Building Information - Cuyahoga Falls City (43836) - Dewitt Elementary

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Dewitt_ES_June_2009_Jan_2015_EEA_June_2018_Desktop_Update
Assessment Date (on-site; non-EEA)	2015-01-06
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Dewitt Elementary
Building IRN	13839
Building Address	425 Falls Avenue
Building City	Cuyahoga Falls
Building Zipcode	44221
Building Phone	(330) 926-3802
Acreage	3.83
Current Grades:	K-5
Teaching Stations	30
Number of Floors	2
Student Capacity	437
Current Enrollment	517
Enrollment Date	2009-05-20

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

Number of Classrooms	27
Historical Register	**NO**
Building's Principal	Ms. Ellen McClure
Building Type	Elementary

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

50,520 Total Existing Square Footage
1968 Building Dates
K-5 Grades
517 Current Enrollment
30 Teaching Stations
3.83 Site Acreage

Gordon DeWitt Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1968, is a 2 story, 50,520 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick veneer on a masonry bearing wall system type exterior wall construction, with concrete masonry units and operable partition walls type wall construction in the interior. The base floor system of the overall facility is concrete slab-on-grade type construction. The second floor system of the overall facility consists of precast concrete planks with concrete topping. The roof structure of the overall facility is precast concrete planks with concrete topping. The roofing system of the overall facility an asphalt built-up roof with gravel wear coat that was installed in 1999. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multi-Purpose Room. 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 partially equipped with a non-compliant automated fire suppression system in the Mechanical Room. The building contains asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 3.83 acre site adjacent to residential and commercial properties. The property, playgrounds, and play areas are partially fenced for security. Access onto the site is unrestricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1968	yes	2	50,520	no	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1968)		7166		4067	1632			868						
Total	0	7,166	0	4,067	1,632	0	0	868	0	0	0	0	0	0

Master Planning Considerations	Due to the size of the site and the proximity of the property lines there is limited room for expansion. There are no undesirable site features.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Dewitt Elementary (13839)

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Dewitt Elementary	**Contact:**	Ms. Ellen McClure
Address:	425 Falls Avenue	**Phone:**	(330) 926-3802
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-06 **By:** Bernie Merritt
Bldg. IRN:	13839	**Date Revised:**	2018-07-05 **By:** Jeff Tuckerman

Current Grades	K-5	Acreage:	3.83
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	517	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1968	yes	2	50,520
Total				**50,520**

*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	$1,723,742.40	-
B.	Roofing	3	$966,168.00	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$819,939.60	-
E.	Plumbing and Fixtures	3	$496,040.00	-
F.	Windows	3	$194,156.00	-
G.	Structure: Foundation	2	$40,000.00	-
H.	Structure: Walls and Chimneys	2	$204,300.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,519,956.00	-
K.	Interior Lighting	3	$252,600.00	-
L.	Security Systems	3	$193,982.00	-
M.	Emergency/Egress Lighting	3	$50,520.00	-
N.	Fire Alarm	3	$88,410.00	-
O.	Handicapped Access	2	$356,440.00	-
P.	Site Condition	2	$464,472.18	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$2,100.00	-
S.	Exterior Doors	2	$16,000.00	-
T.	Hazardous Material	3	$216,432.00	-
U.	Life Safety	3	$366,151.50	-
V.	Loose Furnishings	3	$252,600.00	-
W.	Technology	3	$665,853.60	-
X.	Construction Contingency / Non-Construction Cost	-	$2,173,041.78	-
Total			$11,067,905.06	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	69	69%	Borderline
2.0 Structural and Mechanical Features	200	108	54%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	115	58%	Borderline
6.0 Environment for Education	200	139	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	606	61%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$11,466,349.65

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 (1968) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Dewitt Elementary	**Contact:**	Ms. Ellen McClure
Address:	425 Falls Avenue	**Phone:**	(330) 926-3802
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-06 **By:** Bernie Merritt
Bldg. IRN:	13839	**Date Revised:**	2018-07-05 **By:** Jeff Tuckerman

Current Grades	K-5	Acreage:	3.83
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	517	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1968**	**yes**	**2**	**50,520**
Total				**50,520**

*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	$1,723,742.40	-
	B.	Roofing	3	$966,168.00	-
	C.	Ventilation / Air Conditioning	2	$5,000.00	-
	D.	Electrical Systems	3	$819,939.60	-
	E.	Plumbing and Fixtures	3	$496,040.00	-
	F.	Windows	3	$194,156.00	-
	G.	Structure: Foundation	2	$40,000.00	-
	H.	Structure: Walls and Chimneys	2	$204,300.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$1,519,956.00	-
	K.	Interior Lighting	3	$252,600.00	-
	L.	Security Systems	3	$193,982.00	-
	M.	Emergency/Egress Lighting	3	$50,520.00	-
	N.	Fire Alarm	3	$88,410.00	-
	O.	Handicapped Access	2	$356,440.00	-
	P.	Site Condition	2	$464,472.18	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$2,100.00	-
	S.	Exterior Doors	2	$16,000.00	-
	T.	Hazardous Material	3	$216,432.00	-
	U.	Life Safety	3	$366,151.50	-
	V.	Loose Furnishings	3	$252,600.00	-
	W.	Technology	3	$665,853.60	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,173,041.78	-
Total				$11,067,905.06	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	69	69%	Borderline
2.0 Structural and Mechanical Features	200	108	54%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	120	60%	Borderline
5.0 Educational Adequacy	200	115	58%	Borderline
6.0 Environment for Education	200	139	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	606	61%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$11,466,349.65

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 overall facility is a natural gas fired ducted packaged roof top HVAC unit type system, installed in 1968 with upgrades in 1999, and is in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The overall facility is equipped with one (1) natural gas fired ducted heating & ventilating only roof top unit located on the Multi-Purpose Room (Student Dining / Gymnasium), installed in 1968 and in poor condition. Heated forced air is distributed to the Multi-Purpose Room (Student Dining / Gymnasium), Kitchen and Stage spaces via the ducted roof top unit. The remainder of the overall facility is equipped with four (4) natural gas fired ducted packaged HVAC roof top units, manufactured by Seasons-4, Inc., installed in 1999, and in good to fair condition. The overall facility is also equipped with other terminal units consisting of natural gas fired & electric unit heaters, installed in 1968, and 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 type system temperature controls were installed in 1968 and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is equipped with a central air conditioning system, except for the Multi-Purpose Room (Student Dining / Gymnasium), Kitchen and Stage spaces. 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 overall facility to facilitate efficient exchange of conditioned air with pricing included in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	$1,319,582.40	(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	$404,160.00	(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:			$1,723,742.40	$1,723,742.40		

Natural Gas Fired Ducted Packaged HVAC Roof Top Unit

Heated Air Unit Heater

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B. Roofing

Description: The roof over the overall facility is an asphalt built-up roof with gravel wear coat that was installed in 1999, and is in fair condition. There are no District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access roof hatch and interior access ladder that are in good condition. Fall safety protection cages are not required, and are not provided. There were observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are improperly located, and in good condition. The roof is not equipped with overflow roof drains, though they are needed on this building except for the canopies and over the Multipurpose Room. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure. 06-22-18 Assessment Update: It was reported by district personnel, and observed, the original roof area was not removed prior to installing the current roof system. Therefore, additional tear-off costs required. Additional roof insulation required to meet LEED energy efficiency requirements. 2017 new roof membrane was installed over portions of the building (gym, media center, art classroom); however, due to these roofs also being a ''recovery system'' (i.e.; insulation and membrane installed over existing roof). Therefore, to meet energy efficiency requirements of LEED and provide for a better long term solution, those roof areas should receive complete tear-off and re-roofed, and as a result, there is no change to rood area to be replaced. Also, additional roof insulation should be provided 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 for age of system and due to condition. 06-22-18 Assessment Update: Provide for additional roof tear-off due to recovery roof system installed over existing roof. Provide for additional roof insulation to meet LEED energy efficiency requirements.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Built-up Asphalt:	$13.20	sq.ft. (Qty)		50,520 Required	$666,864.00	
Overflow Roof Drains and Piping:	$2,500.00	each		8 Required	$20,000.00	
Roof Insulation:	$3.20	sq.ft. (Qty)		50,520 Required	$161,664.00	(non-tapered insulation for use in areas without drainage problems)
Other: Add Roof Ladder	$50.00	ln.ft.		12 Required	$600.00	Provide new exterior roof access ladder
Other: Additional Roof Insulation	$2.00	sq.ft. (Qty)		50,520 Required	$101,040.00	Provide additional roof insulation to meet LEED energy efficiency requirements
Other: Roof Drain Assembly	$4,000.00	each		4 Required	$16,000.00	Provide new roof drain assembly and piping with additional overflow drain.
Sum:			$966,168.00	$966,168.00		

Typical Roof Over the Overall Facility

Typical Canopy and Fascia

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C. Ventilation / Air Conditioning

Description: The overall facility, except for the Multi-Purpose Room (Student Dining / Gymnasium), Kitchen and Stage spaces, is equipped with a ducted packaged roof top HVAC unit type central air conditioning system, which was installed in 1968 with upgrades in 1999, and is in good to fair condition. The four (4) packaged roof top HVAC units, manufactured by Seasons-4, Inc., were installed in 1999, and are in good to fair condition. The overall facility is not equipped with any window units or isolated room systems. The ventilation system in the overall facility consists of air handlers, installed in 1968 and in fair to poor condition, providing fresh air to Classrooms and other miscellaneous spaces such as the Multi-Purpose Room (Student Dining / Gymnasium) and Media Center. Relief air venting is provided by air handlers, ceiling plenums, the ducted heating & ventilating only roof top unit, the ducted packaged roof top 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 not required in this facility. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Telecommunications Rooms, Maintenance Workrooms, Locker Rooms, Kitchen Dry Food Storage, P.E. Workroom & Storage, Art Material Storage, and Art Rooms are inadequately placed, and in fair condition. The Art Program is not equipped with a kiln. 06-22-18 Assessment Update: General building exhaust is included in Item A and should not be included in this line Item.

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. Provide the existing Art Program the required kiln ventilation system, with kiln pricing to be included in Item J. 06-22-18 Assessment Update: Delete general building exhaust.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required	$5,000.00	
Sum:			$5,000.00	$5,000.00		

Ducted Pakaged Roof Top HVAC Unit

HVAC Wall Grille

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/208 volts, 1600 amp, 3 phase and 4 wire system installed in 1968, and is in fair condition. Power is provided to the school by multiple City of Cuyahoga Falls owned, pad-mounted transformers located in a Mechanical Room, and in fair condition. The panel system, installed in 1968, is in fair condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and one (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as five (5) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair to poor condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	$819,939.60	(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:			$819,939.60	$819,939.60		

Main Electrical Distribution Panel

Pad Mounted Transformer Room

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E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is galvanized and copper, was installed in 1968, and is in fair condition. The waste piping in the overall facility is cast iron and galvanized, was installed in 1968, and is in fair condition. The facility is equipped with one (1) Teledyne Lars Mighty Therm natural gas water heater in poor condition, with one (1) separate 350 gallon storage tank in poor condition. The overall facility contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, 1 Locker Room Restroom for staff, 1 Kitchen Restroom, 1 Health Clinic Restroom, 2 Restrooms associated with Kindergarten / Pre-K Classrooms / Specialty Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 2 ADA and 3 non-ADA wall mounted flush valve toilets, 2 ADA and 9 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 2 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 2 ADA and 6 non-ADA wall mounted flush valve toilets, as well as 2 ADA and 3 non-ADA wall mounted lavatories. Boys' Locker Room Restroom contains 1 non-ADA wall mounted flush valve toilet, 3 non-ADA wall mounted flush valve urinal, 1 non-ADA wall mounted lavatory, as well as 10 non-ADA showers. Girls' Locker Room Restroom contains 3 non-ADA wall mounted flush valve toilets, 1 non-ADA wall mounted lavatory, as well as 11 non-ADA showers. Staff Locker Room Restroom contains 1 non-ADA wall mounted flush valve toilet, 1 non-ADA wall mounted lavatory, as well as 1 non-ADA shower. Staff Restrooms contain 2 non-ADA wall mounted flush valve toilets, 1 non-ADA wall mounted flush valve urinal, as well as 2 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 4 non-ADA drinking fountains, as well as 1 ADA electric water cooler, in fair to poor condition. Elementary Classrooms are equipped with required lavatory mounted type drinking fountains, which are not ADA compliant, and are in fair to poor condition. No dedicated Special Education Classroom is provided in this facility. 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, as well as 1 non-ADA countertop mounted lavatory, and fixtures are in fair to poor condition. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities which contain 1 ADA and 1 non-ADA wall mounted flush valve toilets, as well as 2 non-ADA wall mounted lavatories, and fixtures are in fair condition. Kitchen fixtures consist of one (1) dishwashing unit, one (1) hand sink, one (1) double-compartment sink, and one (1) disposal unit, which are in fair condition. The Kitchen is equipped with an unsatisfactory grease interceptor due to age, condition, and insufficient capacity. The Kitchen is not provided the required 140 degree hot water supply. The school meets the OBC requirements for fixtures, but does not meet the OBC requirements for drinking fountains / electric water coolers. Per OBC and OSDM requirements this facility should be equipped with 12 toilets, 3 urinals, 12 lavatories, and 6 drinking fountains / electric water coolers, and at present it is equipped with 23 toilets, 15 urinals, 18 lavatories, and 5 drinking fountains / electric water cooler. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sink or floor drain sink, which is in fair to poor condition. CONTINUED

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. To facilitate the school's compliance with OBC and OSFC requirements, provide 1 new electric water cooler. Due to age, condition, and OSFC standards, replace 25 lavatory mounted type drinking fountains, 15 lavatories, 23vtoilets, 18 urinals, and 5 electric water coolers. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on Kitchen related equipment. Provide the service entrance with a reduced pressure back flow preventer. Replace the domestic hot water heater and 350 gallon 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 3 additional exterior wall hydrants. Replace the existing Custodial Closet service sinks due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required	$5,000.00	
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	$176,820.00	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	$176,820.00	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit		1 Required	$5,100.00	(remove / replace)
Toilet:	$1,500.00	unit		23 Required	$34,500.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		18 Required	$27,000.00	(remove / replace)
Sink:	$1,500.00	unit		15 Required	$22,500.00	(remove / replace)
Electric water cooler:	$3,000.00	unit		6 Required	$18,000.00	(double ADA)
Other: Domestic Hot Water Storage Tank	$3,500.00	per unit		1 Required	$3,500.00	Replace the domestic hot water 350 gallon storage tank due to age and condition.
Other: Exterior Wall Hydrants	$1,400.00	per unit		3 Required	$4,200.00	Provide 3 additional exterior wall hydrants.
Other: 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: Lavatory Mounted Type Drinking Fountain	$500.00	per unit		25 Required	$12,500.00	Due to age, condition, and OSFC standards, replace 25 lavatory mounted type drinking fountains.
Sum:			$496,040.00	$496,040.00		

ADA Compliant Wall Hung Flush Valve Toilet

Wall Hung Flush Valve Urinals

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F. Windows

Description: The overall facility is equipped with non-thermally broken aluminum frame windows with single glazed type window system, which was installed in 1968, and is in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system for the overall facility is equipped with fixed units with no operable hardware. The window system features surface mounted shades and blinds, which are in good to fair condition. The window system is not equipped with insect screens. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with thermally broken aluminum frame sidelights and transoms with single pane glazing, in good condition. The school does contain four acrylic bubble type skylights on aluminum frames which are in poor condition. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace single pane glazing in transoms, sidelights and vision panels in exterior doors of the overall facility with new insulated safety glass. Replace all skylights in the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Insulated Glass/Panels:	$65.00	sq.ft. (Qty)		2,794 Required	$181,610.00	(includes blinds)
Skylights:	$125.00	sq.ft. (Qty)		82 Required	$10,250.00	(remove and replace)
Other: Replace Exterior Door Vision Panels	$28.00	sq.ft. (Qty)		32 Required	$896.00	Replace exterior door vision panels with approved insulating safety glass.
Other: Replace Single Glazed Transoms and Sidelights	$28.00	sq.ft. (Qty)		50 Required	$1,400.00	Replace single pane glazing in transoms and sidelights in exterior doors of the overall facility with new insulated safety glass.
Sum:			$194,156.00	$194,156.00		

Typical Exterior Windows in the 1968 Original Construction

Typical Exterior Windows in the 1968 Original Construction

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G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit concrete foundation walls on concrete footings, which displayed no location of significant differential settlement, cracking, or leaking on the exterior of the building, and are in good condition. Separation cracks were observed at junctures of two interior masonry walls and adjacent floor areas located in the Multi-Purpose Room The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation or wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Existing conditions require no repairs to the exterior foundation walls of the building at the present time. Provide for a structural testing and study of interior masonry foundation issues in the Multi-Purpose Room. Address interior foundation issues.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Other: Address Interior Masonry Foundation Issues	$50.00	sq.ft. (Qty)		500 Required	$25,000.00	Address interior foundation issues.
Other: ProvideTesting and Structural Engineering Study	$15,000.00	allowance		Required	$15,000.00	Provide for a structural testing and study of interior masonry foundation issues in the Multi-Purpose Room.
Sum:			$40,000.00	$40,000.00		

Exterior Wall Condition at Grade

Exterior Wall Condition at Grade

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H. Structure: Walls and Chimneys

Description: The overall facility is brick veneer on a masonry bearing wall system, which displayed locations of deterioration at intersections of exterior masonry building walls and masonry retaining and planter walls. All exterior planter and retaining walls should be replaced. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in good to fair condition. Control joints are not provided at lintel locations at doors and windows. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration at retaining and planter walls and has locations of discoloration due to moisture and pollution. Architectural exterior accent materials consist of glazed face brick in good condition. Interior walls are concrete masonry units and operable partition walls. Concrete masonry walls are in good to fair condition. Operable partition walls are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. There are no exterior soffits at the facility. The window sills are an element of the aluminum window system, and are in good to fair condition and will be replaced as part of the window replacement work included in Item F. The exterior lintels are steel, rusting and in good to fair condition. The chimney is in good condition. Canopies over entrances are masonry and plaster type construction, and in good condition. A loading dock has not been provided to facilitate unloading of trucks and receipt of product / supplies / foodstuffs. The school has sufficient expansion joints, and they are in good condition. 06-22-18 Assessment Update: Steel angle shelf above glazed brick watermark banding supporting face brick above is rusting and should be scraped, primed and painted. Steel lintels above infill reveal at South elevation are deteriorated and delaminating and should be replaced.

Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning, sealing and caulking as required through the overall facility. Recaulk existing control joints. Replace existing masonry retaining and planter walls through the overall facility. Repair interior masonry as required through the overall facility. Prep and paint exterior steel lintels through the overall facility. Replacement of operable partition walls is addressed in Item J. Re-caulk existing exterior control joints. H - Structures Walls and Chimneys: 10-02-14 Update: 4'' glazed face brick watermark is below grade at NE corner of building (mechanical room) off 4th Street and glazed brick and lintel carrying corbel face brick wall panel is rusted and deteriorated. Provide allowance to excavate and repair below grade brick and replace lintel and rebuild corner. 06-22-18 Assessment Update: Scrape, prime and paint steel angle shelf above glazed brick watermark banding. Replace steel lintels above infill reveal at South elevation.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		20,044 Required	$30,066.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		20,044 Required	$20,044.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		3,560 Required	$19,580.00	(removing and replacing)
Lintel Replacement:	$250.00	ln.ft.		60 Required	$15,000.00	(total removal and replacement including pinning and shoring)
Other: Allowance for Rebuilding NE Corner of Building	$21,500.00	allowance		Required	$21,500.00	Teardown corner of building, replace lintel and brick below grade and rebuild wall
Other: Prep and Paint Exposed Steel Lintels	$5.00	ln.ft.		1,730 Required	$8,650.00	Prep and paint exterior steel lintels through the overall facility.
Other: Recaulk Existing Control Joints	$2.50	ln.ft.		1,380 Required	$3,450.00	Recaulk existing control joints.
Other: Repair Interior Masonry	$12.75	sq.ft. (Qty)		2,000 Required	$25,500.00	Repair interior masonry as required through the overall facility.
Other: Replace Masonry Retaining and Planter Walls	$30.00	sq.ft. (Qty)		1,870 Required	$56,100.00	Replace existing masonry retaining and planter walls through the overall facility.
Other: Scrape, Prime and Paint Steel Angle	$5.00	sq.ft. (Qty)		882 Required	$4,410.00	Scrape, prime and paint steel angle at watermark banding.
Sum:			$204,300.00	$204,300.00		

Typical Exterior Masonry Bearing Walls

Typical Condition of Masonry Planter and Retaining Walls

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I. Structure: Floors and Roofs

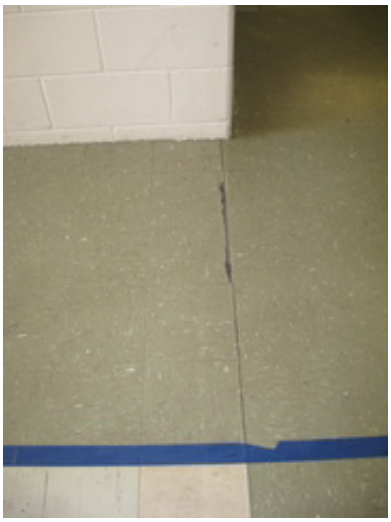
Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction, and is in good condition. There is no crawl space. The floor construction of the second floor of the overall facility is precast concrete planks with concrete topping type construction, and is in good condition, with only minor cracks telegraphing through the flooring in the Corridors that will be corrected in Item J. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Existing floor to ceiling height will accommodate dropping the ceiling to provide room for new work. The roof construction of the overall facility is precast concrete planks with concrete topping type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Second Floor Precast Plank Structure



Minor Cracking Between Precast Planks On the Second Floor

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VCT, VAT, and carpet flooring, acoustical tile ceilings, as well as painted block and operable partitions wall finishes, and they are in poor condition. The overall facility has Corridors with VCT and VAT flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in poor condition. The overall facility has Restrooms with ceramic tile flooring, exposed concrete plank ceilings, as well as painted block wall finishes, and they are in poor condition. Toilet partitions are laminate, in good condition, and metal, in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 4 lineal feet of casework, and Classroom casework provided ranges from 0 to 4 feet. Classrooms are provided adequate chalkboards and tackboards which are in fair condition. The Classroom coat hooks and shelves, located in the Classrooms, are inadequately provided, and in poor condition. The Art program is not equipped with a kiln. The facility is equipped with metal non-louvered interior doors that are partially recessed without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium spaces have VCT flooring, tectum acoustical tile ceilings, as well as painted block wall finishes, and they are in fair condition. Gymnasium telescoping stands are wood type construction in fair to poor condition. Gymnasium basketball backboards are fixed type, and are in fair condition. The Media Center, located on the second floor, has carpet flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair to poor condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1968, is in fair to poor condition. The Kitchen hood is in fair to poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction material and/or installed as required by the OSDM and OBMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in fair condition. 06-22-18 Assessment Update: Stage curtain is old and worn and should be replaced. School personnel reported the operable partition walls between classrooms are worn and do not open and close properly and should be replaced. The basketball backboards are old and outdated and all 4 should be replaced with operable units.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and condition. Provide for the replacement of interior doors due to condition. Provide for the replacement of Kitchen equipment due to age and condition. Provide for the replacement of the Kitchen exhaust hood due to age and condition. Provide for the replacement of toilet partitions due to condition. Provide for the replacement of toilet accessories due to condition. Provide for the replacement of Gymnasium seating due to condition. Provide for the replacement of Gymnasium basketball goals. Provide for a new Art Program kiln, with funding for ventilation provided in Item C. 10-02-14 Update: Exterior walls are 8'' block with 4'' clay fired brick and no air cavity or insulation. Provide insulation of exterior walls to meet LEED energy requirements. 06-22-18 Assessment Update: Replace stage curtain. Delete replacement for 2 stationary basketball backboards and add replacement of 4 basketball backboards and hoops with operable units. Replace operable partition walls at classrooms.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	$803,268.00	(elementary, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		23 Required	$23,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	$10,104.00	(per building area)
Door, Frame, and Hardware:	$1,300.00	each		42 Required	$54,600.00	(non-ADA)
Basketball Backboard Replacement	$3,200.00	each		2 Required	$6,400.00	(non-electric)
Basketball Backboard Replacement	$6,500.00	each		4 Required	$26,000.00	(electric)
Bleacher Replacement	$110.00	per seat		517 Required	$56,870.00	(based on current enrollment)
Art Program Kiln:	$2,750.00	each		1 Required	$2,750.00	
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)		868 Required	$164,920.00	(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: Insulation for Exterior Walls	$7.00	sq.ft. (Qty)		20,044 Required	$140,308.00	Furring of exterior walls to meet LEED energy requirements (includes furring, insulation and abuse resistant GWB up to roof deck)
Other: Interior Storefront	$28.00	sq.ft. (Qty)		660 Required	$18,480.00	Provide for the replacement of interior storefront due to lack of safety glass.
Other: Partition Walls	$10,000.00	per unit		5 Required	$50,000.00	Operable partition walls between classrooms
Other: Replace Operable Wall	$12.00	sq.ft. (Qty)		2,688 Required	$32,256.00	Provide for the replacement of operable partitions due to age and condition.
Other: Stage Curtain	$75,000.00	lump sum		Required	$75,000.00	Replace stage curtain
Sum:			$1,519,956.00	$1,519,956.00		

Media Center Finishes

Typical Corridor Finishes

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 47 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 15 FC, which is less than the 20 FC recommended by the OSDM. The Student Dining and Gymnasium spaces are combined in the Multi-Purpose Room (Student Dining and Gymnasium). The Media Center is equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 52 FC, thus complying with the 50 FC recommended by the OSDM. The Multi-Purpose Room (Student Dining and Gymnasium) spaces are equipped with recessed metal halide fixture type lighting with single level switching. Multi-Purpose Room (Student Dining and Gymnasium) fixtures are in fair condition, providing an average illumination of 41 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 63 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in good to 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, and the utilization of incandescent 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, and installation of systems outlined in Items A, C, J, and U.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	$252,600.00	Includes demo of existing fixtures
Sum:			$252,600.00	$252,600.00		

Multi-Purpose Room (Student Dining and Gymnasium) Recessed Metal Halide Light Fixtures

Kitchen Fluorescent Light Fixtures

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L. Security Systems

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	$93,462.00	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	$50,520.00	(complete, area of building)
Other: Security Vestibule	$50,000.00	lump sum		Required	$50,000.00	Modify existing entry to provide more security
Sum:			$193,982.00	$193,982.00		

Security System Motion Detection Device

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M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	$50,520.00	(complete, area of building)
Sum:			$50,520.00	$50,520.00		

Non-Compliant Green Lettered Illuminated Exit Sign

Compliant 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 fair condition, consisting of manual pull stations, smoke detectors, and horn and strobe indicating devices. The system is automatic and is monitored by a third party. The system is not equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches, and smoke detectors. The system is not equipped with any heat sensors. The system thus will not support future fire suppression systems. The system is not adequately provided throughout, and does not have additional zone capabilities. The system is not fully compliant with Ohio Building Code, NFPA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	$88,410.00	(complete new system, including removal of existing)
Sum:			$88,410.00	$88,410.00		

Fire Alarm System Smoke Detection Device

Fire Alarm System Control Panel

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O. Handicapped Access

Description: At the site, there is not an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school due to steps at the main entrance. There is an accessible route connecting all or most areas of the site. The exterior entrances are mostly ADA accessible except for two doors due to lowered plaza accessed by steps and the main entrance. 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. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to non-compliant handrails and guards. Elevation changes within the overall facility are facilitated by 2 non-compliant stairwells in good condition, and 1 non-compliant steps in good condition. This multistory building does have a non-compliant elevator that accesses every floor. Access to the Stage is not facilitated by a Corridor at Stage level, chair lift, or ramp. Interior doors of the overall facility are semi- recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. Doors may be corrected within the same Corridor recess with installation of new door and sidelight. 13 ADA-compliant toilets are required, and 5 are currently provided. 13 ADA-compliant lavatories are required, and 5 are currently provided. 3 ADA-compliant urinals are required, and 3 are currently provided. No ADA-compliant showers are required, and none are currently provided. 3 ADA-compliant electric water coolers are required, and 1 is currently provided. Toilet partitions are plastic laminate in the Student Group Restrooms and provide appropriate ADA clearances. Toilet partitions are metal in the Locker Room Restrooms and do not provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted in Student Group Restrooms. Mirrors do not meet ADA requirements for mounting heights. The Health Clinic, Kitchen, and Kindergarten Restrooms are not compliant with ADA requirements due to non-compliant clearances and accessories. ADA signage is provided on both the interior and the exterior of the building. 06-22-18 Assessment Update: The building does not have adequate ADA Signage.

Rating: 2 Needs Repair

Recommendations: Provide 2 ADA-compliant power assist door openers, 1 exterior ramp at the main entrance, 1 chair lift at the Stage, 2 electric water coolers, 5 toilets, 5 sinks, 2 toilet partitions with accessories, 3 toilet accessories, 36 doors and frames, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Replace handrails at steps to the Stage with ADA compliant handrails. Remount 13 mirrors for ADA compliance. Enlarge and reconfigure new single ADA Toilet Rooms for 1 Health Clinic, 1 Kitchen, and 1 Kindergarten Toilet Room, including 3 toilets, 3 sinks and 3 sets of ADA accessories. ADA compliant sink base casework in the Classrooms is corrected in Item J. Voice call station in the elevator is corrected in Item W. Parking issues are corrected in Item P. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J. Stairwells are corrected in Item U. 10-02-14 Update: Change handicapped restroom conversion allowance from $10,000 for each restroom to $16,761.00 for each restroom. Add Allowance of $25,707.00 for converting space to handicapped accessible Family Restroom. 06-22-18 Assessment Update: Provide for complete replacement of ADA signage.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	$10,104.00	(per building area)
Ramps:	$40.00	sq.ft. (Qty)		345 Required	$13,800.00	(per ramp/interior-exterior complete)
Lifts:	$15,000.00	unit		1 Required	$15,000.00	(complete)
Electric Water Coolers:	$1,800.00	unit		2 Required	$3,600.00	(replacement double ADA)
Toilet/Urinals/Sinks:	$1,500.00	unit		10 Required	$15,000.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall		4 Required	$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		2 Required	$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf		32 Required	$160,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,000.00	leaf		4 Required	$20,000.00	(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	$3,705.00	
Provide Toilet Accessories:	$1,000.00	per restroom		3 Required	$3,000.00	
Other: Enlarge existing Restroom to meet ADA requirements	$25,707.00	each		1 Required	$25,707.00	Add Family Rest Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from nearby existing Restroom)
Other: Enlarge existing Restroom to meet ADA requirements	$16,761.00	each		4 Required	$67,044.00	Enlarge existing Restroom to meet ADA requirements
Other: Replace Handrails	$20.00	ln.ft.		24 Required	$480.00	Replace handrails at Stage steps.
Sum:			$356,440.00	$356,440.00		

Non-Compliant ADA Access At The Main Entrance

Typical Large Girl's Restroom

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P. Site Condition

Description: The 3.83 acre flat site is located in a suburban residential and commercial setting with moderate tree and shrub type landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. Multiple entrances onto the site impede proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of and adjacent to the school, which is not separated from other vehicular traffic. A bus loop is not provided for student loading and unloading. Staff and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 59 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins, 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 to poor condition. Trash pick-up and service drive pavement is not heavy duty and is in fair to poor condition, and is equipped with a concrete pad area for dumpsters, which is in good condition. Exterior stairs are in fair condition and feature non-compliant handrails in fair to poor condition. Site fencing is partially provided to separate the asphalt parking lot from the hard surface play area. The playground equipment is primarily constructed of coated steel and high density plastic, is in good to fair condition, placed to provide compliant fall zones, and on a compliant mulch of insufficient depth, with a basketball court being provided on an asphalt surface. There is a swing set in fair to poor condition. The playground area is equipped with sufficient benches in fair to poor condition. The athletic facilities are comprised of a multi-purpose field, and are in fair condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of a garden and benches. Due to the size of the site and the proximity of the property lines there is limited room for expansion. There are no undesirable site features.

Rating: 2 Needs Repair

Recommendations: Provide for the replacement of asphalt parking lots and hard surface play area, due to age and condition. Replace basketball goals at the hard surface play area due to condition. Replace concrete sidewalks as required due to condition. Provide a dedicated and separated bus loading and unloading zone on the site. Provide for replacement of exterior steps due to condition. Replace exterior handrail/guardrails to be ADA and OBC compliant. Replace asphalt curbs and provide concrete curb as required. Provide for additional mulch at the Playground area to allow for a compliant soft surface of sufficient depth. Provide for the replacement of one of the swing sets due to age and condition. Provide for the replacement of Playground benches due to condition. Provide site contingency allowances for unforeseen conditions. 10-02-14 Update: Main stair off Falls Avenue in disrepair. Revise Replace Concrete Steps line item quantity from 88 sf to 450. Concrete sidewalk at side maintenance entrance off 4th Street in disrepair. Revise Concrete Sidewalk line item quantity from 984 to 1,922.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		5,440 Required	$166,464.00	(including drainage / tear out for heavy duty asphalt)
Bus Drop-Off for Elementary	$110.00	per student		517 Required	$56,870.00	**(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	$18.00	ln.ft.		297 Required	$5,346.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		1,922 Required	$9,014.18	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		96 Required	$4,128.00	
Provide Soft Surface Playground Material:	$30.00	sq. yard		1,122 Required	$33,660.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		450 Required	$14,400.00	
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required	$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	$75,780.00	Include this one **or** the next. (Each addition should have this item)
Other: Allowance to Refurbish Small NE Plaza	$32,810.00	allowance		Required	$32,810.00	Replace under drains, concrete plaza, concrete steps and wood retaining wall
Other: Replace Basketball Goals	$1,000.00	each		2 Required	$2,000.00	Replace basketball goals at the hard surface play area due to condition.
Other: Site Benches	$1,000.00	each		8 Required	$8,000.00	Provide for the replacement of Playground benches due to condition.
Other: Swing Set	$6,000.00	each		1 Required	$6,000.00	Provide for the replacement of one of the swing sets due to age and condition.
Sum:			$464,472.18	$464,472.18		

Garden Area

Playground Equipment

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Q. Sewage System

Description: The sanitary sewer system is tied in to the city system, and is in fair condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Kitchen Grease Trap Interceptor

Sanitary Manhole

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R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 3'' service and 3'' water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is partially equipped with an automated fire suppression system in the Mechanical Room only, but 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. 06-22-18 Assessment Update: The existing water meter is damaged and leaking and should be replaced.

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. 06-22-18 Assessment Update: Replace existing water meter.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Other: Water Meter	$2,100.00	per unit		1 Required	$2,100.00	Provide for new water meter
Sum:			$2,100.00	$2,100.00		

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 good to fair condition. Exterior hollow metal doors include single glazed vision panels, no vision panels or ventilation louvers. Entrance doors in the overall facility are FRP type construction, installed on aluminum frames, and in good condition. Entrance doors feature single glazed tempered glass vision panels. There are no overhead doors in the facility. 06-22-18 Assessment Update: The 8 exterior hollow metal frame doors were observed to be in a condition that required replacement in lieu of painting.

Rating: 2 Needs Repair

Recommendations: Replacement of single pane glazed transoms, sidelights and vision panels are addressed in Item F. Prep and paint all existing exterior hollow metal doors and frames. 06-22-18 Assessment Update: Delete scrape and paint 9 exterior metal doors. Provide for complete replacement of 8 exterior doors

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		8 Required	$16,000.00	(includes removal of existing)
Sum:			$16,000.00	$16,000.00		

Typical Exterior FRP Entry Doors

Typical Exterior Hollow Metal Doors

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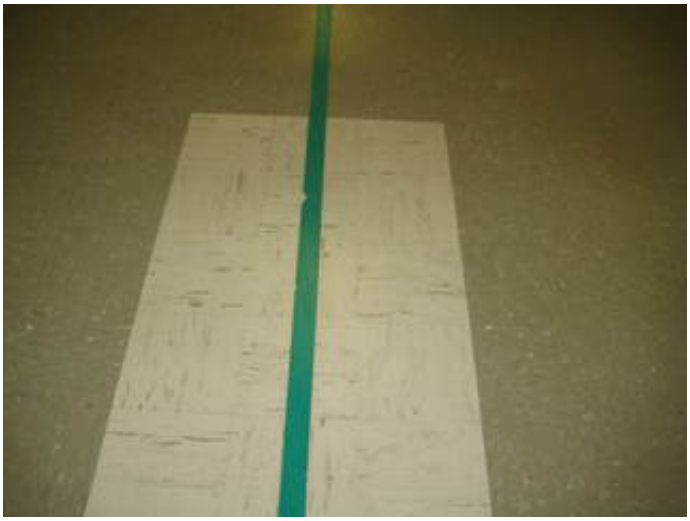
T. Hazardous Material

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	—	
Tank Insulation Removal	$8.00	sq.ft. (Qty)		160 Required	$1,280.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		50,520 Required	$5,052.00	
Pipe Fitting Insulation Removal	$20.00	each		250 Required	$5,000.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		1,000 Required	$15,000.00	
Fire Door Removal	$100.00	each		4 Required	$400.00	See S
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		4,500 Required	$9,000.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	$300.00	each		65 Required	$19,500.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		45,000 Required	$135,000.00	See J
Carpet Removal (over RFC)	$1.00	sq.ft. (Qty)		8,700 Required	$8,700.00	See J
Sink Undercoating Removal	$100.00	each		25 Required	$2,500.00	
Other: EHA Other Hazard	$1.00	per unit		5,000 Required	$5,000.00	XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.
Sum:			$216,432.00	$216,432.00		



VAT in the Corridor

Acoustical Tile

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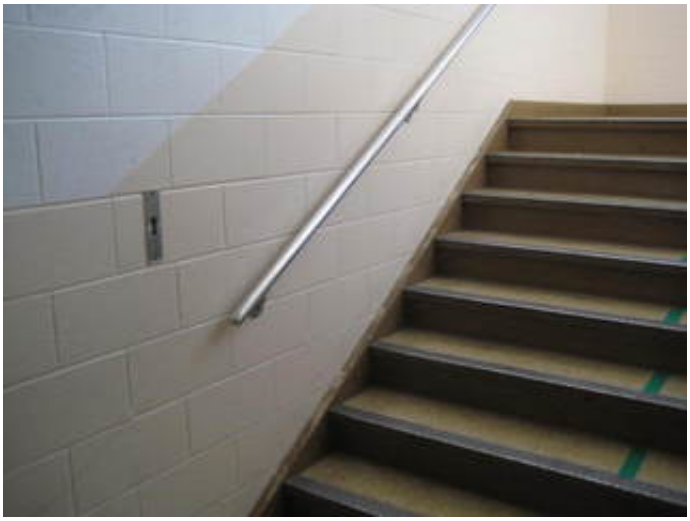
U. Life Safety

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

Rating: 3 Needs Replacement

Recommendations: Provide new, and replacement of the existing, 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 the new Kitchen hood with a UL 300 compliant wet chemical fire suppression system, with funding provided in Item J. Provide the interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system, with funding provided in Item J. 10-02-14 Update: Existing 3'' water service not sufficient to support sprinkler system. Provide new water service for fire protection. Water meter will need to be increased in size to meet fire protection flow requirements. Replace water meter. 06-22-18 Assessment Update: Delete new water meter for fire line. Add a backflow preventer to support new fire line service for fire suppression system.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		50,520 Required	$161,664.00	(includes increase of service piping, if required)
New Exterior Stair Enclosure	$42,500.00	per level		4 Required	$170,000.00	(all inclusive)
Water Main	$40.00	ln.ft.		200 Required	$8,000.00	(new)
Handrails:	$5,000.00	level		4 Required	$20,000.00	
Other: Backflow Preventer	$5,000.00	unit		1 Required	$5,000.00	Provide backflow preventer for new water service
Other: Guardrails	$42.50	ln.ft.		35 Required	$1,487.50	Provide new handrails to meet the requirements of the Ohio Building Code.
Sum:			$366,151.50	$366,151.50		



Non-Compliant Handrails

Non-Compliant Guardrail

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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally 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 2 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
CEFPI Rating 0 to 3	$5.00	sq.ft. (of entire building addition)		Required	$252,600.00	
Sum:			$252,600.00	$252,600.00		

Typical Student Desks

Typical Teacher's Desk

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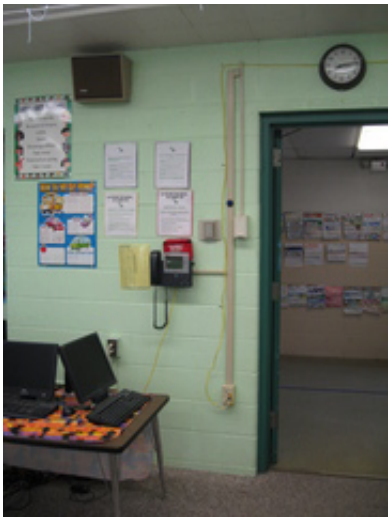
W. Technology

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. Select Classrooms have an outdated Classroom Amplification System, many of which are no longer functioning. One Classroom has a "smart board" 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 not provide Computer Labs for use by students. Elevator is not equipped with a telephone or voice call station.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 50,520 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$13.18	sq.ft. (Qty)		50,520 Required	$665,853.60	
Sum:			$665,853.60	$665,853.60		



Typical Classroom Technology

Outdated Non-Compliant Building PA System

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$8,894,863.28
7.00%	Construction Contingency	$622,640.43
Subtotal		$9,517,503.71
16.29%	Non-Construction Costs	$1,550,401.35
Total Project		**$11,067,905.06**

Construction Contingency	$622,640.43
Non-Construction Costs	$1,550,401.35
Total for X.	**$2,173,041.78**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,855.25
Soil Borings / Phase I Envir. Report	0.10%	$9,517.50
Agency Approval Fees (Bldg. Code)	0.25%	$23,793.76
Construction Testing	0.40%	$38,070.01
Printing - Bid Documents	0.15%	$14,276.26
Advertising for Bids	0.02%	$1,903.50
Builder’s Risk Insurance	0.12%	$11,421.00
Design Professional’s Compensation	7.50%	$713,812.78
CM Compensation	6.00%	$571,050.22
Commissioning	0.60%	$57,105.02
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$106,596.04
Total Non-Construction Costs	**16.29%**	**$1,550,401.35**

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Name of Appraiser	Jeff Tuckerman	**Date of Appraisal**	2015-01-06
Building Name	Dewitt Elementary		
Street Address	425 Falls Avenue		
City/Town, State, Zip Code	Cuyahoga Falls, OH 44221		
Telephone Number(s)	(330) 926-3802		
School District	Cuyahoga Falls City		

Setting: Suburban

Site-Acreage	3.83	Building Square Footage	50,520
Grades Housed	K-5	Student Capacity	437
Number of Teaching Stations	30	Number of Floors	2
Student Enrollment	517		
Dates of Construction	1968		

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 Dewitt_ES_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	*10*
The site is 3.83 acres compared to 15 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The School is centrally located within the district that it serves, and is easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*7*
The site is adjacent to residential / commercial uses, and there are no undesirable features adjacent to the School site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Playground areas consist of coated steel and high density plastic type play equipment, which is in good to fair condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is partially provided to contain students within the play area, which is in fair condition, and provides proper separation of play areas from vehicular use areas.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and a garden to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	*69*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Dewitt_ES_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 are in fair condition and require replacement due to age of systems.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
Exterior and interior walls are in good to fair condition. They have sufficient control and expansion joints which are in good condition. Some cracking was observed in the interior walls.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*10*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is assumed to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*10*
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	*4*
Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are poorly maintained in some areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*6*
Internal water supply will not support a future fire suppression system, but appears to be adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*4*
Classrooms have an inadequate number of outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*8*
Disconnect switches are adequately provided in required easily accessible locations 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	*2*
Drinking fountains are not adequate in number and do not meet ADA requirements. Drinking fountains are not 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, were installed in 1968, 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	*4*

The central intercommunication system provides only one way communication between the Administration area and all the teaching areas that can only be initiated by the main office, 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	*108*

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Suitability Appraisal of **3.0 Plant Maintainability** for Dewitt_ES_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*12*
Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*9*
Flooring throughout the facility consists of VCT, VAT, carpet, and ceramic tile, which is not well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*6*
Painted block is easily cleaned and resistant to stain. Acoustical tile ceilings and operable partitions are not easily cleaned or resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is wood type construction that is original to the building, and is in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*4*
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 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	*55*

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Suitability Appraisal of **4.0 Building Safety and Security** for Dewitt_ES_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 occurs in the street, and 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	*3*
Playground equipment consists of plastic coated steel and high density plastic type equipment in good to fair condition, appears to be free from hazard, and is located on an approved soft surface material to an insufficient depth.		

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	*9*
The building does have 2 stairways, which are not enclosed, and are not ADA and OBC compliant.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*10*
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 semi-recessed from the Corridor and open outward, which impede traffic flow in the Corridors.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*2*
Security systems are inadequately provided and are in fair condition.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
VCT, VAT, carpet, and ceramic tile flooring is maintained in a non-slip condition.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	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	*3*
Glass at door transoms and sidelights is laminated for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*3*

Drinking fountains extend more than eight inches from the Corridor wall, which impede traffic flow in the Corridors.

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*4*

Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior.

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*4*

The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.

4.18 There are at least **two independent exits** from any point in the building	15	*8*

There are no dead-end Corridors in the building.

4.19 **Fire-resistant materials** are used throughout the structure	15	*12*

The structure is a masonry load bearing system. Interior walls are masonry and operable partition walls.

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 adequately provided with visual indicating devices.

TOTAL - 4.0 Building Safety and Security	200	*120*

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Suitability Appraisal of **5.0 Educational Adequacy** for Dewitt_ES_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	*18*
The average Classroom is 796 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Undersized Classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*7*
The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Undersized Classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*4*
Coat hooks and shelving, located in the Classrooma and Corridor, are inadequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Casework is wood, original to the building, and is inadequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
The Special Education Classroom is 807 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*4*
Special Education spaces are not adequately provided to meet instructional needs.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*6*
The Media Center is 1,632 SF compared to 1,810 SF recommended in the OSDM. The Media Center is an attractive space, including natural light and sufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The Gymnasium is 4,067 SF compared to 3,500 to 5,000 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	*7*
Pre-K and Kindergarten spaces are adequate for age of students served.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
The Music Room is 850 SF compared to 1,800-3,000 recommended in the OSDM.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*3*
The Art Room is 998 SF compared to 1,200 SF recommended in the OSDM. The Art Room is undersized and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*2*
The facility is not provided with Computer Labs for student use, but provides non-compliant access to computers in each Classroom.		

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*
A few Work Rooms have been provided adjacent to Classrooms for small groups or remedial instruction.		
5.16 **Storage for student and teacher material** is adequate	5	*2*
Storage for teachers and students has not been adequately provided throughout the facility.		

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*
The Teacher's Lounge is 501 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	*4*
The Kitchen space is 868 SF compared to 1,810 SF recommended in the OSDM. Student Dining shares the Gymnasium space.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*2*
Administrative Offices are not adequately provided for Elementary School students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*3*
The Counselor's Office is 110 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	*3*
The Clinic is 300 SF compared to 370 SF recommended in the OSDM.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*
Reception space consists of approximately 188 SF compared to 200-400 SF recommended by the OSDM.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*2*
The Administrative area consists of approximately 1,027 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	*115*

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Suitability Appraisal of **6.0 Environment for Education** for Dewitt_ES_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 contemporary design with standard detailing, which is aesthetically pleasing.		
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	*7*
The site is adjacent to residential / commercial uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the School is sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick and glazed brick, which provides an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The color palette is comprised of neutral hues with accent color of more saturated hues. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*14*
The facility is equipped with roof-top units providing air conditioning to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*6*
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*4*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*8*
There are areas for students to gather in the Multi-Purpose Room, as well as outdoor gathering and play areas.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*9*
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 Multi-Purpose Room, as well as outdoor gathering and play areas.		
6.14 **Large group areas are designed** for effective management of students	10	*9*
The Multi-Purpose Room is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*

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

6.16 **Window design** contributes to a pleasant environment	10	*8*
The windows are well designed and contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*2*
Classroom furniture is mismatched and in poor condition.		
TOTAL - 6.0 Environment for Education	200	*139*

LEED Observation Notes

School District:	Cuyahoga Falls City
County:	Summit
School District IRN:	43836
Building:	Dewitt Elementary
Building IRN:	13839

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: **Dewitt Elementary**

K-5

Building features that clearly exceed criteria:

1.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

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

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Cuyahoga Falls City
Facility:	Dewitt Elementary
Date of Initial Assessment:	Jan 6, 2015
Date of Assessment Update:	Jul 5, 2018
Cost Set:	2018

District IRN:	43836
Building IRN:	13839
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1968 Original Construction	50,520	$216,432.00	$201,432.00
Total	50,520	$216,432.00	$201,432.00
Total with Regional Cost Factor (103.60%)	—	$224,223.55	$208,683.55
Regional Total with Soft Costs & Contingency	—	$279,002.04	$259,665.57

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Dewitt Elementary (13839) - Original Construction

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	13839
Facility:	Dewitt Elementary	**BuildingAdd:**	Original Construction
Date On-Site:	2015-01-06	**Consultant Name:**	Gandee & Associates, Inc.

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Assumed Asbestos-Containing Material	160	$8.00	$1,280.00
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	250	$20.00	$5,000.00
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	1000	$15.00	$15,000.00
10.	Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	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	4	$100.00	$400.00
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	4500	$2.00	$9,000.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	65	$300.00	$19,500.00
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	45000	$3.00	$135,000.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	8700	$1.00	$8,700.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	25	$100.00	$2,500.00
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**			$196,380.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$196,380.00

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.	50520	50520	$0.10	$5,052.00

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Record Nos. 1 through 5 for sampling results in this addition.		$0.00
2.	XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Renovation**	$5,000.00
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**	$216,432.00
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$201,432.00

* 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.