system to facilitate efficient exchange of conditioned air.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$7,952,913.12	(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	Required	Required	Required	Required	Required	Required	$2,435,808.00	(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:			$10,388,721.12	$92,465.20	$3,404,084.16	$214,921.88	$96,764.32	$422,917.40	$155,075.40	$5,144,613.60	$857,879.16		

Natrual Gas Fired Heated Water Boilers

Heating Water Unit Heater

Back to Assessment Summary

B. Roofing

Description: The roof over the 1922 Original Construction, the Primary Gymnasium, Stage, and Media Center of the 1960 Addition and the 1960 Auditorium Fixed Seating Area is a granulated asphalt rolled roofing system that was installed in 1999, and is in fair condition. The roof over the 1927 and 1949 Additions, the Classroom wing and Student Dining of the 1960 Addition, the 1960 Board Offices, and the 1969 Addition is an asphalt built-up roof with gravel wear coat system that was installed in 1999, and is in fair condition. The roof over the canopies of the Auditorium of the 1960 Addition is a fully adhered EPDM membrane system that was installed in 1999, and is in fair condition. There is no roofing system over the 1922 Auditorium Fixed Seating Area due to its location on the second floor or a three story structure. There are District reports of current leaking in the Media Center and Boiler Room of the 1960 Addition. Signs of past leaking were observed throughout the overall facility during the physical assessment. Access to the roof was gained by access roof hatches that are in poor condition with access ladders that are in good condition for the overall facility except for the 1927 and 1949 Additions and the south end of the 1960 Addition. Access to the roof was gained by roof access doors for the south end of the 1960 Addition that are in poor condition. Access to the roof of the 1927 and 1949 Additions was gained through a stairwell window. Fall safety protection cages are not required, and are not provided. There were observations of standing water on the roof. Metal cap flashings and stone copings are in good condition. Roof storm drainage is addressed through a system of gutters and downspouts, internal roof drains, and through-wall scuppers, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they are required at the north end of the 1960 Addition. Problems requiring attention were encountered with roof penetrations at the smoke relief vents over the Stage of the 1960 Addition. Smoke Relief Vent construction allows water to enter the building. There is a covered walkway attached to this structure between the 1922 Original Construction and the 1927 Addition. The structure of the covered walkway is metal form deck on steel beam type construction, and is in good condition. The roof is an asphalt built-up roof with gravel wear coat system that was installed in 1999, and is in fair condition. 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. The 7 roof access hatches require replacement due to condition. Replace 2 exterior roof access ladders and 1 pair of roof access doors on the 1960 Addition due to condition. Reattached downspout at the mechanical air vent on the 1960 Addition. Provide overflow drains and piping for the south end of the 1960 Addition and entire 1949 Addition. Provide tapered insulation to correct ponding on the 1922 Original Construction, and 1927 Addition, 1960 Addition, 1960 Board Offices, and 1969 Addition. Provide new roof access hatch and ladder in the 1927 Addition, and exterior roof access ladder for 1949 Addition. 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	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Built-up Asphalt:	$13.20	sq.ft. (Qty)			31,646 Required	6,645 Required	2,836 Required	12,395 Required	4,557 Required	92,090 Required	17,181 Required	$2,209,020.00	
Membrane (all types):	$8.70	sq.ft. (Qty)								1,565 Required		$13,615.50	(unless under 10,000 sq.ft.)
Gutters/Downspouts	$13.10	ln.ft.								4 Required		$52.40	
Overflow Roof Drains and Piping:	$2,500.00	each					2 Required			2 Required		$10,000.00	
Roof Insulation:	$3.20	sq.ft. (Qty)			31,646 Required	6,645 Required	2,836 Required	12,395 Required	4,557 Required	92,090 Required	0 Required	$480,540.80	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	$4.70	sq.ft. (Qty)			10,548 Required	6,645 Required	2,836 Required	12,395 Required	4,557 Required	30,696 Required	5,727 Required	$344,998.80	(tapered insulation for limited area use to correct ponding)
Roof Access Hatch:	$2,000.00	each			2 Required					4 Required	1 Required	$14,000.00	(remove and replace)
Other: Add Roof Ladder	$20.00	ln.ft.				12 Required	12 Required			24 Required		$960.00	Add roof access ladder
Other: Additional Roof Tear-Off	$2.00	sq.ft. (Qty)			31,646 Required	6,645 Required	2,836 Required	12,395 Required	4,557 Required	92,090 Required	0 Required	$300,338.00	Additional roof tear-off
Other: Reattach Existing Roof Access Ladder	$200.00	each								2 Required		$400.00	Reattach or repair existing exterior roof access ladder to the masonry parapet
Other: Replace Roof Access Door	$1,000.00	leaf								2 Required		$2,000.00	Replace roof access HM door and frame, including hardware and weatherstripping.
Sum:			$3,375,925.50	$0.00	$635,862.00	$153,739.50	$70,751.60	$286,324.50	$105,266.70	$1,868,275.10	$255,706.10		

Roofs Over The 1960 Addition

Ponding Water Over The 1927 Addition

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C. Ventilation / Air Conditioning

Description: The interior Classrooms of the 1922 Original Construction, 1922 and 1960 Auditorium Fixed Seating Areas, and the 1960 Addition are equipped with a 2-pipe heated and chilled water central air conditioning system, which was installed in 1960, and is in fair to poor condition. The chiller, located on the roof of the 1960 Addition, and the CAV air handlers, located in multiple Mechanical Rooms, were installed in 1960, and are in poor condition. The remainder of the overall facility is not equipped with a central air conditioning system. Isolated room systems consisting of ductless split HVAC units with DX cooling (and the condensers located on the roof) are provided in the 1960 Board Offices and the 1922 Original Construction exterior wall Classrooms. Isolated room systems consisting of four (4) ducted packaged roof top HVAC units (4-Seasons) are provided in the 1969 Addition. An isolated room system consisting of ducted packaged roof top HVAC unit is provided in the 1960 Auditorium Fixed Seating Area. The overall facility is not equipped with any window units. The ventilation system in the overall facility consists of unit ventilators, packaged ducted roof top HVAC units, and air handlers, original to each addition with incremental upgrades and in fair condition, providing fresh air to Classrooms, and other miscellaneous spaces such as the Gymnasium, Student Dining, Media Center. Relief air venting is provided by unit ventilators, air handlers, ceiling plenums, packaged ducted rooftop HVAC units, 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 required in this facility to support the Wood Shop Program, and existing equipment is inadequate due to age, condition, and insufficient capacity. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Locker Rooms, Kitchen Dry Food Storage, P.E. Workroom & Storage, Art Material Storage, Science Classrooms & Laboratories, Career Tech spaces, and Loading & Receiving Area are inadequately placed, and in fair condition. The Art Program is equipped with two (2) kilns, and the existing kiln ventilation system is inadequate. The Art Program is also equipped with paint hood, and the existing ventilation system is inadequate. 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: 2 Needs Repair

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. Replace the existing Art Program kiln ventilation system due to age and condition. Replace the existing Wood Shop Program dust collection system due to age, condition, and insufficient capacity. Replace the existing Art Program paint hood exhaust system due to age, condition, and insufficient capacity. 06-22-18 Assessment Update: Delete general building exhaust. Provide for proper exhaust system for kiln.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Dust Collection System:	$25,000.00	per system				1 Required						$25,000.00	(complete w/installation)
Kiln Exhaust System:	$5,000.00	each			2 Required							$10,000.00	
Art Program Paint Hood:	$12,000.00	each			1 Required							$12,000.00	
Sum:			$47,000.00	$0.00	$22,000.00	$25,000.00	$0.00	$0.00	$0.00	$0.00	$0.00		

CAV Air Handler Unit

Unit Ventilator

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D. Electrical Systems

Description: The overall facility is equipped with 4160 volts and two (2) electrical systems. The first electrical system is provided to the 1922 Original Construction is a 120/208 volts, 2500 amp, 3 phase and 4 wire system installed in 1922 with upgrades in 1960, and is in fair condition. The systems in the 1922 Auditorium Fixed Seating Areas and the 1927 and 1949 Additions, are an extension of that found in the 1922 Original Construction. The second electrical system is provided to the 1960 Addition is a 120/208 volts, 1600 amp, 3 phase and 4 wire system installed in 1960, and is in fair condition. The systems in the 1960 Auditorium Fixed Seating Areas, the 1960 Board Offices, and the 1969 Addition, are an extension of that found in the 1960 Addition. Power is provided to the school by multiple City of Cuyahoga Falls owned, pad-mounted transformers located in an Electrical Room in the 1922 Original Construction, and in good to fair condition. The panel systems, installed in 1922 with upgrades in 1960, are in fair condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains five (5) 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 adequately provided, in fair condition but 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.

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System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$4,941,645.48	(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:			$4,941,645.48	$43,983.30	$1,619,234.64	$102,232.77	$46,028.28	$201,170.85	$73,765.35	$2,447,159.40	$408,070.89		

Main Electrical Distribution Panel

Pad Mounted Transformers

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E. Plumbing and Fixtures

Description: The facility is equipped with two (2) service entrances and neither is 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 with some signs of leaking. The 1949 Addition is equipped with an A.O. Smith 38 gallon natural gas water heater, installed in 2007, and in good condition. The 1969 Addition is equipped with an A.O. Smith 119 gallon natural gas water heater, installed in 1969, and in poor condition. The 1922 Original Construction is equipped with one (1) A.O, Smith copper coil natural gas water heater in fair condition, with two (2) separate 350 gallon storage tanks, each installed in 1993 and in good to fair condition. The 1960 Addition is equipped with one (1) A.O, Smith copper coil natural gas water heater in fair condition, with one (1) separate 250 gallon storage tank, installed in 1960 and in fair condition. The overall facility contains 8 Large Group Restrooms for boys, 8 Large Group Restrooms for girls, 2 Small Group Restroom for boys and girls, 1 Small Individual Restroom for boys, 1 Small Individual Restroom for girls, 4 Locker Room Restrooms for boys, 2 Locker Room Restrooms for girls, 0 Locker Room Restrooms for staff, 1 Kitchen Restroom, 1 Health Clinic Restroom, 0 Restrooms associated with Specialty Classrooms, and 12 Restrooms for staff. Boys' Large Group Restrooms contain 3 ADA and 16 non-ADA wall mounted flush valve toilets, 3 ADA and 41 non-ADA wall mounted flush valve urinals, as well as 18 ADA and 16 non-ADA (15 central floor / 19 wall) mounted lavatories. Girls' Large Group Restrooms contain 3 ADA and 32 non-ADA wall mounted flush valve toilets, as well as 18 ADA and 13 non-ADA (15 central floor / 16 wall) mounted lavatories. Boys' and Girls' Small Group Restrooms contain 2 non-ADA wall mounted flush valve toilets, 2 non-ADA wall mounted flush valve urinals, as well as 2 non-ADA wall mounted lavatories. Boys' Small Individual Restroom contains 1 non-ADA wall mounted flush valve toilet, as well as 2 non-ADA wall mounted lavatories. Girls' Small Individual Restroom contains 1 non-ADA wall mounted flush valve toilet, as well as 2 non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain 6 non-ADA wall mounted flush valve toilets, 7 non-ADA wall mounted central flush urinals, 7 non-ADA wall mounted lavatories, as well as 38 non-ADA showers. Girls' Locker Room Restrooms contain 5 non-ADA wall mounted flush valve toilets, 3 non-ADA (1 counter / 2 wall) mounted lavatories, as well as 12 non-ADA showers. Staff Restrooms contain 17 non-ADA wall mounted flush valve toilets, 5 non-ADA wall mounted flush valve urinals, as well as 13 non-ADA (4 counter / 9 wall) mounted lavatories. Condition of fixtures is fair. The facility is equipped with 7 non-ADA drinking fountains, as well as 9 ADA and 12 non-ADA electric water coolers, in good to 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 wall 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 wall mounted flush valve toilet, 1 non-ADA wall mounted lavatory, as well as 1 non-ADA shower, and fixtures are in fair condition. Due to existing grade configuration, there are no Kindergarten / Pre-K Classrooms. Kitchen fixtures consist of one (1) double-compartment sink, one (1) hand sink, two (2) disposal units, one (1) triple-compartment sink, and one (1) dishwashing unit, which are in fair condition. The Kitchen is equipped with an unsatisfactory grease interceptor due to age, condition, insufficient capacity. The Kitchen is not provided the required 140 degree hot water supply. CONTINUED 06-22-18 Assessment Update: The budget to replace the domestic hot water storage tank in the 1960 Addition is inadequate. The shower fixtures in the 1922 Original Building and 1960 Locker Rooms are old and worn out 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 104 faucets and valves, 28 lavatories, 41 toilets, 26 urinals, and 9 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 entrances with reduced pressure back flow preventers. Replace the 1922 Original Construction and 1960 and 1969 Addition domestic hot water heaters due to age and condition. Replace the 1960 Addition 250 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 the Biology and Chemistry Classrooms with required acid waste systems and neutralization tanks. Provide 4 additional exterior wall hydrants. Replace the existing Custodial Closet service sinks due to age and condition. 06-22-18 Assessment Update: Revise the domestic hot water storage tank in the 1960 Addition from $3,500 to $5,000. Replace the shower fixtures in the 1922 Original Building and 1960 Locker Rooms.

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Back Flow Preventer:	$5,000.00	unit			1 Required		1 Required					$10,000.00	
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$1,065,666.00	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$1,065,666.00	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit			1 Required					1 Required	1 Required	$15,300.00	(remove / replace)
Toilet:	$1,500.00	unit			23 Required	2 Required				14 Required	2 Required	$61,500.00	(remove / replace) See Item O

Urinal:	$1,500.00	unit			15 Required	1 Required				8 Required	2 Required	$39,000.00	(remove / replace)
Sink:	$1,500.00	unit			8 Required	2 Required				16 Required	2 Required	$42,000.00	(remove / replace)
Electric water cooler:	$3,000.00	unit			3 Required	1 Required				3 Required	2 Required	$27,000.00	(double ADA)
Replace faucets and flush valves	$500.00	per unit			38 Required					66 Required		$52,000.00	(average cost to remove/replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	$2,500.00	each			2 Required							$5,000.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	$15,000.00	per system			2 Required							$30,000.00	
Other: Acid Waste System and Neutralization Tank	$15,000.00	per system			1 Required							$15,000.00	Provide the Biology and Chemistry Classrooms with required acid waste systems and neutralization tanks.
Other: Exterior Wall Hydrants	$1,400.00	per unit			4 Required							$5,600.00	Provide 4 additional exterior wall hydrants.
Other: Insulate Domestic Hot Water Storage Tank	$5,000.00	per unit								1 Required		$5,000.00	Replace the 1960 Addition 250 gallon domestic hot water storage tank due to age and condition.
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 / Floor Drain Sink	$500.00	per unit			3 Required	1 Required				3 Required	1 Required	$4,000.00	Replace the existing Custodial Closet service sinks due to age and condition.
Other: Shower Fixtures	$500.00	per unit			22 Required					26 Required		$24,000.00	Replace Shower Fixtures in Locker Rooms
Sum:			$2,476,832.00	$18,970.00	$873,576.00	$55,093.00	$24,852.00	$86,765.00	$31,815.00	$1,189,160.00	$196,601.00		

Domestic Hot Water Storage Tanks

1922 Original Construction Restoom Lavatory

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F. Windows

Description: The 1922 Original Construction is equipped with non thermal aluminum frame windows with single glazed glazing and insulated panel type window system, which was installed in the 1960's, and is in poor condition. Window system seals are in fair to poor condition, with moderate air and water infiltration being experienced. Window system hardware is in fair to poor condition. The 1927 Career Tech Addition is equipped with non thermal aluminum frame windows with single glazed glazing type window system, which was installed in the 1960's, and is in fair condition. Window system seals are in fair condition, with moderate air and water infiltration being experienced. Window system hardware is in fair condition. The 1949 Boiler Addition is equipped with steel frame windows with single glazed glazing and type window system, which was installed in 1949, and is in poor condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The 1960 Original Construction and 1960 Board Offices Addition are equipped with thermally broken aluminum frame windows with double glazed insulated glazing and insulated panel type window system, which were installed in 1999 and 2001, and are 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 Media Center in the 1960 Addition is equipped with non thermal aluminum frame windows with single glazed glazing type window system, which was installed in 1960, and is in fair to poor condition. Window systems seals are in fair condition, with moderate air and water infiltration being experienced. Window system hardware is in fair condition. The 1969 Career Tech Addition is equipped with non thermal aluminum frame windows with single glazed glazing type window system, which was installed in 1969, and is in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window systems in the 1922 Original Construction and the 1969 Career Tech Addition feature surface mounted shades, which are in fair to poor condition. The window systems in the 1960 and 1960 Board Office Additions feature surface mounted shades and blinds, which are in good to fair condition. The window system in the 1960 Addition is equipped with insect screens on operable windows, which are in good condition. The window systems in the 1922 Original Construction and 1927, 1949 and 1969 Additions are not equipped with insect screens on operable windows. A non thermal aluminum frame with single glazing curtain wall system is found in the 1960 Auditorium Addition, and is in poor condition. Water leakage and ten glazing panels with pellet holes were observed. There are glass block windows in the 1960 Addition Gymnasium, in fair condition. The exterior doors in the 1922 Original Construction and 1960, 1960 Board Offices and 1969 Additions are equipped with thermally broken aluminum frame sidelights and transoms with double glazed insulated glazing, in good to fair condition. The 1960 Addition contains 15 acrylic bubble type and aluminum frame type skylights. Seven skylights require replacement due to condition. The 1969 Addition contains 16 acrylic bubble type and aluminum frame type skylights. One skylight requires replacement due to condition. Window security grilles are not provided for the ground floor windows through the overall facility. Security grilles are provide for four exterior door vision panels in the 1927 Career Tech Addition, and are in fair condition. 06-22-18 Assessment Update: Interior classrooms in the 1922 Original Building have no natural lighting. While solutions are limited for the first floor and second floor, skylights can provide natural light to the 3rd floor bank of interior classrooms.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the 1922 Original Construction and the 1927, 1949 and 1969 Additions. Replace the existing glass block in the 1960 Addition with a new insulated window system with Ohio School Design Manual requirements. Replace curtain wall system in the 1960 Auditorium Addition. Replace Greenhouse in the 1960 Addition. Replace defective skylights in the 1960 and 1969 Additions. Replace single pane vision panels in exterior doors of the overall facility with approved insulated safety glass. 06-22-18 Assessment Update: Provide skylights for 3rd floor interior classrooms.

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Insulated Glass/Panels:	$65.00	sq.ft. (Qty)			11,482 Required	144 Required	269 Required	946 Required	358 Required	645 Required	370 Required	$923,910.00	(includes blinds)
Skylights:	$125.00	sq.ft. (Qty)			240 Required					152 Required	54 Required	$55,750.00	(remove and replace)
Curtain Wall/Storefront System:	$65.00	sq.ft. (Qty)						946 Required				$61,490.00	(remove and replace)
Greenhouse Replacement	$85.00	sq.ft. (Qty)								250 Required		$21,250.00	(demo and replace; based on area of greenhouse floor)
Other: Replace Exterior Door Vision Panels	$200.00	each			6 Required	3 Required			2 Required	31 Required	1 Required	$8,600.00	Replace single pane vision panels in exterior doors of the overall facility with approved insulated safety glass.
Other: Replace Glass Block	$57.10	sq.ft. (Qty)			8 Required					300 Required		$17,586.80	Replace glass block in the 1922 Original Construction and the 1960 Addition.
Sum:			$1,088,586.80	$0.00	$777,986.80	$9,960.00	$17,485.00	$122,980.00	$23,670.00	$105,505.00	$31,000.00		

Typical Classroom Windows in the 1922 Original Construction

Media Center Window in the 1960 Addition

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G. Structure: Foundation

Description: The overall facility is equipped with masonry and concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement and cracking, and are in good to fair condition. The District reports that there has been past leaking in the basement Mechanical Room of the 1922 Original Construction. 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: Address leaking issues in the 1922 Original Construction basement areas.

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Other: Addrss Water Infiltartion Issues in Basement Areas	$50,000.00	allowance			Required							$50,000.00	Address leaking issues in the 1922 Original Construction basement areas.
Sum:			$50,000.00	$0.00	$50,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

1922 Original Construction Exterior Wall at Grade

1960 Addition Exterior Wall at Grade

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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 fair to poor condition. There are no control joints in the 1922 Original Construction and the 1927 and 1949 Additions. The exterior masonry in the 1960, 1960 Auditorium and 1960 Board Office Additions appears to have inappropriately spaced and inadequately caulked control joints in fair condition. Control joints are not provided at lintel locations at doors and windows. The exterior masonry in the 1969 Addition appears to have appropriately spaced and inadequately caulked control joints in fair condition. Control joints are not provided at lintel locations at doors and windows. The school does have sufficient expansion joints, and they are in fair to poor condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration, has locations of efflorescence and staining. Architectural exterior accent materials consist of limestone and granite which are in good to fair condition. Interior walls are brick, concrete masonry units, glazed block, plaster, metal stud framed partitions with gypsum board and operable walls and are in good to fair condition. Interior masonry appears to have adequately spaced and inadequately caulked control joints in fair condition. Exterior soffits in the 1922 Original Construction and the 1960 and 1969 Additions are plaster and painted concrete in fair condition. The window sills in the overall facility are stone and an element of the aluminum window system, and are in fair to poor condition. The exterior lintels in the overall facility are steel, and are rusting and in good to fair condition. There is a chimney located in the 1922 Original Construction which requires removal and replacement. Canopies over entrances in the 1960 Addition are painted concrete and plaster type construction, and are in good to fair condition. The canopy over the entrance to the 1960 Auditorium Addition is aluminum and is in good condition. The covered walkway between the 1922 Original Construction and the 1927 Career Tech Addition is exposed steel supports and metal deck, and is in fair condition requiring repairs and painting. A loading dock has not been provided to facilitate unloading of trucks and receipt of product / supplies / foodstuffs. 06-22-18 Assessment Update: There is evidence of significant movement at the 1960 gymnasium that has created cracking of the concrete, separation of the concrete stair landings from the exterior walls. There is also bowing of the exterior walls and significant cracks in the cmu block walls. This condition occurs at all 4 stairs leading up to the mezzanine seating area. It is recommended a Structural Engineer investigate this issue and provide a report of their findings.

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. Sawcut and caulk new appropriately spaced control joints in existing masonry in the 1927, 1949 and 1960 Additions as required. Recaulk existing control joints in the 1969 Addition. Recaulk existing interior control joints as required through the overall facility. Recaulk existing expansion joints as required through the overall facility. Prep and paint exposed steel lintels through the overall facility. Repoint stone window sills through the overall facility. Repair and paint soffits in the 1960 Addition. Repair and paint canopies in the 1960 Addition. Repair and paint covered walkway between the 1922 Original Construction and the 1927 Career Tech Addition. Repair and repoint stone trim through the overall facility. Provide masonry infill for existing unit ventilator openings in the exterior walls through the overall facility. Remove and replace masonry chimney in the 1922 Original Construction. Replace corrugated metal siding on Gymnasium wall of the 1960 Addition with metal siding. Repoint stone copings as required through the overall facility. 06-22-18 Assessment Update: A Structural Engineer should investigate structural issues observed at the 4 stairs leading up to the mezzanine seating area of the 1960 gymnasium.

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Tuckpointing:	$5.25	sq.ft. (Qty)			15,110 Required	1,113 Required	412 Required	8,400 Required	470 Required	8,870 Required	3,756 Required	$200,187.75	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)			37,777 Required	5,319 Required	2,062 Required	28,018 Required	2,356 Required	35,490 Required	18,778 Required	$194,700.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)			37,777 Required	5,319 Required	2,062 Required	28,018 Required	2,356 Required	35,490 Required	18,788 Required	$129,810.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.			4,920 Required	1,356 Required	644 Required	4,750 Required	736 Required	5,740 Required	2,608 Required	$114,147.00	(removing and replacing)
Install Control Joints	$60.00	ln.ft.				184 Required	68 Required					$15,120.00	
Other: Masonry Infill	$12.75	sq.ft. (Qty)			264 Required					305 Required		$7,254.75	Provide masonry infill for existing unit ventilator openings in the exterior walls through the overall facility.
Other: Masonry Repairs	$12.75	sq.ft. (Qty)				835 Required	309 Required	4,670 Required	236 Required	5,320 Required	3,126 Required	$184,824.00	Provide masonry repairs as required through the overall facility.
Other: Prep and Paint Steel Lintels	$7.50	ln.ft.			1,472 Required	106 Required	80 Required		88 Required	1,594 Required	109 Required	$25,867.50	Prep and paint exposed steel lintels through the overall facility.

Other: Recaulk Existing Control Joints	$2.50	ln.ft.						2,280 Required	118 Required	2,074 Required	2,280 Required	$16,880.00	Recaulk existing control joints in the 1969 Addition.
Other: Recaulk Existing Expansion Joints	$2.50	ln.ft.						720 Required	60 Required	180 Required	60 Required	$2,550.00	Recaulk existing expansion joints as required through the overall facility.
Other: Recaulk Interior Control Joints	$2.50	ln.ft.						2,280 Required	118 Required	2,074 Required	2,280 Required	$16,880.00	Recaulk existing interior control joints as required through the overall facility.
Other: Remove and Replace Chimney	$50.00	sq.ft. (Qty)			477 Required							$23,850.00	Remove and replace masonry chimney in the 1922 Original Construction.
Other: Repair and Paint Exterior Canopies and Covered Walkways	$5.00	per leaf			948 Required					430 Required		$6,890.00	Repair and paint canopies in the 1960 Addition. Repair and paint covered walkway between the 1922 Original Construction and the 1927 Career Tech Addition
Other: Repair and Paint Exterior Soffits	$5.00	sq.ft. (Qty)								3,440 Required	355 Required	$18,975.00	Repair and paint soffits in the 1922 Original Construction and the 1960 and 1969 Additions.
Other: Repair and Repoint Stone Trim	$7.50	sq.ft. (Qty)			3,444 Required			4,000 Required		1,720 Required	640 Required	$73,530.00	Repair and repoint stone trim through the overall facility.
Other: Replace Corrugated Metal Siding with Metal Siding	$25.00	sq.ft. (Qty)								6,048 Required		$151,200.00	Replace corrugated metal siding on Gymnasium wall of the 1960 Addition with metal siding.
Other: Repoint Stone Copings	$7.50	ln.ft.			984 Required	407 Required						$10,432.50	Repoint stone copings as required through the overall facility.
Other: Repoint Stone Window Sills	$7.50	ln.ft.			1,423 Required	58 Required	46 Required		68 Required	1,431 Required	36 Required	$22,965.00	Repoint stone window sills through the overall facility.
Sum:			$1,216,063.50	$0.00	$287,708.50	$52,567.50	$19,824.75	$243,012.50	$17,324.50	$455,538.75	$140,087.00		

Exterior Wall of 1960 Addition Gymnasium Wall

Exterior Walls of the 1922 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 to fair condition. There is no crawl space. The floor construction of the second and third floors of the 1922 Original Construction is precast concrete planks with concrete topping type construction, and is in good condition. The floor construction of the second and third floor of the 1960 Addition, and 1960 Board Offices is precast reinforced concrete with concrete topping type construction, and is in good condition. The floor construction of the second and third floor of the 1969 Addition is precast reinforced concrete with concrete topping on steel joist type construction, and is in good condition. There are no intermediate floors in the single story structure of the 1927 and 1949 Additions. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations by dropping ceilings and adding architectural soffits. The roof construction of the 1922 Original Construction, 1949, and 1969 Additions is metal form deck on steel joist type construction, and is in good condition. The roof construction of the 1927 Addition is precast concrete deck on steel joist type construction, and is in good condition. The roof construction of the 1949, 1960, and 1969 Additions, 1960 Auditorium Fixed Seating Area, and 1960 Board Offices is metal form deck on steel joist type construction, and is in good condition. The roof construction of the Primary Gymnasium in the 1960 Addition is a structural steel frame with steel purlins and tectum deck type construction, and is in good condition. There is no roof structure over the 1922 Auditorium Fixed Seating Area due to its location on the second floor or a three story structure.

Rating: 2 Needs Repair

Recommendations: Repair cracks in terrazzo floor of the 1960 Addition. Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work.

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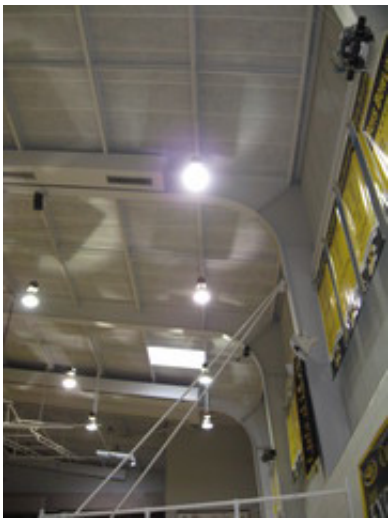
Other: Floor Crack Repair and Refinish	$60.00	ln.ft.								32 Required		$1,920.00	Repair cracks in slab.
Sum:			$1,920.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,920.00	$0.00		

Roof Structure Of The 1969 Addition



Roof Structure Of The Primary Gymnasium In The 1960 Addition

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J. General Finishes

Description: The 1922 Original Construction features conventionally partitioned Classrooms with VCT flooring, acoustical tile ceilings, as well as painted block and demountable partition wall finishes, and they are in fair to poor condition. The 1922 Original Construction has Corridors with sealed concrete and quarry tile flooring, acoustical tile ceilings, as well as glazed block, painted block and plaster wall finishes, and they are in fair condition. The 1922 Original Construction has Restrooms with ceramic tile flooring, plaster ceilings, as well as glazed block wall finishes, and they are in fair to poor condition. Toilet partitions are glazed block with metal doors, and are in poor condition. The 1927 Addition features conventionally high-bay Classrooms with sealed concrete flooring, plaster ceilings, as well as painted block wall finishes, and they are in fair to poor condition. The 1960 Addition features conventionally partitioned Classrooms with VCT and VAT flooring, acoustical tile ceilings, as well as glazed block wall finishes, and they are in fair to poor condition. The 1960 Addition has Corridors with terrazzo flooring, acoustical tile ceilings, as well as glazed block and plaster wall finishes, and they are in fair condition. The 1960 Addition has Restrooms with terrazzo type flooring, plaster ceilings, as well as glazed block wall finishes, and they are in fair condition. Toilet partitions are marble with metal doors, laminated phenolic resin, glazed block with metal doors, and metal, and are in good condition, with some in poor condition. The 1969 Addition features conventionally partitioned Classrooms with carpet flooring, acoustical tile ceilings, as well as brick, plaster and operable partition wall finishes, and they are in fair condition. The 1969 Addition has Corridors with terrazzo flooring, acoustical tile ceilings, as well as brick wall finishes, and they are in fair condition. The 1969 Addition has Restrooms with terrazzo flooring, plaster ceilings, as well as ceramic tile wall finishes, and they are in fair to poor condition. Toilet partitions are metal, and are in poor condition. Classroom casework in the overall facility is laminate or metal type construction with plastic laminate or metal tops, is adequately provided, and in fair to poor condition. The typical Classroom contains 20 lineal feet of casework, and Classroom casework provided ranges from 0 to 24 feet. Classrooms are provided with adequate chalkboards, markerboards, tackboards, which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in fair condition. The Art program is equipped with a kiln in good to fair condition, and existing kiln ventilation is adequate. The facility is equipped with wood and metal non-louvered interior doors that are flush mounted and recessed without proper ADA hardware and clearances, and in fair to poor condition. The Primary Gymnasium spaces have wood and sealed concrete flooring, tectum ceilings, as well as painted block wall finishes, and they are in good to fair condition. Wood Gymnasium flooring has been well maintained, will accommodate at least one future sanding and refinishing, and is rated at a median stage of its product lifecycle. Gymnasium telescoping stands are wood type construction in fair condition. Gymnasium basketball backboards are fixed and electrically operated type, and are in good to fair condition. The Auxiliary Gymnasium spaces have wood flooring, painted concrete ceilings, as well as painted brick and block wall finishes, and they are in fair to poor 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 basketball backboards are fixed type, and are in good condition. The Media Center, located in the 1960 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 1960 Addition, has VCT flooring, acoustical tile ceilings, as well as glazed block and plaster wall finishes, and they are in fair to poor condition. OSDM-required fixed equipment for Stage is adequately provided, and in fair condition. The existing Kitchen is full service, is oversized based on current enrollment, and the existing Kitchen equipment, installed in 1977, and is in fair condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is not of proper construction material and/or installed as required by the OSDM and OBMC. Walk-in coolers and freezers are located within the Kitchen spaces, and are in fair to poor condition. 06-22-18 Assessment Update: The building was not designed with a cavity wall and adequate exterior wall insulation and additional exterior wall insulation will be required to meet LEED energy efficiency requirements necessary to achieve LEED Silver Certification. District personnel reported the wood gym floor in the 1960 Addition has experienced problems of cupping and bowing that it's uncertain how times the floor had been sanded but it was noted that it is known to have been sanded twice since 1981 with the most recent circa 2015. The board cupping and bowing was so pronounced it was necessary to be very aggressive with the sanding to achieve a smooth level surface. This is believed to have removed a lot of material and left little floor thickness remaining. Therefore, the entire floor should be replaced. Gandees EEA report reflects a significant amount of hard plaster to be removed in the 1922 Original Building and 1922 Little Theater. The quantity listed of 34,800 for wall build back is not correct. Therefore, the sf for wall build back needs to be corrected.

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 due to condition. Provide for replacement of walk-in cooler/freezer. 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 repairs to terrazzo flooring due to condition. Provide for the replacement of interior doors due to condition. Other doors are funded in Item O due to opening expansion. 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 wood floor in the Auxiliary Gymnasium. Provide for the replacement of hard plaster due to work in Item T. 06-22-18 Assessment Update: Provide exterior wall insulation to meet LEED energy efficiency requirements necessary to achieve LEED Silver Certification. Revise the 1960 wood gym floor replacement quantity from 3,548 sf to 10,379. Revise the sf quantity of wall build back 1922 Original Building and 1922 Original Building from 34,800 to 37,777 and in the 1922 Little Theater from 0 to 3,000 sf.

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Acoustic Ceiling:	$3.50	sq.ft. (Qty)		2,710 Required				12,395 Required	4,545 Required			$68,775.00	(partial finish - tear out and replace per area)

Complete Replacement of Finishes and Casework (High):	$17.70	sq.ft. (of entire building addition)			Required	Required	Required			Required	Required	$5,041,420.20	(high school, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall			23 Required	2 Required				14 Required	2 Required	$41,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)			Required	Required				Required	Required	$56,398.00	(per building area)
Door, Frame, and Hardware:	$1,300.00	each			167 Required	12 Required				214 Required	40 Required	$562,900.00	(non-ADA)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)								300 Required		$7,500.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	$110.00	per seat								1,662 Required		$182,820.00	(based on current enrollment)
Additional Wall Insulation	$6.00	sq.ft. (Qty)			37,777 Required	5,319 Required	2,062 Required	28,018 Required	2,356 Required	35,490 Required	18,778 Required	$778,800.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	$9.00	sq.ft. (Qty)		3,000 Required	37,777 Required							$366,993.00	(Hazardous Material Replacement Cost - See T.)
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)								4,975 Required		$945,250.00	(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: Gymnasium Wood Floors	$30.00	sq.ft. (Qty)			10,379 Required							$311,370.00	Provide for the replacement of Gymnasium wood floor in the Auxiliary Gymnasium.
Sum:			$8,478,862.20	$36,485.00	$2,903,972.20	$162,266.10	$62,569.20	$211,490.50	$30,043.50	$4,455,308.00	$616,727.70		

Corridor Finishes in the 1960 Addition

Corridor Finishes in the 1922 Original Construction

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 1x4 surface mount, T-8 2x4 lay-in direct, and T-8 2x4 lay-in indirect fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 51 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with recessed incandescent fixture and T-8 2x4 lay-in direct, and T-8 2x2 and 2x4 lay-in indirect fluorescent fixtures with single level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 14 FC, which is less than the 20 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with pendant metal halide type lighting, in good to fair condition, providing an average illumination of 61 FC, thus complying with the 60 FC recommended by the OSDM. The Auxiliary Gymnasium spaces are equipped with pendant metal halide type lighting, in fair to poor condition, providing an average illumination of 24 FC, which is less than the 60 FC recommended by the OSDM. The Media Center is equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair to poor condition, providing an average illumination of 44 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 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair to poor condition, providing an average illumination of 66 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant incandescent fixture and T-12 1x4 suspended fluorescent fixture type lighting in fair to poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 surface mount and T-8 2x4 lay-in direct 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, lack of multi-level switching, the utilization of incandescent fixtures, and the utilization of T-12 fluorescent 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 incandescent fixtures, the utilization of T-12 fixtures, and installation of systems outlined in Items A, C, J, and U.

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Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$1,522,380.00	Includes demo of existing fixtures
Sum:			$1,522,380.00	$13,550.00	$498,840.00	$31,495.00	$14,180.00	$61,975.00	$22,725.00	$753,900.00	$125,715.00		

Service Area Pendant Incandescent Light Fixture

1922 Original Construction Corridor Fluorescent Light Fixture

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L. Security Systems

Description: The overall facility contains a Honeywell motion sensor, CCTV, 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 adequately provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of TV, VCR, and multiplexer. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no existing playground fencing issues. 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 illuminated by pole mounted HID high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate coverage.06-22-18 Assessment Update: The main entry into the building is the 1960 Addition and does not provide for adequate security. 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. 06-22-18 Assessment Update: Provide for modifications on existing main entrance to provide for a security vestibule.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$563,280.60	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$304,476.00	(complete, area of building)
Other: Security Vestibule	$60,000.00	lump sum								Required		$60,000.00	Modifications to main entry to create a more secure access point.
Sum:			$927,756.60	$7,723.50	$284,338.80	$17,952.15	$8,082.60	$35,325.75	$12,953.25	$489,723.00	$71,657.55		

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, but is also equipped with recessed fluorescent lighting used as emergency egress lighting, and the system is in fair 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.

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Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$304,476.00	(complete, area of building)
Sum:			$304,476.00	$2,710.00	$99,768.00	$6,299.00	$2,836.00	$12,395.00	$4,545.00	$150,780.00	$25,143.00		

Non-compliant Exit Sign

Non-compliant Green Lettered Illuminated Exit Sign

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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, heat sensors, 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, smoke detectors, and heat sensors. The system is not equipped with any flow switche or tamper switches. 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	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$532,833.00	(complete new system, including removal of existing)
Sum:			$532,833.00	$4,742.50	$174,594.00	$11,023.25	$4,963.00	$21,691.25	$7,953.75	$263,865.00	$44,000.25		

Fire Alarm, System Control Panels

Fire Alarm System Smoke Detection Device

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are mostly ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door; however the exterior door at the 1969 Addition is equipped with an ADA power assist door, which is in good condition. 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 1922 Original Construction are facilitated by 4 non-compliant stairwells in good condition, 6 non-compliant steps in good condition, 1 compliant lift in good condition, 1 non-compliant ramp in poor condition. Elevation changes within the overall facility except for the 1922 Original Construction are facilitated by 9 non-compliant stairwells in good condition, 18 non-compliant steps in good condition, 2 compliant lifts in good condition, 1 non-compliant chair lift in poor condition, 1 non-compliant ramp in good condition. This multistory building has two compliant elevators that accesses every floor of the 1922 Original Construction and the 1969 Addition and is in good to fair condition. Special provisions for floor level changes in the single story structure of the 1927 and 1949 Additions are not required. Access to the Stage in the 1922 Original Construction is facilitated by a non-conforming wood ramp and is in poor condition. Access to the Stage in the 1960 Addition is facilitated by a Corridor at Stage level and is in good condition. Interior doors in the 1922 Original Construction, 1922 Auditorium Fixed Seating Area, and 1960 Addition are recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. Interior doors in the 1927, 1949, 1960 Auditorium Fixed Seating Area, 1960 Board Offices, and 1969 Additions are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. 41 ADA-compliant toilets are required, and 4 are currently provided. 41 ADA-compliant lavatories are required, and 4 are currently provided. 12 ADA-compliant urinals are required, and none are currently provided. 8 ADA-compliant showers are required, and none are currently provided. 9 ADA-compliant electric water coolers are required, and 9 are currently provided. Toilet partitions are a combination of marble, metal, painted concrete block, and structural glazed tile in the 1922 Original Construction, and do not provide appropriate ADA clearances except for three Student Group Restrooms. Toilet partitions are a combination of marble, metal, laminated phenolic resin, and structural glazed tile in the 1960 Addition, and do not provide appropriate ADA clearances except for three Student Group Restrooms. Toilet partitions are metal in the 1969 Addition, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to inadequate clearances and accessories. ADA signage is provided on both the interior and the exterior of the building, but is not consistent and does not identify all rooms.06-22-18 Assessment Update: The 1960 gym locker rooms do not have ADA sowers and therefore, do not meet ADA requirements.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, 1 power assist door opener, 2 chair lifts, 1 elevator, 37 toilets, 37 sinks, 12 urinals, 20 toilet partitions with accessories, 6 toilet accessories, 8 ADA-compliant showers, 1 ramp, 93 doors and frames, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Add new ADA compliant handrails at steps in the 1922 Original Construction, 1960 and 1969 Additions. Enlarge and reconfigure Toilet Rooms for 1 Health Clinic, 1 Kitchen, and 10 Staff, including 12 toilets, 12 sinks and 12 sets of ADA accessories. Reconfigure 3 Girl's Group Restroom, 3 Boy's Group Restrooms, and 2 Staff Restrooms that have structural glazed tile partitions for compliant ADA clearances and access. Add 2 new single ADA Staff Toilet Rooms for the Physical Education, including 2 toilets, 2 sinks, and 2 sets of ADA accessories. Add 2 new single ADA Toilet Rooms for the Special Education Classrooms, including 2 toilets, 2 sinks, and 2 sets of ADA accessories. Remount 37 mirrors for ADA compliance. ADA compliant sink base casework in the Classrooms are 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. 10-02-14 Update: Add budget for handicapped restroom conversion for 8 restrooms . Add Allowance of $25,707.00 for converting space to handicapped accessible Family Restroom.06-22-18 Assessment Update: Provide for ADA shores in 1960 gym locker rooms.

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Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	$60,895.20	(per building area)
Ramps:	$40.00	sq.ft. (Qty)			12 Required							$480.00	(per ramp/interior-exterior complete)
Lifts:	$15,000.00	unit							1 Required	1 Required		$30,000.00	(complete)
Elevators:	$42,000.00	each								2 Required		$84,000.00	(per stop, $84,000 minimum)
Toilet/Urinals/Sinks:	$1,500.00	unit			33 Required				10 Required	37 Required	6 Required	$129,000.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall			12 Required					8 Required		$20,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit								1 Required		$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf			39 Required					40 Required		$395,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,000.00	leaf			6 Required				2 Required		6 Required	$70,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom			13 Required				4 Required	18 Required	2 Required	$10,545.00	
Provide ADA Shower:	$3,000.00	each			2 Required					6 Required		$24,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,000.00	per restroom								6 Required		$6,000.00	
Other: Add Accessible Family Restroom	$25,707.00	each			1 Required					1 Required		$51,414.00	Add Family Rest Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from nearby existing Restroom).
Other: Add Handrails	$20.00	ln.ft.			130 Required					214 Required	90 Required	$8,680.00	Add/Replace ADA Compliant handrails at steps
Other: Enlarge existing Restroom to meet ADA requirements	$16,761.00	each		4 Required	4 Required					2 Required		$167,610.00	Enlarge existing Restroom to meet ADA requirements
Sum:			$1,065,124.20	$67,586.00	$411,989.60	$1,259.80	$567.20	$2,479.00	$42,049.00	$492,795.00	$46,398.60		

Typical Girl's Large Restroom In The 1922 Original Construction

Chair Lift In The 1960 Addition

Back to Assessment Summary

P. Site Condition

Description: The 9.9 acre sloped site is located in a suburban residential setting with moderate tree and shrub type landscaping. Outbuildings include concession building, restrooms, ticket booth, security booth, and equipment storage. There is also a green house located to the north of the building. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. A single entrance into the bus loading and unloading parking lot impedes proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. A bus loop is not provided for student loading and unloading. Staff, visitor, and student parking is facilitated by multiple asphalt parking lots in poor condition, containing 494 parking places, which provides adequate parking for staff members, visitors, students, 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. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is not heavy duty and is in poor condition, and is equipped with a concrete pad area for dumpsters, which is in poor condition. Exterior stairs near the 1960 Board Offices are in good condition and equipped with compliant handrails. Exterior stairs near the 1922 Original Construction are in poor condition and feature non-compliant handrails. Site fencing is provided at the football field and tennis courts. Pedestrian and vehicular traffic are provided with proper separation by concrete curbs and landscaping. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of tennis courts, multi-purpose field, and a football stadium, and are in fair condition, with the tennis courts in poor condition. Site features are unsuitable for outdoor instruction due to lack of appropriate outdoor spaces. Due to the close proximity of the property lines and parking lots there is not room for expansion. A cemetery is located to the north of the site and a community recreation center located across the street to the east. 06-22-18 Assessment Update: Tennis courts have received upgrades and are in satisfactory condition and do not need any work as noted in 2014 assessment update. The 536 sf at $32/sf to replace the stairs at the loading dock is not adequate for required scope. Along with the concrete stairs the concrete walks and retaining walls at the loading dock should also be replaced.

Rating: 2 Needs Repair

Recommendations: Provide for the replacement of the tennis court due to condition. Provide for replacement of exterior steps due to condition. Replace exterior handrail/guardrails due to condition. Provide a new concrete dumpster pad. Provide for the replacement of asphalt pavement at the parking lots and service drives due to condition. Replace concrete sidewalks as required due to condition. Provide for the replacement of concrete curbing as required due to condition. Provide additional parking lot spaces as required. Provide a dedicated and separated bus loading and unloading zone on the site. Provide site contingency allowances for unforeseen conditions. 06-22-18 Assessment Update: Delete tennis court replacement. Replaced concrete walks, retaining walls and stairs at loading dock. Delete 536 sf of concrete stair replacement in 1922 Original Building due to that work scope being included in the line item of complete replacement of walks and stairs.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard			6,912 Required	395 Required	197 Required			10,466 Required	1,777 Required	$604,258.20	(including drainage / tear out for heavy duty asphalt)
Additional Parking Spaces Required for High	$462.00	per student			204 Required							$94,248.00	($1,100 per parking space; 0.42 spaces per high school student. Parking space includes parking lot drive space.)
Bus Drop-Off for High	$68.75	per student		1,662 Required								$114,262.50	(**Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 50% of high school students riding)
Concrete Curb:	$18.00	ln.ft.			214 Required	12 Required	6 Required			323 Required	55 Required	$10,980.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)			1,160 Required	66 Required	33 Required			1,756 Required	298 Required	$15,537.97	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$43.00	ln.ft.			170 Required	10 Required	5 Required			258 Required	44 Required	$20,941.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)				30 Required	15 Required			811 Required	138 Required	$31,808.00	
Provide Concrete Dumpster Pad:	$2,400.00	each			2 Required							$4,800.00	(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 100,000 SF or larger	$150,000.00	allowance			Required							$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Other: Replace Concrete Walks & Stairs	$125,000.00	lump sum			Required							$125,000.00	Replace conrecte walks and stairs at loading dock
Sum:			$1,221,835.67	$114,262.50	$652,157.60	$14,002.54	$6,985.97	$0.00	$0.00	$371,355.24	$63,071.82		

Concrete Dumpster Pad

Exterior Stairs and Handrails

Back to Assessment Summary

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 ongoing issues with the main underground sanitary sewer lines from building to street backing up and collapsing.

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time. 06-22-18 Assessment Update: Replace main sanitary sewer lines from building to street to include new manholes.

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Sewage Main:	$45.00	ln.ft.			300 Required	600 Required				300 Required		$54,000.00	(include excavation and backfilling)
Other: Sanitary Manholes	$15,000.00	per unit			2 Required	3 Required				1 Required		$90,000.00	Provide manholes for installation of new new sanitary sewer line
Sum:			$144,000.00	$0.00	$43,500.00	$72,000.00	$0.00	$0.00	$0.00	$28,500.00	$0.00		

Kitchen Grease Trap Interceptor

Sanitary Waste Piping

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, and features two (2) services and water meters. The domestic water for the 1922 Original Construction features 6" service and 3" water meter, and is in fair condition. The domestic water for the 1949 Addition features 6" service and 4" water meter, and is in fair condition. The District was not able to provide water supply flow test data. 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	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Incoming Domestic Water Service Line

Incoming Domestic Water Service Meter

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature no vision panels or single glazed tempered glass vision panels. Entrance doors in the 1922 Original Construction, 1960 Addition and 1960 Board Offices Additions, are FRP type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed tempered glass vision panels. Entrance doors in the 1960 Auditorium Addition, are non thermal aluminum construction, installed on non thermal aluminum frames, and in poor condition. Entrance doors feature single glazed tempered glass vision panels. Entrance doors in the 1969 Career Tech Addition, are non thermal aluminum type construction, installed on non thermal aluminum frames, and in fair condition. Entrance doors feature single glazed vision panels. Overhead door in the 1927 Career Tech Addition is painted metal type in fair condition. Overhead door in the 1949 Boiler Addition is wood type in poor condition. Overhead doors in the 1969 Career Tech Addition are insulated painted metal type in fair condition.06-22-18 Assessment Update: The overhead doors in the 1969 Career Tech Addition are in poor conditions and should be replaced in lieu of painting.

Rating: 3 Needs Replacement

Recommendations: Replace overhead doors in the 1927 Career Tech and 1949 Boiler Additions. Paint overhead doors in the 1969 Career Tech Addition. Replace all exterior hollow metal doors and frames in the overall facility, due to poor condition. Replacement of single glazed door vision panels is addressed in Item F. 06-22-18 Assessment Update: Replace 2 overhead doors in the 1969 Career Tech Addition and delete the painting of these 2 doors.

Item	Cost	Unit	Whole Building	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf			2 Required	6 Required	4 Required	10 Required		6 Required	4 Required	$64,000.00	(includes removal of existing)
Overhead doors and hardware:	$2,500.00	per leaf				1 Required	1 Required				2 Required	$10,000.00	(8 x 10 sectional, manual operation)
Sum:			$74,000.00	$0.00	$4,000.00	$14,500.00	$10,500.00	$20,000.00	$0.00	$12,000.00	$13,000.00		

Typical Entrance Doors in the 1960 Addition

Overhead Door in the 1949 Addition

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T. Hazardous Material

Description: The School District did not provided 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, carpet and mastic, ceiling tile, tank breeching, and hard plaster 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	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	—	
Tank Insulation Removal	$8.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	350 Required	0 Required	$2,800.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		0 Required	5,000 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		0 Required	5,000 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		2,710 Required	99,768 Required	6,299 Required	2,836 Required	12,395 Required	4,545 Required	150,780 Required	25,143 Required	$30,447.60	
Pipe Fitting Insulation Removal	$20.00	each		0 Required	150 Required	0 Required	0 Required	50 Required	100 Required	750 Required	100 Required	$23,000.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	$12.00	ln.ft.		0 Required	700 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$8,400.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	$30.00	each		0 Required	100 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$3,000.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		50 Required	2,000 Required	150 Required	50 Required	250 Required	100 Required	3,000 Required	500 Required	$91,500.00	
Dismantling of Boiler/Furnace/Incinerator	$2,000.00	each		0 Required	0 Required	0 Required	3 Required	0 Required	0 Required	0 Required	0 Required	$6,000.00	
Acoustical Plaster Removal	$7.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	4,000 Required	0 Required	$28,000.00	See J
Hard Plaster Removal	$7.00	sq.ft. (Qty)		3,000 Required	175,000 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$1,246,000.00	See J
Laboratory Table/Counter Top Removal	$100.00	each		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	1 Required	0 Required	$100.00	See J
Cement Board Removal	$5.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	8,600 Required	0 Required	$43,000.00	
Light (Reflector) Fixture Removal	$50.00	each		0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	8 Required	2 Required	$500.00	See K
Fire Door Removal	$100.00	each		8 Required	110 Required	0 Required	0 Required	0 Required	1 Required	5 Required	5 Required	$12,900.00	See S
Decontamination of Crawlspace/Chase/Tunnel	$3.00	sq.ft. (Qty)		0 Required	1,000 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$3,000.00	
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		200 Required	8,000 Required	600 Required	200 Required	1,000 Required	600 Required	12,500 Required	2,300 Required	$50,800.00	See J
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		0 Required	53,000 Required	0 Required	0 Required	800 Required	4,000 Required	72,400 Required	10,700 Required	$422,700.00	See J
Carpet Removal (over RFC)	$1.00	sq.ft. (Qty)		0 Required	0 Required	0 Required	0 Required	0 Required	1,300 Required	6,300 Required	2,800 Required	$10,400.00	See J
Sink Undercoating Removal	$100.00	each		0 Required	7 Required	0 Required	0 Required	0 Required	1 Required	60 Required	4 Required	$7,200.00	
Sum:			$1,999,747.60	$23,221.00	$1,479,076.80	$4,079.90	$7,433.60	$10,389.50	$18,654.50	$404,378.00	$52,514.30		

VAT located in the Corridor

Tank Breeching

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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 thirteen (13) interior stair towers. Four (4) of the stair towers are protected by a two hour fire enclosure while the remainder of the stair towers are not protected. 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 more than 4'' clearance, are constructed in a ladder effect, and do not meet the 4'' ball test. The facility is equipped with two (2) Kitchen hoods. Both Kitchen hoods are in fair condition, and are equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is appears to be of proper construction, material, and insulation and was appears 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 new guardrails to meet the requirements of the Ohio Building Code. Provide fire-rated enclosure around existing stair towers. 06-22-18 Assessment Update: Add a backflow preventer to support new fire line service for fire suppression system.

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Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		2,710 Required	99,768 Required	6,299 Required	2,836 Required	12,395 Required	4,545 Required	150,780 Required	25,143 Required	$974,323.20	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level			4 Required					10 Required	4 Required	$90,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level			10 Required					5 Required	2 Required	$85,000.00	
Other: Backflow Preventer for new sprinkler service line	$5,000.00	lump sum								Required		$5,000.00	Backflow Preventer to support new fire protection system.
Other: Guardrails	$42.50	ln.ft.			125 Required					150 Required	50 Required	$13,812.50	Provide new guardrails to meet the requirements of the Ohio Building Code.
Sum:			$1,168,135.70	$8,672.00	$394,570.10	$20,156.80	$9,075.20	$39,664.00	$14,544.00	$568,871.00	$112,582.60		

Non-compliant Guardrail

Non-compliant Handrail

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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, desk height file 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 3 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	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
CEFPI Rating 0 to 3	$5.00	sq.ft. (of entire building addition)			Required	Required	Required			Required	Required	$1,424,130.00	
Sum:			$1,424,130.00	$0.00	$498,840.00	$31,495.00	$14,180.00	$0.00	$0.00	$753,900.00	$125,715.00		

Typical Student Desks

Typical Teacher's Desk

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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, one cable port and monitor, and a 2-way PA system that can be initiated only by the Main Office to meet Ohio School Design Manual requirements. Three Classrooms have smart boards and wall mounted projection units. The typical Classroom is not equipped with three of the required four technology data ports for student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with an outdated centralized clock system that is only used to run the school bell 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 does provide seven 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	Auditorium Fixed Seating Area (1922) 2,710 ft²	Original Construction (1922) 99,768 ft²	Career Tech Addition (1927) 6,299 ft²	Mechanical Room Addition (1949) 2,836 ft²	Auditorium Fixed Seating Area (1960) 12,395 ft²	Board Offices (1960) 4,545 ft²	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition (1960) 150,780 ft²	Career Tech Addition (1969) 25,143 ft²	Sum	Comments
HS portion of building with total SF > 200,400	$5.80	sq.ft. (Qty)			99,768 Required	6,299 Required	2,836 Required			150,780 Required	25,143 Required	$1,651,990.80	
Sum:			$1,651,990.80	$0.00	$578,654.40	$36,534.20	$16,448.80	$0.00	$0.00	$874,524.00	$145,829.40		

Student Computer Lab In The 1960 Addition

Non-Compliant Computer Network Infrastructure In The 1960 Addition

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$44,101,966.17
7.00%	Construction Contingency	$3,087,137.63
Subtotal		$47,189,103.80
16.29%	Non-Construction Costs	$7,687,105.01
Total Project		**$54,876,208.81**

Construction Contingency	$3,087,137.63
Non-Construction Costs	$7,687,105.01
Total for X.	**$10,774,242.64**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$14,156.73
Soil Borings / Phase I Envir. Report	0.10%	$47,189.10
Agency Approval Fees (Bldg. Code)	0.25%	$117,972.76
Construction Testing	0.40%	$188,756.42
Printing - Bid Documents	0.15%	$70,783.66
Advertising for Bids	0.02%	$9,437.82
Builder’s Risk Insurance	0.12%	$56,626.92
Design Professional’s Compensation	7.50%	$3,539,182.79
CM Compensation	6.00%	$2,831,346.23
Commissioning	0.60%	$283,134.62
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$528,517.96
Total Non-Construction Costs	**16.29%**	**$7,687,105.01**

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Name of Appraiser	Jeff Tuckerman	**Date of Appraisal**	2015-01-07
Building Name	Cuyahoga Falls High		
Street Address	2300 4th Street		
City/Town, State, Zip Code	Cuyahoga Falls, OH 44221		
Telephone Number(s)	(330) 926-3808		
School District	Cuyahoga Falls City		

Setting: Urban

Site-Acreage	9.90	Building Square Footage	304,476
Grades Housed	9-12	Student Capacity	1,823
Number of Teaching Stations	89	Number of Floors	3
Student Enrollment	1662		
Dates of Construction	1922,1922,1927,1949,1960,1960,1960,1969		

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 Cuyahoga_Falls_HS_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	*5*
The site is 9.9 acres compared to 52 acres recommended by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*20*
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	*8*
The site is adjacent to residential 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	*6*
Athletic facilities include tennis courts multi-purpose field and a football stadium, which are provided with proper separation from vehicular use areas, and are not provided with adequate solid surface parking for events.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*5*
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	*5*
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	*2*
The site has not been developed to accommodate outdoor learning.		
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	*2*
Parking for faculty, staff, community and student parking is not adequately provided, and is located on asphalt pavement in poor condition.		
TOTAL - 1.0 The School Site	100	*65*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Cuyahoga_Falls_HS_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 and standing water conditions.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good to 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 fair condition. Some masonry repair work is required and all masonry surfaces require cleaning and sealing.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately provided.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*8*
Building envelope meets minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is reported to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*7*
Some flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*6*
Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are well maintained in most 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	*6*
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	*109*

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Suitability Appraisal of **3.0 Plant Maintainability** for Cuyahoga_Falls_HS_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 for exterior walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, sealed concrete, and quarry tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*7*
Acoustical tile ceilings, brick, and plaster walls are not easily cleaned or resistant to stain. Painted and glazed block are easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is metal type construction with plastic laminate tops, and is in fair to poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*6*
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	*61*

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Suitability Appraisal of **4.0 Building Safety and Security** for Cuyahoga_Falls_HS_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	*6*
Student loading is not separated from other vehicular traffic.		
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	*2*
Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide 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 fields are seperated from vehicular traffic and appear to be free from hazard.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
Heating systems are located in the areas that are not accessible by students.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*10*
The building does have 13 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 recessed without proper ADA clearances, and open outward.		
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	*4*
Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, sealed concrete, and quarry tile, which is 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	*5*
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 glass 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	*12*
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	*126*

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Suitability Appraisal of **5.0 Educational Adequacy** for Cuyahoga_Falls_HS_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 in the 1922 Original Construction is 610 SF compared to 900 SF required by the OSDM. The average Classroom in the 1960 Addition is 742 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*6*
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	*8*
The Primary 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	*4*
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	*8*
Casework is adequately provided for storage of teacher materials, although casework is in fair to poor condition.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*15*
The Special Education Classroom is 1,123 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*10*
Special Education spaces are properly designed to meet instructional needs.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*10*
The Media Center is 6,820 SF compared to 5,817 SF recommended in the OSDM.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The Gymnasium is 10,379 SF compared to 10,000-16,000 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	*8*
Science Classrooms are appropriately sized and equipped for effective science instruction.		
5.12 **Music Program** is provided adequate sound treated space	5	*4*
The Music Room is 2,663 SF compared to 1,800-3,000 recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*4*
The Art Room is 1,029 SF compared to 1,200 SF recommended in the OSDM.		
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 7 Computer Labs for student use, but do not meet OSFC requirements for technology.		

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*2*
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	*4*
Lockers have been adequately provided for storage of student materials. Casework has been 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 870 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	*8*
The Student Dining space is 10,447 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 4,975 SF compared to 5,817 SF recommended in the OSDM.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*4*
Administrative Offices are adequately provided for High School students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*2*
The Counselor's Office is 86 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 108 SF compared to 370 SF recommended in the OSDM.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*4*
Reception space consists of approximately 213 SF compared to 200-400 SF recommended by the OSDM.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*5*
The Administrative area consists of approximately 3,283 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	*146*

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Suitability Appraisal of **6.0 Environment for Education** for Cuyahoga_Falls_HS_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 utilitarian design with standard detailing, which is aesthetically acceptable.		
6.2 Site and building are **well landscaped**	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.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential 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, stone and concrete block, which provide 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 muted accent colors. School colors are reflected in the athletic areas.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*8*
The facility is partially 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	*14*
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 Auditorium, Student Dining and Gymnasium, as well as gathering areas in the entry corridors.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*8*
Corridors and Foyers are adequately designed for efficient 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 Auditorium, Student Dining and Gymnasium, as well as gathering areas in the entry corridors.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The Gymnasiums and Auditoriums are 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	*8*
The windows are well designed and contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*3*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*135*

LEED Observation Notes

School District:	Cuyahoga Falls City
County:	Summit
School District IRN:	43836
Building:	Cuyahoga Falls High
Building IRN:	7930

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: **Cuyahoga Falls High**

9-12

Building features that clearly exceed criteria:

1. The Administrative Offices are oversized.
2. The Student Dining is oversized.
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. The Classrooms are undersized.
5.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Cuyahoga Falls City
Facility:	Cuyahoga Falls High
Date of Initial Assessment:	Jan 7, 2015
Date of Assessment Update:	Jul 9, 2018
Cost Set:	2018

District IRN:	43836
Building IRN:	7930
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1922 Auditorium Fixed Seating Area	2,710	$23,221.00	$23,221.00
1922 Original Construction	99,768	$1,479,076.80	$1,469,076.80
1927 Career Tech Addition	6,299	$4,079.90	$4,079.90
1949 Mechanical Room Addition	2,836	$7,433.60	$7,433.60
1960 Auditorium Fixed Seating Area	12,395	$10,389.50	$10,389.50
1960 Board Offices	4,545	$18,654.50	$18,654.50
1960 Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition	150,780	$404,378.00	$404,378.00
1969 Career Tech Addition	25,143	$52,514.30	$52,514.30
Total	304,476	$1,999,747.60	$1,989,747.60
Total with Regional Cost Factor (103.60%)	—	$2,071,738.51	$2,061,378.51
Regional Total with Soft Costs & Contingency	—	$2,577,870.45	$2,564,979.47

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Cuyahoga Falls High (7930) - Auditorium Fixed Seating Area

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Auditorium Fixed Seating Area
Date On-Site:	2015-01-07	**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)	Reported / Assumed Asbestos-Free Material	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported / Assumed Asbestos-Free Material	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	Reported Asbestos-Containing Material	3000	$7.00	$21,000.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Assumed Asbestos-Containing Material	8	$100.00	$800.00
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	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$22,950.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$22,950.00

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.	2710	2710	$0.10	$271.00

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1922 (Original Construction).		$0.00
2.	See Bulk Sample Record Nos. 9, 12, & 16 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**	$23,221.00
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$23,221.00

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

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×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) - Cuyahoga Falls High (7930) - Original Construction

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Original Construction
Date On-Site:	2015-01-07	**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	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	150	$20.00	$3,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	700	$12.00	$8,400.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	100	$30.00	$3,000.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	2000	$15.00	$30,000.00
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	Reported Asbestos-Containing Material	175000	$7.00	$1,225,000.00
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	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	Assumed Asbestos-Containing Material	110	$100.00	$11,000.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Assumed Asbestos-Containing Material	1000	$3.00	$3,000.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	8000	$2.00	$16,000.00
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	53000	$3.00	$159,000.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	7	$100.00	$700.00
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**			$1,459,100.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$1,459,100.00

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.	99768	99768	$0.10	$9,976.80

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Record Nos. 2 & 8 through 12 for sampling results in this addition.		$0.00
2.	Access to crawl space during Assessment was limited.		$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**	$1,479,076.80
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$1,469,076.80

* 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) - Cuyahoga Falls High (7930) - Career Tech Addition

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Career Tech Addition
Date On-Site:	2015-01-07	**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	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	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	150	$15.00	$2,250.00
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	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	600	$2.00	$1,200.00
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	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$3,450.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$3,450.00

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.	6299	6299	$0.10	$629.90

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1922 (Original Construction).		$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**	$4,079.90
2.	A36, B1, D1, and E3	**Total Cost for Env. Hazards Work - Demolition**	$4,079.90

* 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) - Cuyahoga Falls High (7930) - Mechanical Room Addition

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Mechanical Room Addition
Date On-Site:	2015-01-07	**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	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	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	Assumed Asbestos-Containing Material	3	$2,000.00	$6,000.00
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	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	200	$2.00	$400.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$7,150.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$7,150.00

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.	2836	2836	$0.10	$283.60

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1922 (Original Construction).		$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**	$7,433.60
2.	A36, B1, D1, and E3	**Total Cost for Env. Hazards Work - Demolition**	$7,433.60

* 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) - Cuyahoga Falls High (7930) - Auditorium Fixed Seating Area

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Auditorium Fixed Seating Area
Date On-Site:	2015-01-07	**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	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	50	$20.00	$1,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	250	$15.00	$3,750.00
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	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1000	$2.00	$2,000.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	800	$3.00	$2,400.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$9,150.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$9,150.00

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.	12395	12395	$0.10	$1,239.50

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1922 (Original Construction).		$0.00
2.	See Bulk Sample Record No. 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**	$10,389.50
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$10,389.50

* 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) - Cuyahoga Falls High (7930) - Board Offices

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Board Offices
Date On-Site:	2015-01-07	**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	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	100	$20.00	$2,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	100	$15.00	$1,500.00
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	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	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	Assumed Asbestos-Containing Material	1	$100.00	$100.00
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	600	$2.00	$1,200.00
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	4000	$3.00	$12,000.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	1300	$1.00	$1,300.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	1	$100.00	$100.00
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**			$18,200.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$18,200.00

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.	4545	4545	$0.10	$454.50

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1922 (Original Construction).		$0.00
2.	See Bulk Sample Record Nos. 4 & 5 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**	$18,654.50
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$18,654.50

* 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) - Cuyahoga Falls High (7930) - Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition
Date On-Site:	2015-01-07	**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	Assumed Asbestos-Containing Material	350	$8.00	$2,800.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	750	$20.00	$15,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	3000	$15.00	$45,000.00
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	Reported Asbestos-Containing Material	4000	$7.00	$28,000.00
13.	Fireproofing Removal	Reported / Assumed Asbestos-Free Material	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	1	$100.00	$100.00
18.	Cement Board Removal	Assumed Asbestos-Containing Material	8600	$5.00	$43,000.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Assumed Asbestos-Containing Material	8	$50.00	$400.00
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	12500	$2.00	$25,000.00
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	72400	$3.00	$217,200.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	6300	$1.00	$6,300.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	60	$100.00	$6,000.00
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**			$389,300.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$389,300.00

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.	150780	150780	$0.10	$15,078.00

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1922 (Original Construction).		$0.00
2.	See Bulk Sample Record Nos. 1 through 7, 17, & 18 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**	$404,378.00
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$404,378.00

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

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×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) - Cuyahoga Falls High (7930) - Career Tech Addition

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	7930
Facility:	Cuyahoga Falls High	**BuildingAdd:**	Career Tech Addition
Date On-Site:	2015-01-07	**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	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	100	$20.00	$2,000.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	500	$15.00	$7,500.00
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	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	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	Assumed Asbestos-Containing Material	2	$50.00	$100.00
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	2300	$2.00	$4,600.00
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	10700	$3.00	$32,100.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	2800	$1.00	$2,800.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	4	$100.00	$400.00
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**			$50,000.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$50,000.00

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.	25143	25143	$0.10	$2,514.30

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1922 (Original Construction).		$0.00
2.	See Bulk Sample Record Nos. 13, 14, & 15 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**	$52,514.30
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$52,514.30

* 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.