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

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Lincoln_ES_June_2009_Jan_2015_EEA_June_2018_Desktop_Update
Assessment Date (on-site; non-EEA)	2015-01-07
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Lincoln Elementary
Building IRN	20644
Building Address	3131 West Bailey Road
Building City	Cuyahoga Falls
Building Zipcode	44221
Building Phone	(330) 926-3803
Acreage	10.50
Current Grades:	K-5
Teaching Stations	28
Number of Floors	3
Student Capacity	538
Current Enrollment	476
Enrollment Date	2009-04-14

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

Number of Classrooms	26
Historical Register	**NO**
Building's Principal	Ms. Tracy Early
Building Type	Elementary

Next Page

North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

62,203 Total Existing Square Footage
1930,1957,1959 Building Dates
K-5 Grades
476 Current Enrollment
28 Teaching Stations
10.50 Site Acreage

Lincoln Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1930, is a 3 story, 62,203 square foot brick school building located in a suburban residential and commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a brick veneer on a masonry bearing wall system type exterior wall construction, with concrete masonry units, glazed block, brick, plaster and metal stud with gypsum board type wall construction in the interior. The base floor system of the overall facility is concrete slab-on-grade. The floor system of the second and third floors of the 1930 Original Construction consists of metal lath reinforced concrete deck on steel beam type construction. There are no intermediate floors in single story structure of the 1957 Addition. The floor system of the intermediate floors on either side of the stage in the 1959 Addition is precast concrete planks with concrete topping type construction. The roof structure of the 1930 Original Construction is metal lath reinforced concrete deck on steel beam type construction. The roof structure of the 1957 Addition is precast reinforced concrete plank type construction. The roof structure of the 1959 Addition is metal form deck on steel joist type construction. The roof structure of the 1959 Addition over the Multi-Purpose Room is metal form deck on steel truss type construction. The roofing system of the overall facility is 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 not equipped with an automated fire suppression system. The building contains asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 10.5 acre site adjacent to residential and commercial properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is good to fair. 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

Building Construction Information - Cuyahoga Falls City (43836) - Lincoln Elementary (20644)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1930	no	3	33,454	no	no
Classroom / Administrative Offices Addition	1957	no	1	13,021	no	no
Classroom / Multi-Purpose Room / Kitchen / Stage Addition	1959	no	1	15,728	no	no

Previous Page

Next Page

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 (1930)		4505			1384									
Classroom / Administrative Offices Addition (1957)		2654												
Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959)		1378		5699				940						
Total	0	8,537	0	5,699	1,384	0	0	940	0	0	0	0	0	0

Master Planning Considerations	There is an area for expansion of approximately 10,000 SF to the east of the 1930 Original Construction. The hard surface play area would need to be relocated. There are no undesirable site features present.

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Lincoln Elementary (20644)

District: Cuyahoga Falls City
Name: Lincoln Elementary
Address: 3131 West Bailey Road
Cuyahoga Falls,OH 44221
Bldg. IRN: 20644

County: Summit **Area:** Northeastern Ohio (8)
Contact: Ms. Tracy Early
Phone: (330) 926-3803
Date Prepared: 2015-01-07 **By:** Bernie Merritt
Date Revised: 2018-07-18 **By:** Jeff Tuckerman

Current Grades	K-5	Acreage:	10.50
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	476	Classrooms:	26
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1930	no	3	33,454
Classroom / Administrative Offices Addition	1957	no	1	13,021
Classroom / Multi-Purpose Room / Kitchen / Stage Addition	1959	no	1	15,728
Total				**62,203**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	93	47%	Poor
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	564	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
	A.	Heating System	3	$2,122,366.36	-
	B.	Roofing	3	$740,560.00	-
	C.	Ventilation / Air Conditioning	2	$10,500.00	-
	D.	Electrical Systems	3	$1,009,554.69	-
	E.	Plumbing and Fixtures	3	$625,821.00	-
	F.	Windows	3	$683,784.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$310,283.25	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$1,916,692.30	-
	K.	Interior Lighting	3	$311,015.00	-
	L.	Security Systems	3	$277,278.55	-
	M.	Emergency/Egress Lighting	3	$62,203.00	-
	N.	Fire Alarm	3	$108,855.25	-
	O.	Handicapped Access	2	$564,931.60	-
	P.	Site Condition	2	$449,434.92	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$4,000.00	-
	T.	Hazardous Material	3	$198,830.30	-
	U.	Life Safety	3	$299,362.10	-
	V.	Loose Furnishings	3	$311,015.00	-
	W.	Technology	3	$715,956.53	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,619,525.20	-
Total				$13,341,969.05	

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$13,822,279.94

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

Previous Page

Original Construction (1930) Summary

District: Cuyahoga Falls City
Name: Lincoln Elementary
Address: 3131 West Bailey Road
Cuyahoga Falls,OH 44221
Bldg. IRN: 20644

County: Summit **Area:** Northeastern Ohio (8)
Contact: Ms. Tracy Early
Phone: (330) 926-3803
Date Prepared: 2015-01-07 **By:** Bernie Merritt
Date Revised: 2018-07-18 **By:** Jeff Tuckerman

Current Grades	K-5	Acreage:	10.50
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	476	Classrooms:	26
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1930**	**no**	**3**	**33,454**
Classroom / Administrative Offices Addition	1957	no	1	13,021
Classroom / Multi-Purpose Room / Kitchen / Stage Addition	1959	no	1	15,728
Total				**62,203**

*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	$1,141,450.48	-
B.	Roofing	3	$207,678.40	-
C.	Ventilation / Air Conditioning	2	$10,500.00	-
D.	Electrical Systems	3	$542,958.42	-
E.	Plumbing and Fixtures	3	$368,478.00	-
F.	Windows	3	$402,639.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$148,476.75	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$895,027.40	-
K.	Interior Lighting	3	$167,270.00	-
L.	Security Systems	3	$95,343.90	-
M.	Emergency/Egress Lighting	3	$33,454.00	-
N.	Fire Alarm	3	$58,544.50	-
O.	Handicapped Access	2	$388,529.80	-
P.	Site Condition	2	$280,093.12	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$4,000.00	-
T.	Hazardous Material	3	$78,605.40	-
U.	Life Safety	3	$207,365.30	-
V.	Loose Furnishings	3	$167,270.00	-
W.	Technology	3	$385,055.54	-
- X.	Construction Contingency / Non-Construction Cost	-	$1,363,880.13	-
Total			$6,946,620.14	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	93	47%	Poor
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	564	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$7,196,698.47

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

Classroom / Administrative Offices Addition (1957) Summary

District: Cuyahoga Falls City
Name: Lincoln Elementary
Address: 3131 West Bailey Road
Cuyahoga Falls,OH 44221
Bldg. IRN: 20644

County: Summit **Area:** Northeastern Ohio (8)
Contact: Ms. Tracy Early
Phone: (330) 926-3803
Date Prepared: 2015-01-07 **By:** Bernie Merritt
Date Revised: 2018-07-18 **By:** Jeff Tuckerman

Current Grades	K-5	Acreage:	10.50
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	476	Classrooms:	26
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1930	no	3	33,454
Classroom / Administrative Offices Addition	**1957**	**no**	**1**	**13,021**
Classroom / Multi-Purpose Room / Kitchen / Stage Addition	1959	no	1	15,728
Total				**62,203**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	93	47%	Poor
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	564	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment
	A.	Heating System	3	$444,276.52
	B.	Roofing	3	$242,286.40
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**
	D.	Electrical Systems	3	$211,330.83
	E.	Plumbing and Fixtures	3	$123,147.00
	F.	Windows	3	$178,210.00
	G.	Structure: Foundation	1	$0.00
	H.	Structure: Walls and Chimneys	2	$69,204.50
	I.	Structure: Floors and Roofs	1	$0.00
	J.	General Finishes	3	$250,018.10
	K.	Interior Lighting	3	$65,105.00
	L.	Security Systems	3	$37,109.85
	M.	Emergency/Egress Lighting	3	$13,021.00
	N.	Fire Alarm	3	$22,786.75
	O.	Handicapped Access	2	$101,856.20
	P.	Site Condition	2	$77,705.00
	Q.	Sewage System	1	$0.00
	R.	Water Supply	1	$0.00
	S.	**Exterior Doors**	**3**	**$0.00**
	T.	Hazardous Material	3	$60,702.10
	U.	Life Safety	3	$41,667.20
	V.	Loose Furnishings	3	$65,105.00
	W.	Technology	3	$149,871.71
-	X.	Construction Contingency / Non-Construction Cost	-	$526,082.85
Total				$2,679,486.01

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$2,775,947.51

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

Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) Summary

District:	Cuyahoga Falls City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Lincoln Elementary	**Contact:**	Ms. Tracy Early		
Address:	3131 West Bailey Road	**Phone:**	(330) 926-3803		
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07	**By:**	Bernie Merritt
Bldg. IRN:	20644	**Date Revised:**	2018-07-18	**By:**	Jeff Tuckerman

Current Grades	K-5	Acreage:	10.50
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	476	Classrooms:	26
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1930	no	3	33,454
Classroom / Administrative Offices Addition	1957	no	1	13,021
Classroom / Multi-Purpose Room / Kitchen / Stage Addition	**1959**	**no**	**1**	**15,728**
Total				**62,203**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	71	71%	Satisfactory
2.0 Structural and Mechanical Features	200	93	47%	Poor
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	108	54%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	564	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$3,849,633.96

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$536,639.36	-
B.	Roofing	3	$290,595.20	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$255,265.44	-
E.	Plumbing and Fixtures	3	$134,196.00	-
F.	Windows	3	$102,935.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$92,602.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$771,646.80	-
K.	Interior Lighting	3	$78,640.00	-
L.	Security Systems	3	$144,824.80	-
M.	Emergency/Egress Lighting	3	$15,728.00	-
N.	Fire Alarm	3	$27,524.00	-
O.	Handicapped Access	2	$74,545.60	-
P.	Site Condition	2	$91,636.80	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	Hazardous Material	3	$59,522.80	-
U.	Life Safety	3	$50,329.60	-
V.	Loose Furnishings	3	$78,640.00	-
W.	Technology	3	$181,029.28	-
X.	Construction Contingency / Non-Construction Cost	-	$729,562.22	-
Total			$3,715,862.90	

A. Heating System

Description: The existing system for the 1930 Original Construction is a natural gas fired heated water boiler type system, installed in 1930, and is in fair to poor condition. The systems in the 1957 and 1959 Additions are an extension of that found in the 1930 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The three (3) Copper-Fin II boilers, manufactured by Lochinvar, were installed in the 1990's and are in fair condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, and air handlers. The terminal equipment is original to each addition and is in fair to poor condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls are original to each addition and are in fair to poor 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 systems in a few Classrooms in the 1930 Original Construction and the Multi-Purpose Room (Student Dining / Gymnasium) in the 1959 Addition are ducted, but the ductwork in these areas cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system in the remainder of the overall facility is not ducted, but floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with a central air conditioning system. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert the overall facility, except for a few Classrooms in the 1930 Original Construction and the Multi-Purpose Room (Student Dining / Gymnasium) in the 1959 Addition, to a ducted system to facilitate efficient exchange of conditioned air. Replace existing ductwork in a few Classrooms in the 1930 Original Construction and the Multi-Purpose Room (Student Dining / Gymnasium) in the 1959 Addition, to facilitate efficient exchange of conditioned air with pricing included in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	$1,624,742.36	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required	Required	$497,624.00	(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:			$2,122,366.36	$1,141,450.48	$444,276.52	$536,639.36		

Natural Gas Fired Heated Water Boilers

Heating Water Unit Heater

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a built-up asphalt with gravel ballast system, and is in fair condition; no installation date was available at time of assessment. 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 hatch and interior access ladder that is are in good condition, but is too close to the edge of the parapet. Fall safety protection cages are not required, and are not provided. There were no observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. The roof over the 1930 Original Construction is equipped with overflow roof drains in sufficient quantity and in good condition. The roof over the 1957 and 1959 Additions is not equipped with overflow roof drains, though they are not required. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure. 06-22-18 Assessment Update: It was reported by district personnel, and observed, the original roof area was not removed prior to installing the current roof system. Therefore, additional tear-off costs required. Additional roof insulation required to meet LEED energy efficiency requirements.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition. Replace roof hatch and provide fall protection on the 1930 Original Construction, add a new roof hatch to the 1957 Addition, and replace roof ladder to the 1959 Addition. 10-02-14 Update: Revise 1930 Original Construction from 33,454 sf to 11,151 sf 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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Built-up Asphalt:	$13.20	sq.ft. (Qty)		11,151 Required	13,021 Required	15,728 Required	$526,680.00	
Roof Insulation:	$3.20	sq.ft. (Qty)		11,151 Required	13,021 Required	15,728 Required	$127,680.00	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	$2,000.00	each		1 Required	1 Required		$4,000.00	(remove and replace)
Other: Add Roof Ladder	$50.00	ln.ft.				24 Required	$1,200.00	Add exterior roof access ladder
Other: Additional Roof Insulation	$2.00	sq.ft. (Qty)		11,151 Required	13,021 Required	15,728 Required	$79,800.00	Provide for additional roof insulation to meet LEED energy efficiency requirements
Other: Fall Protection at Roof Hatches	$500.00	each		1 Required			$500.00	Add fall protection at Roof Hatch due to location near edge of roof.
Other: Roof Ladder	$50.00	ln.ft.		0 Required	14 Required	0 Required	$700.00	Add interior roof ladder at new roof hatch
Sum:			$740,560.00	$207,678.40	$242,286.40	$290,595.20		

Typical Roof Over the 1959 Addition With Skylights

Typical Roof Over the 1930 Original Construction

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in the Principal's Offices, Administrative Offices, Teacher's Lounge, Special Education Classroom, and other Classroom locations. The overall facility is not equipped with any isolated room systems. The ventilation system in the overall facility consists of unit ventilators and air handlers, original to each addition and in fair to poor condition, providing fresh air to Classrooms, and other miscellaneous spaces such as the Multi-Purpose Room (Student Dining / Gymnasium) and Media Center. Relief air venting is provided by unit ventilators, air handlers, ceiling plenums, 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 to poor condition. The Art Program is equipped with a kiln, and the existing kiln ventilation system is adequate. 06-22-18 Assessment Update: General building exhaust is included in Item A and should not be included in this line Item. Kiln does not have proper exhaust.

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

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Restroom Exhaust System:	$10,500.00	each		1 Required			$10,500.00	(including new ductwork and fans; do not include if complete HVAC in Item A selected)
Sum:			$10,500.00	$10,500.00	$0.00	$0.00		

Classroom Unit Ventilator

Restroom Exhaust Fan Ductwork

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the 1930 Original Construction is a 120/208 volts, 600 amp, 3 phase and 4 wire system installed in 1930, and is in poor condition. The systems in the 1957 and 1959 Additions are an extension of that found in the 1930 Original Construction. Power is provided to the school by multiple City of Cuyahoga Falls owned, pad-mounted transformer located in a Mechanical Room in the 1957 Addition, and in good to fair condition. The panel system, installed in 1930, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains three (3) 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 two (2) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. 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 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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	$1,009,554.69	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$1,009,554.69	$542,958.42	$211,330.83	$255,265.44		

Main Electrical Distribution Panel

Pad Mounted Transformer Room

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is galvanized and copper, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron and galvanized, is original to each addition, and is in fair condition. The facility is equipped with one (1) Rudd Multi-coil 500A natural gas water heater in poor condition, with one (1) separate 350 gallon storage tank in fair condition. The overall facility contains 4 Large Group Restrooms for boys, 4 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, 0 Locker Room Restrooms for staff, 1 Kitchen Restroom, 0 Health Clinic Restroom, 0 Restrooms associated with Kindergarten / Pre-K Classrooms / Specialty Classrooms, and 4 Restrooms for staff. Boys' Large Group Restrooms contain 9 non-ADA wall mounted flush valve toilets, 18 non-ADA floor mounted flush valve urinals, as well as 13 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 19 non-ADA wall mounted flush valve toilets, as well as 10 non-ADA wall mounted lavatories. Boys' Locker Room Restroom contains 1 non-ADA wall mounted flush valve toilet, 2 non-ADA floor mounted flush valve urinals, 1 non-ADA wall mounted lavatory, as well as 4 non-ADA showers. Girls' Locker Room Restroom contains 2 non-ADA wall mounted flush valve toilets, 1 non-ADA wall mounted lavatory, as well as 4 non-ADA showers. Staff Restrooms contain 4 non-ADA floor mounted tank type toilets, 1 non-ADA wall mounted flush valve urinal, as well as 4 non-ADA (1 countertop / 3 wall) mounted lavatories. Condition of fixtures is fair to poor. The facility is equipped with 2 non-ADA drinking fountains, as well as 1 ADA and 6 non-ADA electric water coolers, in fair to poor condition. Elementary Classrooms are not adequately equipped with required lavatory mounted type drinking fountains, which are not ADA compliant, and are in fair to poor condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom which contains 1 non-ADA wall mounted flush valve toilet, as well as 1 non-ADA wall mounted lavatory, and fixtures are in fair condition. Health Clinic is not equipped with the required Restroom facilities. Kindergarten / Pre-K Classrooms are not equipped with the required Restroom facilities. Kitchen fixtures consist of one (1) double-compartment sink, one (1) triple-compartment sink, one (1) dishwashing unit, and one (1) disposal unit, which are in fair condition. The Kitchen is equipped with two (2) unsatisfactory grease interceptors due to age, condition, and insufficient capacity. The Kitchen is not provided the required 140 degree hot water supply. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 14 toilets, 5 urinals, 14 lavatories, and 5 electric water coolers, and at present it is equipped with 30 toilets, 21 urinals, 36 lavatories, and 7 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks, which are in fair to poor condition. Science Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. Due to age, condition, and OSFC standards, replace 29 lavatory mounted type drinking fountains, 36 lavatories, 30 toilets, 21 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 interceptors 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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required			$5,000.00	
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$217,710.50	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$217,710.50	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit		1 Required			$5,100.00	(remove / replace)
Toilet:	$1,500.00	unit		20 Required	7 Required	3 Required	$45,000.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		16 Required	4 Required	1 Required	$31,500.00	(remove / replace)
Sink:	$1,500.00	unit		28 Required	6 Required	2 Required	$54,000.00	(remove / replace)
Electric water cooler:	$3,000.00	unit		3 Required	1 Required	1 Required	$15,000.00	(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 interceptors 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		20 Required	6 Required	3 Required	$14,500.00	Due to age, condition, and OSFC standards, replace 29 lavatory mounted type drinking fountains.
Other: Service Sink / Floor Drain Sink	$500.00	per unit		3 Required	1 Required	1 Required	$2,500.00	Replace the existing Custodial Closet service sinks due to age and condition.
Sum:			$625,821.00	$368,478.00	$123,147.00	$134,196.00		

Non-ADA Wall Mounted Lavatories

Non-ADA Wall Mounted Flush Valve Toilet

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed in 1982, and is in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted curtains, shades and blinds, which are in fair condition. The window system is partially equipped with insect screens on operable windows, which are in good to fair condition. 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 with double glazed insulated glazing, which are in good condition. Transoms in the exterior doors are equipped with thermally broken aluminum frames with insulated FRP panels, which are in good condition. The school does contain skylights in fair to poor condition. The 1930 Original Construction contains one steel and single pane wire glass skylight in poor condition. The 1957 and 1959 Additions contain five acrylic bubble with aluminum frame type skylights in fair condition. Window security grilles are provided for some ground floor windows in the 1930 Original construction, and are in fair condition. 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 skylights in the overall facility. Replace vision panel in exterior doors of the overall facility with approved insulating safety glass.

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Insulated Glass/Panels:	$65.00	sq.ft. (Qty)		6,017 Required	2,660 Required	1,450 Required	$658,255.00	(includes blinds)
Skylights:	$125.00	sq.ft. (Qty)		86 Required	38 Required	65 Required	$23,625.00	(remove and replace)
Other: Replace Exterior Door Vision Panels	$28.00	sq.ft. (Qty)		28 Required	20 Required	20 Required	$1,904.00	Replace vision panel in exterior doors of the overall facility with approved insulating safety glass.
Sum:			$683,784.00	$402,639.00	$178,210.00	$102,935.00		

Typical Classroom Windows in the 1930 Original Construction

Typical Classroom Windows in the 1957 Addition

Back to Assessment Summary

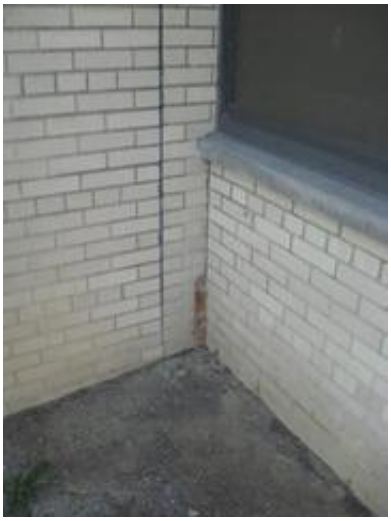
G. Structure: Foundation

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Exterior Foundation Condition at Juncture of 1957 and 1959 Additions

Typical Exterior Foundation Condition at Exposed Concrete Columns in the 1957 Addition

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed locations of deterioration, and is in fair condition. The exterior masonry in the 1930 Original Construction does not have control joints and none are required as no cracking is apparent. Control joints are not provided at lintel locations at doors and windows. The exterior masonry in the 1957 and 1959 Additions appears to have appropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are provided at some door and window lintel locations and are in fair to poor condition. The exterior masonry has not been cleaned and sealed in recent years; shows evidence of mortar deterioration and has locations of discoloration due to pollution and moisture. Architectural exterior accent material consists of stone, which is in fair condition. Interior walls are concrete masonry units, glazed block, brick, plaster and metal stud with gypsum board and are in good to fair condition. Interior masonry appears to have adequately spaced and inadequately caulked control joints in fair condition. Exterior soffits are exposed concrete and insulated panels in fair condition. The window sills are stone, and are in fair condition. The exterior lintels are precast concrete and steel, and are in fair condition. Steel lintels are rusting and exposed concrete lintels have locations of spalling and minor cracking. Chimneys in the 1930 Original Construction are in fair to poor condition and require tuckpointing and masonry repairs. There are no canopies in the overall facility. A loading dock has not been provided to facilitate the unloading of trucks and receipt of product / supplies / foodstuffs. The school does have sufficient expansion joints, and they are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Recaulk existing exterior control joints. Recaulk existing interior control joints. Provide masonry repairs as required in the overall facility. Repair chimney masonry as required in the 1930 Original Construction. Provide masonry infill for existing unit ventilator openings in the exterior walls of the overall facility. Recaulk existing exterior expansion joints. Prep and paint all exposed steel lintels in the overall facility. Repair exposed concrete lintels as required in the 1957 Addition. Repair exterior concrete soffits and columns. Repoint stone window sills. Repoint stone trim in the 1930 Original Construction.

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		5,984 Required	768 Required	2,400 Required	$48,048.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		19,946 Required	3,840 Required	12,040 Required	$53,739.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		19,946 Required	3,840 Required	12,040 Required	$35,826.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		1,944 Required	1,500 Required	2,450 Required	$32,417.00	(removing and replacing)
Other: Chimney Masonry Repairs	$12.75	sq.ft. (Qty)		600 Required			$7,650.00	Repair chimney masonry as required in the 1930 Original Construction.
Other: Masonry Infill	$30.00	sq.ft. (Qty)		110 Required	62 Required	45 Required	$6,510.00	Provide masonry infill for existing unit ventilator openings in the exterior walls of the overall facility.
Other: Masonry Repairs	$12.75	sq.ft. (Qty)		1,995 Required	384 Required	1,200 Required	$45,632.25	Provide masonry repairs as required in the overall facility.
Other: Prep and Paint Steel Lintels	$5.00	ln.ft.		626 Required	407 Required	320 Required	$6,765.00	Prep and paint all exposed steel lintels in the overall facility.
Other: Recaulk Existing Control Joints	$5.50	ln.ft.			450 Required	480 Required	$5,115.00	Recaulk existing exterior control joints.
Other: Recaulk Exterior Expansion Joints	$5.50	ln.ft.			36 Required	36 Required	$396.00	Recaulk existing exterior expansion joints.
Other: Recaulk Interior Control Joints	$5.50	ln.ft.			225 Required	240 Required	$2,557.50	Recaulk existing interior control joints.
Other: Repair and Repoint Stone Trim	$7.50	ln.ft.		1,676 Required			$12,570.00	Repair and repoint stone trim in the 1930 Original Construction.
Other: Repair Concrete Soffits and Columns	$28.00	sq.ft. (Qty)			1,132 Required	423 Required	$43,540.00	Repair exterior concrete soffits and columns.
Other: Repoint Stone Window Sills	$7.50	ln.ft.		589 Required	390 Required	290 Required	$9,517.50	Repoint stone window sills.
Sum:			$310,283.25	$148,476.75	$69,204.50	$92,602.00		

Typical 1930 Original Construction Exterior Wall Condition

Typical Condition of Exposed Concrete Soffit and Column on the 1957 Addition

Back to Assessment Summary

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 and third floors of the 1930 Original Construction is metal lath reinforced concrete deck on steel beam type construction, and is in good condition. There are no intermediate floors in single story structure of the 1957 Addition. The floor construction of the intermediate floors on either side of the stage in the 1959 Addition is precast concrete planks with concrete topping type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Existing floor to ceiling height will accommodate dropping the ceiling to provide room for new work. The roof construction of the 1930 Original Construction is metal lath reinforced concrete deck on steel beam type construction, and is in good condition. The roof construction of the 1957 Addition is precast reinforced concrete plank type construction, and is in good condition. The roof construction of the 1959 Addition is metal form deck on steel joist type construction, and is in good condition. The roof construction of the 1959 Addition over the Multi-Purpose Room is metal form deck on steel truss 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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Typical Roof Structure Of the 1957 Addition

Typical Floor Structure Of the 1930 Original Construction

Back to Assessment Summary

J. General Finishes

Description: The 1930 Original Construction features conventionally partitioned Classrooms with carpet and wood flooring, acoustical tile ceilings, as well as plaster and brick wall finishes, and they are in fair condition. The 1930 Original Construction has Corridors with terrazzo flooring, acoustical tile and plaster ceilings, as well as plaster and brick wall finishes, and they are in fair condition. The 1930 Original Construction has Restrooms with terrazzo flooring, plaster ceilings, as well as ceramic tile wall finishes, and they are in fair condition. Toilet partitions are laminate and plastic, and are in fair to poor condition. The 1957 and 1959 Additions features conventionally partitioned Classrooms with VAT and VCT flooring, acoustical tile ceilings, as well as glazed block, painted block and plaster wall finishes, and they are in fair to poor condition. The 1957 and 1959 Addition has Corridors with terrazzo flooring, acoustical tile ceilings, as well as glazed block wall finishes, and they are in fair condition. The 1957 and 1959 Addition has Restrooms with terrazzo flooring, acoustical tile ceilings, as well as glazed block wall finishes, and they are in fair to poor condition. Toilet partitions are glazed block with wood doors, plastic, and metal, and are in poor condition. Classroom casework in the 1930 Original Construction is not provided. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in fair condition. Classroom casework in the 1957 and 1959 Additions is wood type construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 10 lineal feet of casework, and Classroom casework provided ranges from 0 to 12 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair to poor condition. The Classroom storage cubbies, located in the Classrooms are adequately provided, and in poor condition. The Art program is equipped with a kiln in fair condition, and existing kiln ventilation is adequate. The facility is equipped with wood non-louvered interior doors that are recessed without proper ADA hardware and clearances, and in poor condition. The Gymnasium spaces have VCT flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. Gymnasium telescoping stands are wood type construction in poor condition. Gymnasium basketball backboards are fixed, and are in good to fair condition. The Media Center, located in the 1930 Original Construction, has carpet flooring, acoustical tile ceilings, as well as plaster 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 1959, is in poor condition. The Kitchen hood is in fair 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 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. Wood stage flooring is worn and should be replaced. Run-out wall padding needed. The basketball backboards are old and outdated should be replaced with operable units. The classrooms in the 1930 Original Building have wood flooring and the flowing and sleeper system will need to be replaced and infilled with lightweight concrete before new flooring is installed. The classroom chalk boards and tack boards are built into the plaster walls in the 1930 Original Building and wall patch will be required following removal for replacement.

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 the Art Program kiln due to condition. Provide for terrazzo repair as required in the 1930 Original Construction. Provide for replacement of reach-in cooler/freezer. Provide for the replacement of interior door transom glass. 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. Replace wood stage flooring. Provide for run-out wall padding at basketball goals. Replace basketball backboards and goals with new operable units. Remove wood floor and sleeper system in classrooms in 1930 Original Building and infill voids with lightweight concrete to create subflooring for new flooring material. Provide for walls patch in 1930 Original Building classrooms for wall voids following removal of built-in chalk boards and tack boards removal.

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	Required	$989,027.70	(elementary, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		19 Required	7 Required	3 Required	$29,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	$12,440.60	(per building area)
Door, Frame, and Hardware:	$1,300.00	each		35 Required	5 Required	20 Required	$78,000.00	(non-ADA)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)		300 Required			$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	$6,500.00	each				4 Required	$26,000.00	(electric)
Bleacher Replacement	$110.00	per seat				476 Required	$52,360.00	(based on current enrollment)
Art Program Kiln:	$2,750.00	each		1 Required			$2,750.00	
Reach-in Refrigerator/Freezer:	$6,433.00	per unit				2 Required	$12,866.00	
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)				940 Required	$178,600.00	(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: Insulating System for Exterior Walls	$7.00	sq.ft. (Qty)		19,946 Required	3,840 Required	12,040 Required	$250,782.00	Furring of exterior walls to meet LEED energy requirements (includes furring, insulation and abuse resistant GWB up to roof deck)
Other: New Stage Curtain	$75,000.00	lump sum				Required	$75,000.00	Replace stage curtain
Other: Remove Wood Flooring	$8.00	sq.ft. (Qty)		14,579 Required			$116,632.00	Renove wood flooring and sleeper system in classrooms and provide lightweight infill
Other: Transom Replacement	$28.00	sq.ft. (Qty)		165 Required			$4,620.00	Provide for the replacement of interior door transom glass.
Other: Wall Pads	$12.00	sq.ft. (Qty)				360 Required	$4,320.00	Provide for run out wall pads at basketball goals.
Other: Wall Patch	$10,000.00	lump sum		Required			$10,000.00	Wall patch following removal of built-in chalk boards and tack boards
Other: Wood Stage Flooring	$12.85	sq.ft. (Qty)		840 Required			$10,794.00	Replace wood stage flooring
Sum:			$1,916,692.30	$895,027.40	$250,018.10	$771,646.80		

Corridor Finishes

Media Center Finishes

Back to Assessment Summary

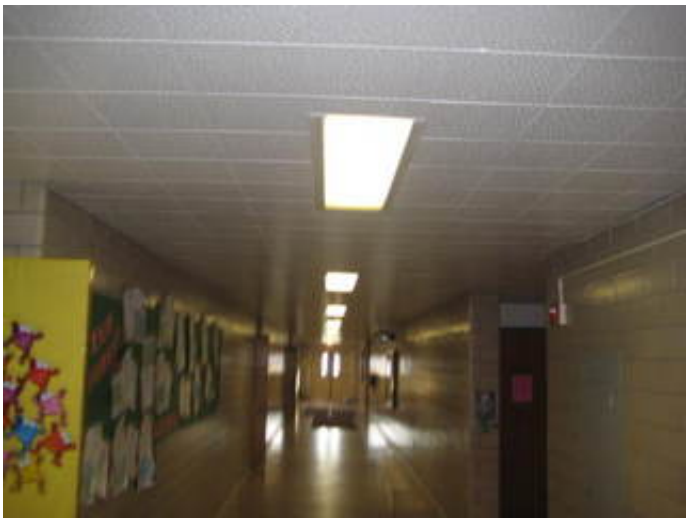
K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-8 1x4 suspended & T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 43 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x4 surface mount & t-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 12 FC, which is less than the 20 FC recommended by the OSDM. The Gymnasium and Student Dining spaces are combined into one Multi-Purpose Room. The Media Center is equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing an average illumination of 57 FC, thus complying with the 50 FC recommended by the OSDM. The Multi-Purpose Room (Student Dining / Gymnasium) spaces are equipped with metal halide fixture type lighting with single level switching. Multi-Purpose Room (Student Dining / Gymnasium) fixtures are in good to fair condition, providing an average illumination of 48 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 suspended fluorescent fixture type lighting with single level switching. Kitchen fixtures are in poor condition, providing an average illumination of 60 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with suspended / pendant incandescent fixture type lighting in fair to poor 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 condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition, 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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	$311,015.00	Includes demo of existing fixtures
Sum:			$311,015.00	$167,270.00	$65,105.00	$78,640.00		



1959 Addition Fluorescent Corridor Light Fixtures

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

Back to Assessment Summary

L. Security Systems

Description: The overall facility contains a motion sensor 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 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 not illuminated. The exterior site lighting system provides inadequate coverage.06-22-18 Assessment Update: The main entry into the building is at the northeast portion of the 1959 Addition and a significant distance from the main office and the main entrance does not provide for adequate security. Modifications are required to achieve a secure main entrance into the building.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	$115,075.55	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$62,203.00	(complete, area of building)
Other: Security Vestibule	$100,000.00	lump sum				Required	$100,000.00	Rework existing main entry to provide for an adequate security entrance.
Sum:			$277,278.55	$95,343.90	$37,109.85	$144,824.80		

Security System Motion Detection Device

Surface Mounted HID High Pressure Sodium Light Fixture

Back to Assessment Summary

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant incandescent, plastic construction, and non illuminated exit signs, as well as OSDM compliant red lettered and LED illuminated exit signs and the system is in fair to poor condition. The facility is not adequately equipped with emergency egress floodlighting. 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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$62,203.00	(complete, area of building)
Sum:			$62,203.00	$33,454.00	$13,021.00	$15,728.00		

Non-Compliant Non-illuminted Exit Sign

Non-Compliant Illuminated Exit Sign

Back to Assessment Summary

N. Fire Alarm

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	Required	$108,855.25	(complete new system, including removal of existing)
Sum:			$108,855.25	$58,544.50	$22,786.75	$27,524.00		

Fire Alarm System Control Panel

Fire Alarm System Smoke Detection Device

Back to Assessment Summary

O. Handicapped Access

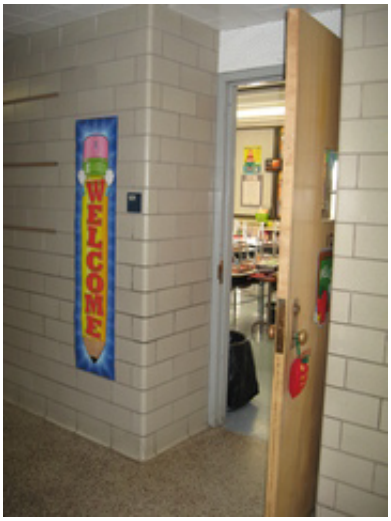
Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are mostly ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps except at the main entrance of the 1930 Original Construction which has a raised stoop. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. The main entry and the bus drop-off entry are not equipped with an ADA power assist doors. Playground layout and equipment are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is not an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to non-compliant handrails and guards. Elevation changes within the overall facility are facilitated by 2 non-compliant stairwells in good condition, 6 non-compliant steps in good condition. Special provisions for floor level changes in this 3 story structure are insufficient due to steps in the Multi-Purpose Room and third floor Testing Rooms. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is facilitated by a Corridor at Stage level. Interior doors in the overall facility are recessed, are not provided with adequate clearances, and are not provided with ADA-compliant hardware. 14 ADA-compliant toilets are required, and 2 are currently provided. 14 ADA-compliant lavatories are required, and none are currently provided. 5 ADA-compliant urinals are required, and 1 is currently provided. No ADA-compliant showers are required for this grade level, and none are currently provided. 3 ADA-compliant electric water coolers are required, and 1 are currently provided. Toilet partitions in the 1930 Original Construction are structural glazed tile with a combination of metal, plastic laminate, and wood doors, and do not provide appropriate ADA clearances. Toilet partitions in the 1957 Addition are phenolic resin, and provide appropriate ADA clearances. Toilet partitions in the 1959 Addition are phenolic resin, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors in the 1930 Original Construction do not meet ADA requirements for mounting heights. Health Clinic and Special Education Restrooms are not provided. Former Health Clinic Restroom is not compliant with ADA requirements due to non-compliant clearances, fixtures, and accessories. ADA signage is provided on both the interior and the exterior of the building. 06-22-18 Assessment Update: ADA signage inadequate in 1957 Addition. While the Original 1930 Building and 1959 Addition appear to have adequate ADA Signage, the existing signage will likely be damaged during construction as well as potential change in signage based on design solutions; therefore, ADA signage should be replaced. There is not adequate ADA toilets in 1957 Addition.

Rating: 2 Needs Repair

Recommendations: Provide 2 ADA-compliant power assist door openers, 2 chair lifts, 1 elevator serving all three floors and an additional stop for ground level, 2 electric water coolers, 6 toilets, 8 sinks, 3 urinals, 8 toilet partitions including toilet accessories, 2 additional toilet accessories, 38 doors and frames, door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Replace handrails at steps to the Multi-Purpose Room, Stage, and Testing Rooms with ADA compliant handrails. Remount 8 mirrors for ADA compliance in the 1930 Original Construction and locker rooms of the 1959 Addition. Enlarge and reconfigure new single ADA Toilet Rooms for the former Health Clinic, 2 Staff, and 1 Kitchen Toilet Room, including 4 toilets, 4 sinks and 4 sets of ADA accessories. Add 1 new single ADA Toilet Room for the Special Education Classroom, including 1 toilet, 1 sink, and 1 set of ADA accessories. Toilet partitions issues are corrected in Item J. ADA compliant sink base casework in the Classrooms is corrected in Item J. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J. Stairwells are corrected in Item U. 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. Reconfigure toilet rooms to meet ADA requirements

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	$12,440.60	(per building area)
Lifts:	$15,000.00	unit		1 Required		1 Required	$30,000.00	(complete)
Elevators:	$42,000.00	each		4 Required			$168,000.00	(per stop, $84,000 minimum)
Electric Water Coolers:	$1,800.00	unit		1 Required		1 Required	$3,600.00	(replacement double ADA)
Toilet/Urinals/Sinks:	$1,500.00	unit		15 Required	2 Required	5 Required	$33,000.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall		6 Required		2 Required	$8,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit			1 Required	1 Required	$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	$1,300.00	leaf		2 Required	2 Required	2 Required	$7,800.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,000.00	leaf		21 Required	10 Required	7 Required	$190,000.00	(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		6 Required	2 Required		$2,280.00	
Provide Toilet Accessories:	$1,000.00	per restroom			2 Required		$2,000.00	
Other: Add Accessible Family Restroom	$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: Reconfigure Toilet Rooms for ADA Accessibility	$16,761.00	each		2 Required	0 Required		$33,522.00	Enlarge existing Restroom to meet ADA requirements.
Other: Rework Toilet Rooms	$16,791.00	per unit			2 Required		$33,582.00	Rework toilet rooms to meet ADA requirements
Sum:			$564,931.60	$388,529.80	$101,856.20	$74,545.60		

Typical Multi-Level Stariwell in the 1930 Original Construction



Typical Recessed Classroom Door In the 1957 Addition

Back to Assessment Summary

P. Site Condition

Description: The 10.5 acre relatively flat site is located in a suburban residential and commercial setting with moderate tree and shrub landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly and moderately 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. Staff and visitor parking is facilitated by an asphalt parking lot in poor condition, containing 86 parking places, which provides adequate parking for staff members and visitors, and inadequate parking for the disabled. The site and parking lot drainage design, consisting of sheet drainage and sewer inlet, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in poor condition are appropriately placed. Concrete and asphalt sidewalks are not properly sloped, are located to provide a logical flow of pedestrian traffic, and are in poor condition. Trash pick-up and service drive pavement is not heavy duty and is in poor condition, and is equipped with a concrete pad area for dumpsters, which is in good condition. Exterior steps and stairwells are in fair to poor condition and feature non-compliant handrails and guardrails. Site fencing is partially provided at the athletic facilities, in poor condition, and a gate is provided at the hard surface play are in poor condition. The playground equipment is primarily constructed of coated steel and high density plastic, is in fair condition, placed to provide compliant fall zones, and on a compliant mulch soft surface of sufficient depth, with a basketball court being provided on an asphalt surface. The playground area is equipped with sufficient benches in fair condition. The athletic facilities are comprised of a baseball field and multi-purpose field, and are in fair condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. There is an area for expansion of approximately 10,000 SF to the east of the 1930 Original Construction. The hard surface play area would need to be relocated. There are no undesirable site features present.

Rating: 2 Needs Repair

Recommendations: Replace concrete sidewalks as required due to condition. Provide a dedicated and separated bus loading and unloading zone on the site. Replace exterior handrail/guardrails to be ADA and OBC compliant. Provide for the replacement of concrete stairs due to condition. Provide additional ADA parking stalls as required. 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 curbs due to condition. Provide for the demolition and replacement of existing Playground equipment due to age and condition. Provide for the replacement of Playground benches as required due to condition. Replacement of site fencing provided in Item L. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		33,454 Required	13,021 Required	15,728 Required	$93,304.50	(up to $100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	$2,000.00	lump sum		Required	Required	Required	$6,000.00	
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		2,910 Required	1,131 Required	1,293 Required	$163,220.40	(including drainage / tear out for heavy duty asphalt)
Bus Drop-Off for Elementary	$110.00	per student		270 Required	105 Required	125 Required	$55,000.00	**(Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Curb:	$18.00	ln.ft.		408 Required			$7,344.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		2,148 Required			$10,074.12	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		46 Required			$1,978.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		54 Required			$1,728.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		2 Required			$4,800.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required			$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	$93,304.50	Include this one **or** the next. (Each addition should have this item)
Other: Accessible Parking Space	$1,000.00	stall		2 Required			$2,000.00	Provide additional ADA parking stalls as required.
Other: Deduct Asphalt	-$30.60	sq. yard		815 Required	311 Required	355 Required	-$45,318.60	Deduct asphalt quantity scheduled for replacement summer of 2018
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		4 Required			$4,000.00	Provide for the replacement of Playground benches as required due to condition.
Sum:			$449,434.92	$280,093.12	$77,705.00	$91,636.80		

Exterior Stairs and Handrails

Playground Equipment

Back to Assessment Summary

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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Kitchen Grease Trap Interceptor

Sanitary Waste Piping

Back to Assessment Summary

R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 6" service and 3" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Incoming Domestic Water Service Line

Incoming Domestic Water Service Meter

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the overall facility hollow metal and FRP type construction, installed on hollow metal and aluminum frames. The hollow metal doors and frames are in poor condition. The FRP doors and aluminum frames are in good condition. Typical exterior doors feature no vision panels. 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.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		2 Required			$4,000.00	(includes removal of existing)
Sum:			$4,000.00	$4,000.00	$0.00	$0.00		

Typical Entrance Door in the Overall Facility

Condition of Exterior Hollow Metal Door in the 1930 Original Construction

Back to Assessment Summary

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, ceiling tile, and fire doors containing hazardous materials are located in the overall facility in fair to poor condition. These materials were open to observation and found to be in friable and non-friable condition with moderate 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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	0 Required	0 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	0 Required	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		33,454 Required	13,021 Required	15,728 Required	$6,220.30	
Pipe Fitting Insulation Removal	$20.00	each		3 Required	60 Required	0 Required	$1,260.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		700 Required	300 Required	350 Required	$20,250.00	
Dismantling of Boiler/Furnace/Incinerator	$2,000.00	each		2 Required	0 Required	0 Required	$4,000.00	
Fire Door Removal	$100.00	each		4 Required	0 Required	0 Required	$400.00	See S
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		2,800 Required	1,600 Required	1,400 Required	$11,600.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	$300.00	each		100 Required	50 Required	50 Required	$60,000.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		3,100 Required	11,500 Required	11,500 Required	$78,300.00	See J
Sink Undercoating Removal	$100.00	each		4 Required	10 Required	4 Required	$1,800.00	
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:			$198,830.30	$78,605.40	$60,702.10	$59,522.80		

Acoustical Tile Ceiling

VAT is Classrooms

Back to Assessment Summary

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. The facility features three (3) interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails are constructed with vertical bars with more than 4'' clearance. The Kitchen hood is in fair 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 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: Backflow preventer required for new fire line service for fire suppression system.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, with funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Provide new guardrails to meet the requirements of the Ohio Building Code. Provide fire-rated enclosure around existing stair towers. 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. 06-22-18 Assessment Update: Add a backflow preventer to support new fire line service for fire suppression system.

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		33,454 Required	13,021 Required	15,728 Required	$199,049.60	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		9 Required			$45,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level		9 Required			$45,000.00	
Other: backflow Preventer	$5,000.00	lump sum		Required			$5,000.00	Provide backlow preventer for new water line
Other: Guardrails	$42.50	ln.ft.		125 Required			$5,312.50	Provide new guardrails to meet the requirements of the Ohio Building Code.
Sum:			$299,362.10	$207,365.30	$41,667.20	$50,329.60		

Non-Compliant Handrail

Non-Compliant Guardrail

Back to Assessment Summary

V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, wardrobe cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 3 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
CEFPI Rating 0 to 3	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	$311,015.00	
Sum:			$311,015.00	$167,270.00	$65,105.00	$78,640.00		

Typical Student Desks

Computer Workstation

Back to Assessment Summary

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 Infrared Classroom Amplification Technology systems. Five Classrooms have smart boards and wall mounted projection units. The typical Classroom is not equipped with three of the required four technology data ports for student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is not equipped with a centralized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are not provided. 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.

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 (1930) 33,454 ft²	Classroom / Administrative Offices Addition (1957) 13,021 ft²	Classroom / Multi-Purpose Room / Kitchen / Stage Addition (1959) 15,728 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$11.51	sq.ft. (Qty)		33,454 Required	13,021 Required	15,728 Required	$715,956.53	
Sum:			$715,956.53	$385,055.54	$149,871.71	$181,029.28		

Typical Classroom Technology With Smart Board

Non-Compliant Building PA System

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$10,722,443.85
7.00%	Construction Contingency	$750,571.07
Subtotal		$11,473,014.92
16.29%	Non-Construction Costs	$1,868,954.13
Total Project		**$13,341,969.05**

Construction Contingency	$750,571.07
Non-Construction Costs	$1,868,954.13
Total for X.	**$2,619,525.20**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,441.90
Soil Borings / Phase I Envir. Report	0.10%	$11,473.01
Agency Approval Fees (Bldg. Code)	0.25%	$28,682.54
Construction Testing	0.40%	$45,892.06
Printing - Bid Documents	0.15%	$17,209.52
Advertising for Bids	0.02%	$2,294.60
Builder’s Risk Insurance	0.12%	$13,767.62
Design Professional’s Compensation	7.50%	$860,476.12
CM Compensation	6.00%	$688,380.90
Commissioning	0.60%	$68,838.09
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$128,497.77
Total Non-Construction Costs	**16.29%**	**$1,868,954.13**

Back to Assessment Summary

Name of Appraiser	Jeff Tuckerman	**Date of Appraisal**	2015-01-07
Building Name	Lincoln Elementary		
Street Address	3131 West Bailey Road		
City/Town, State, Zip Code	Cuyahoga Falls, OH 44221		
Telephone Number(s)	(330) 926-3803		
School District	Cuyahoga Falls City		

Setting: Suburban

Site-Acreage	10.50	Building Square Footage	62,203
Grades Housed	K-5	Student Capacity	538
Number of Teaching Stations	28	Number of Floors	3
Student Enrollment	476		
Dates of Construction	1930,1957,1959		

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	

Back to Assessment Summary

Bottom of page

Suitability Appraisal of **1.0 The School Site** for Lincoln_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	*15*
The site is 10.5 acres compared to 15 acres recommended 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 and commercial uses, and there are no undesirable features adjacent to the School site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Playground areas consist of coated steel and high density plastic type play equipment, which is in 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 athletic 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	*3*
The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*2*
Sidewalks are adequately provided to accommodate safe pedestrian circulation, but do not include proper 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 poor condition.		
TOTAL - 1.0 The School Site	100	*71*

Bottom of page

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Lincoln_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	*6*
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 good condition but 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	*6*
Exterior and interior walls are in fair condition. Some masonry repair work is required and all masonry surfaces require cleaning and sealing.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Building envelope meets minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is assumed to contain asbestos and other hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*4*
Interior walls throughout the facility are fixed walls and are not flexible.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*4*
Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are poorly maintained in some areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*6*
Internal water supply will not support a future fire suppression system, but appears to be adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*4*
Classrooms have an inadequate number of outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*2*
Disconnect switches are not adequately provided to allow for safe servicing of equipment.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*4*
Drinking fountains are adequate in number and placement, but do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*2*
Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron and galvanized, are original to each addition, exhibit some signs of leaking and are in fair condition.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*6*
The facility is not sprinkled. Fire alarm systems are not adequately provided with required devices. Smoke detectors are inadequately provided.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*5*
The central intercommunication system provides unreliable two-way communication between the Administration area and all the teaching areas, and is outdated. Telephone system is used as an alternate method of communication with the office.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*2*
Exterior wall hydrants are inadequately provided around the exterior of the facility.		
TOTAL - 2.0 Structural and Mechanical Features	200	*93*

Bottom of page

Suitability Appraisal of **3.0 Plant Maintainability** for Lincoln_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	*12*
Flooring throughout the facility consists of VCT, VAT, carpet, terrazzo, sealed concrete, ceramic tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*7*
Painted and glazed block walls are easily cleaned and resistant to stain. Acoustical tile ceilings and brick walls are not easily cleaned or resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*6*
Door hardware varies throughout the facility, and does not meet ADA requirements, and keying systems are not compatible and are worn.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*4*
Fixtures are wall and floor mounted and are of fair to poor 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	*59*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for Lincoln_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	*4*
Playground equipment consists of coated steel and high density plastic type equipment in fair condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*10*
Heating boilers are located in rooms that are not accessible by students. Unit ventilators and fin tubes are located in the Classrooms and other learning areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*9*
The building does have 3 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	*8*
Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*4*
Emergency egress light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*4*
Classroom doors are semi-recessed without proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*2*
Security systems are inadequately provided and are in fair condition.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
VCT, VAT, carpet, terrazzo, sealed concrete, and ceramic tile flooring have been well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
Stair treads and risers are properly designed and meet requirements.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*2*
Glass at door transoms and sidelights is not tempered or provided with a wire mesh for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*5*

Drinking fountains and electric water coolers have been recessed in the Corridor wall.

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

Exits are properly located to allow safe egress from the building. Stairways are not enclosed and 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 concrete masonry, brick, glazed block, plaster and gypsum wall board.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*2*

The fire alarm is not equipped with automatic actuation devices and is not provided with adequate visual indicating devices.

TOTAL - 4.0 Building Safety and Security	200	*108*

Bottom of page

Suitability Appraisal of **5.0 Educational Adequacy** for Lincoln_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	*10*
The average Classroom is 739 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	*6*
The Gymnasium is properly isolated from the academic learning areas to reduce distractions. The Music Room is located adjacent to academic learning areas, which can be distracting.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*4*
Undersized Classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers, located in the Corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
The Special Education Classroom is 690 SF and 703 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*6*
Special Education spaces are not adequately provided to meet instructional needs.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*6*
The Media Center is 1,384 SF compared to 1,666 SF recommended in the OSDM. The Library is an attractive space, including natural light, but insufficient book storage space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
The Gymnasium is 5,699 SF compared to 3,500-5,000 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	*4*
Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction space.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
The Music Room is 952 SF compared to 1,800-3,000 recommended in the OSDM. Music instruction is provided in a standard Classroom without any sound treatment.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*5*
The Art Room is 1,327 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*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	*4*

Work rooms are provided adjacent to the Classrooms for small groups and remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*3*

Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*8*

The Teacher's Lounge is 683 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 940 SF compared to 1,666 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 adequately provided for Elementary School students.

5.20 **Counselor's office** insures privacy and sufficient storage	5	*5*

The Counselor's Office is 704 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*2*

The Clinic is 224 SF compared to 370 SF recommended in the OSDM. The Clinic space is shared with the Office Work Room.

5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*

Reception space consists of approximately 182 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 1,136 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	*113*

Bottom of page

Suitability Appraisal of **6.0 Environment for Education** for Lincoln_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	*9*
The building consists of uncoordinated colors and textures of brick due to multiple additions, and is aesthetically acceptable.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*7*
The site is adjacent to residential and commercial uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the School is partially sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Interior building materials consist of glazed block / painted block / brick / plaster / gypsum wall board which provides an acceptable color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The color palette is comprised of neutral hues with accent color of more saturated hues. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*2*
The facility is not air conditioned to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*6*
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*4*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*6*
There are areas for students to gather in the Multi-Purpose Room, as well as outdoor gathering areas.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*8*
Corridors and Foyers are adequately designed for efficient traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*6*
There are areas for students to gather in the Multi-Purpose Room, as well as outdoor gathering 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	*3*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*120*

LEED Observation Notes

School District:	Cuyahoga Falls City
County:	Summit
School District IRN:	43836
Building:	Lincoln Elementary
Building IRN:	20644

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: **Lincoln 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. The Clinic and Office Work Room is a share space.
5. Classrooms are undersized.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Cuyahoga Falls City
Facility:	Lincoln Elementary
Date of Initial Assessment:	Jan 7, 2015
Date of Assessment Update:	Jul 18, 2018
Cost Set:	2018

District IRN:	43836
Building IRN:	20644
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1930 Original Construction	33,454	$78,605.40	$63,605.40
1957 Classroom / Administrative Offices Addition	13,021	$60,702.10	$60,702.10
1959 Classroom / Multi-Purpose Room / Kitchen / Stage Addition	15,728	$59,522.80	$59,522.80
Total	62,203	$198,830.30	$183,830.30
Total with Regional Cost Factor (103.60%)	—	$205,988.19	$190,448.19
Regional Total with Soft Costs & Contingency	—	$256,311.72	$236,975.26

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Lincoln Elementary (20644) - Original Construction

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	20644
Facility:	Lincoln Elementary	**BuildingAdd:**	Original Construction
Date On-Site:	2015-01-07	**Consultant Name:**	Gandee & Associates, Inc.

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	3	$20.00	$60.00
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	700	$15.00	$10,500.00
10.	Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	2	$2,000.00	$4,000.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	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	2800	$2.00	$5,600.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	100	$300.00	$30,000.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	3100	$3.00	$9,300.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	4	$100.00	$400.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$60,260.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$60,260.00

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.	33454	33454	$0.10	$3,345.40

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Record Nos. 1, 2, 8, 9, 10, & 11 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**	$78,605.40
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$63,605.40

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

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

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

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

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

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Lincoln Elementary (20644) - Classroom / Administrative Offices Addition

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	20644
Facility:	Lincoln Elementary	**BuildingAdd:**	Classroom / Administrative Offices Addition
Date On-Site:	2015-01-07	**Consultant Name:**	Gandee & Associates, Inc.

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	60	$20.00	$1,200.00
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	300	$15.00	$4,500.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1600	$2.00	$3,200.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	50	$300.00	$15,000.00
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	11500	$3.00	$34,500.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	10	$100.00	$1,000.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$59,400.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$59,400.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	13021	13021	$0.10	$1,302.10

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1930 (Original Construction).		$0.00
2.	See Bulk Sample Record Nos. 3, 4, 10, & 11 for sampling results in this addition.		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
4.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E3	**Total Cost for Env. Hazards Work - Renovation**	$60,702.10
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$60,702.10

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

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

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

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

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

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Lincoln Elementary (20644) - Classroom / Multi-Purpose Room / Kitchen / Stage Addition

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	20644
Facility:	Lincoln Elementary	**BuildingAdd:**	Classroom / Multi-Purpose Room / Kitchen / Stage Addition
Date On-Site:	2015-01-07	**Consultant Name:**	Gandee & Associates, Inc.

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$20.00	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	350	$15.00	$5,250.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1400	$2.00	$2,800.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	50	$300.00	$15,000.00
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	11500	$3.00	$34,500.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
33.	Sink Undercoating Removal	Assumed Asbestos-Containing Material	4	$100.00	$400.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$57,950.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$57,950.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	15728	15728	$0.10	$1,572.80

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Costs for lead-based paint mock-ups are included in assessment for 1930 (Original Construction).		$0.00
2.	See Bulk Sample Record Nos. 5, 6, 7, 10, & 11 for sampling results in this addition.		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
4.	(Sum of Lines 1-2)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E3	**Total Cost for Env. Hazards Work - Renovation**	$59,522.80
2.	A36, B1, D1, and E4	**Total Cost for Env. Hazards Work - Demolition**	$59,522.80

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

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

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

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

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