

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

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Newberry_ES_June_2009_Jan_2015_EEA_June_2018_Desktop_Update
Assessment Date (on-site; non-EEA)	2015-01-06
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Newberry Elementary
Building IRN	27029
Building Address	2800 13th Street
Building City	Cuyahoga Falls
Building Zipcode	44223
Building Phone	(330) 920-3621
Acreage	10.00
Current Grades:	PK-8
Teaching Stations	25
Number of Floors	1
Student Capacity	342
Current Enrollment	144
Enrollment Date	2009-04-14
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	23
Historical Register	NO
Building's Principal	Mr. Walter Davis
Building Type	Elementary

[Next Page](#)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

42,774 Total Existing Square Footage
1956,1957 Building Dates
PK-8 Grades
144 Current Enrollment
25 Teaching Stations
10.00 Site Acreage

Newberry Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1956, is a one story, 42,774 square foot brick and stone school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a brick veneer on a masonry bearing wall with stone accents type exterior wall construction, with painted concrete masonry units and glazed block type wall construction in the interior. The base floor system of the overall facility consists of concrete slab-on-grade type construction. A pipe chase crawl space is located along the perimeter of the overall facility with above floor structure of cast-in-place reinforced concrete with concrete topping type construction. The floor system of the Mechanical Mezzanines adjacent to the Stage is reinforced precast concrete plank type construction. There are no intermediate floors in this single story structure. The roof structure of the overall facility, except over the Multipurpose space, is reinforced precast concrete plank type construction. The roof structure of the Multipurpose space is metal form on steel truss type construction. The roofing system of the overall facility is an asphalt built-up roof with gravel wear coat roof that was installed in 1999. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multipurpose space. The electrical system for the facility is inadequate. The facility is 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 acre site shared with Bolich Middle School adjacent to residential and park properties. The property, playgrounds, and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is inadequate. This facility is leased by Summit Christian School and Summit County Educational Services since 2005.

No Significant Findings

[Previous Page](#)

[Next Page](#)

Building Construction Information - Cuyahoga Falls City (43836) - Newberry Elementary (27029)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1956	no	1	36,766	no	no
Classroom Addition	1957	no	1	6,008	no	no

[Previous Page](#)

[Next Page](#)

Building Component Information - Cuyahoga Falls City (43836) - Newberry Elementary (27029)

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 (1956)		5920		4153	728			1038						
Classroom Addition (1957)		1054												
Total	0	6,974	0	4,153	728	0	0	1,038	0	0	0	0	0	0
Master Planning Considerations		There is an area for expansion of approximately 30,000 SF to the south of the existing facility. Site considerations should include the park to the north with a slope in topography.												

[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 - Newberry Elementary (27029)
























District: Cuyahoga Falls City Name: Newberry Elementary Address: 2800 13th Street Cuyahoga Falls, OH 44223 Bldg. IRN: 27029				County: Summit Contact: Mr. Walter Davis Phone: (330) 920-3621 Date Prepared: 2015-01-06 Date Revised: 2018-07-05		Area: Northeastern Ohio (8) By: Bernie Merritt By: Jeff Tuckerman			
Current Grades		PK-8	Acreage:		10.00	Suitability Appraisal Summary			
Proposed Grades		N/A	Teaching Stations:		25				
Current Enrollment		144	Classrooms:		23				
Projected Enrollment		N/A							
Addition		Date	HA	Number of Floors	Current Square Feet				
<u>Original Construction</u>		1956	no	1	36,766				
<u>Classroom Addition</u>		1957	no	1	6,008				
Total					42,774				
		*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				
	A.	<u>Heating System</u>		3	\$1,459,448.88				
	B.	<u>Roofing</u>		3	\$862,521.60				
	C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00				
	D.	<u>Electrical Systems</u>		3	\$694,222.02				
	E.	<u>Plumbing and Fixtures</u>		3	\$414,918.00				
	F.	<u>Windows</u>		2	\$435,444.00				
	G.	<u>Structure: Foundation</u>		2	\$56,140.00				
	H.	<u>Structure: Walls and Chimneys</u>		2	\$259,590.75				
	I.	<u>Structure: Floors and Roofs</u>		1	\$0.00				
	J.	<u>General Finishes</u>		3	\$1,310,729.70				
	K.	<u>Interior Lighting</u>		3	\$213,870.00				
	L.	<u>Security Systems</u>		3	\$181,905.90				
	M.	<u>Emergency/Egress Lighting</u>		3	\$42,774.00				
	N.	<u>Fire Alarm</u>		3	\$74,854.50				
	O.	<u>Handicapped Access</u>		2	\$340,909.80				
	P.	<u>Site Condition</u>		3	\$295,800.36				
	Q.	<u>Sewage System</u>		1	\$0.00				
	R.	<u>Water Supply</u>		1	\$0.00				
	S.	<u>Exterior Doors</u>		2	\$11,100.00				
	T.	<u>Hazardous Material</u>		3	\$157,927.40				
	U.	<u>Life Safety</u>		3	\$155,911.80				
	V.	<u>Loose Furnishings</u>		3	\$213,870.00				
	W.	<u>Technology</u>		3	\$525,989.02				
-	X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$1,883,069.87				
Total					\$9,590,997.60				
						Section			
						Points Possible			
						Points Earned			
						Percentage			
						Rating			
						Category			
						<u>Cover Sheet</u>			
						—			
						—			
						—			
						—			
						1.0 The School Site			
						100			
						74			
						74%			
						Satisfactory			
						2.0 Structural and Mechanical Features			
						200			
						97			
						49%			
						Poor			
						3.0 Plant Maintainability			
						100			
						53			
						53%			
						Borderline			
						4.0 Building Safety and Security			
						200			
						114			
						57%			
						Borderline			
						5.0 Educational Adequacy			
						200			
						106			
						53%			
						Borderline			
						6.0 Environment for Education			
						200			
						124			
						62%			
						Borderline			
						<u>LEED Observations</u>			
						—			
						—			
						—			
						<u>Commentary</u>			
						—			
						—			
						Total			
						1000			
						568			
						57%			
						Borderline			
						Enhanced Environmental Hazards Assessment Cost Estimates			
						C=Under Contract			
						Renovation Cost Factor			
						103.60%			
						Cost to Renovate (Cost Factor applied)			
						\$9,936,273.51			
						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 (1956) Summary

District: Cuyahoga Falls City				County: Summit		Area: Northeastern Ohio (8)	
Name: Newberry Elementary				Contact: Mr. Walter Davis			
Address: 2800 13th Street Cuyahoga Falls, OH 44223				Phone: (330) 920-3621			
Bldg. IRN: 27029				Date Prepared: 2015-01-06		By: Bernie Merritt	
				Date Revised: 2018-07-05		By: Jeff Tuckerman	

Current Grades		PK-8	Acreage:		10.00	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:		25						
Current Enrollment		144	Classrooms:		23						
Projected Enrollment		N/A									
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>	<u>Section</u>	<u>Points Possible</u>	<u>Points Earned</u>	<u>Percentage</u>	<u>Rating</u>	<u>Category</u>
Original Construction		1956	no	1	36,766	1.0 The School Site	100	74	74%		Satisfactory
<u>Classroom Addition</u>		1957	no	1	6,008	2.0 Structural and Mechanical Features	200	97	49%		Poor
Total					42,774	3.0 Plant Maintainability	100	53	53%		Borderline
						4.0 Building Safety and Security	200	114	57%		Borderline
		*HA	=	Handicapped Access		5.0 Educational Adequacy	200	106	53%		Borderline
		*Rating	=1	Satisfactory		6.0 Environment for Education	200	124	62%		Borderline
			=2	Needs Repair		LEED Observations	—	—	—		—
			=3	Needs Replacement		Commentary	—	—	—		—
		*Const P/S	=	Present/Scheduled Construction		Total	1000	568	57%		Borderline

FACILITY ASSESSMENT Cost Set: 2018				Rating	Dollar Assessment	Enhanced Environmental Hazards Assessment Cost Estimates				
	A.	<u>Heating System</u>		3	\$1,254,455.92	C=Under Contract				
	B.	<u>Roofing</u>		3	\$740,171.40					
	C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00	Renovation Cost Factor				
	D.	<u>Electrical Systems</u>		3	\$596,712.18	Cost to Renovate (Cost Factor applied)				
	E.	<u>Plumbing and Fixtures</u>		3	\$372,862.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				
	F.	<u>Windows</u>		2	\$416,640.00					
	G.	<u>Structure: Foundation</u>		2	\$47,365.00					
	H.	<u>Structure: Walls and Chimneys</u>		2	\$219,519.75					
	I.	<u>Structure: Floors and Roofs</u>		1	\$0.00					
	J.	<u>General Finishes</u>		3	\$1,180,993.62					
	K.	<u>Interior Lighting</u>		3	\$183,830.00					
	L.	<u>Security Systems</u>		3	\$164,783.10					
	M.	<u>Emergency/Egress Lighting</u>		3	\$36,766.00					
	N.	<u>Fire Alarm</u>		3	\$64,340.50					
	O.	<u>Handicapped Access</u>		2	\$276,186.20					
	P.	<u>Site Condition</u>		3	\$263,467.32					
	Q.	<u>Sewage System</u>		1	\$0.00					
	R.	<u>Water Supply</u>		1	\$0.00					
	S.	<u>Exterior Doors</u>		2	\$11,100.00					
	T.	<u>Hazardous Material</u>		3	\$122,126.60					
	U.	<u>Life Safety</u>		3	\$136,686.20					
	V.	<u>Loose Furnishings</u>		3	\$183,830.00					
	W.	<u>Technology</u>		3	\$452,109.62					
-	X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$1,642,680.04					
Total					\$8,366,625.45					

Classroom Addition (1957) Summary

District: Cuyahoga Falls City				County: Summit		Area: Northeastern Ohio (8)	
Name: Newberry Elementary				Contact: Mr. Walter Davis			
Address: 2800 13th Street Cuyahoga Falls, OH 44223				Phone: (330) 920-3621			
Bldg. IRN: 27029				Date Prepared: 2015-01-06		By: Bernie Merritt	
				Date Revised: 2018-07-05		By: Jeff Tuckerman	

Current Grades	PK-8	Acreage:	10.00	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	25							
Current Enrollment	144	Classrooms:	23							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Construction</u>	1956	no	1	36,766	<u>1.0 The School Site</u>	100	74	74%	Satisfactory	
Classroom Addition	1957	no	1	6,008	<u>2.0 Structural and Mechanical Features</u>	200	97	49%	Poor	
Total				42,774	<u>3.0 Plant Maintainability</u>	100	53	53%	Borderline	
					<u>4.0 Building Safety and Security</u>	200	114	57%	Borderline	
					<u>5.0 Educational Adequacy</u>	200	106	53%	Borderline	
					<u>6.0 Environment for Education</u>	200	124	62%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	568	57%	Borderline	

FACILITY ASSESSMENT				Enhanced Environmental Hazards Assessment Cost Estimates			
Cost Set: 2018							
		Rating	Dollar Assessment				
A.	<u>Heating System</u>	3	\$204,992.96	C=Under Contract			
B.	<u>Roofing</u>	3	\$122,350.20				
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	Renovation Cost Factor			
D.	<u>Electrical Systems</u>	3	\$97,509.84	Cost to Renovate (Cost Factor applied)			
E.	<u>Plumbing and Fixtures</u>	3	\$42,056.00				
F.	<u>Windows</u>	2	\$18,804.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			
G.	<u>Structure: Foundation</u>	2	\$8,775.00				
H.	<u>Structure: Walls and Chimneys</u>	2	\$40,071.00				
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00				
J.	<u>General Finishes</u>	3	\$129,736.08				
K.	<u>Interior Lighting</u>	3	\$30,040.00				
L.	<u>Security Systems</u>	3	\$17,122.80				
M.	<u>Emergency/Egress Lighting</u>	3	\$6,008.00				
N.	<u>Fire Alarm</u>	3	\$10,514.00				
O.	<u>Handicapped Access</u>	2	\$64,723.60				
P.	<u>Site Condition</u>	3	\$32,333.04				
Q.	<u>Sewage System</u>	1	\$0.00				
R.	<u>Water Supply</u>	1	\$0.00				
S.	<u>Exterior Doors</u>	2	\$0.00				
T.	<u>Hazardous Material</u>	3	\$35,800.80				
U.	<u>Life Safety</u>	3	\$19,225.60				
V.	<u>Loose Furnishings</u>	3	\$30,040.00				
W.	<u>Technology</u>	3	\$73,879.40				
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$240,389.83				
Total			\$1,224,372.15				

A. Heating System

Description:

The existing system for the 1956 Original Construction is a natural gas fired heated water boiler type system, installed in 1956, and is in poor condition. The system in the 1957 Addition is an extension of that found in the 1956 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two (2) copper fin II boilers, manufactured by Lochinvar, were installed in 1998 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, with upgrades in 1999, and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system in the Multi-Purpose Room (Student Dining / Gymnasium) is ducted, but the ductwork 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, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with a central air conditioning system. The site does not contain underground fuel tanks.

Rating:

3 Needs Replacement

Recommendations:

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

Item	Cost	Unit	Whole Building	Original Construction (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	\$1,117,256.88	(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	\$342,192.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,459,448.88	\$1,254,455.92	\$204,992.96		



Natural Gas Fired Heated Water Boilers



Heating Water Unit Heater

[Back to Assessment Summary](#)

B. Roofing

Description:

The roof over the overall facility is an asphalt built-up roof with gravel wear coat system that was installed in 1999, and is in fair condition. There are no District reports of current leaking. Signs of past leaking were also observed during the physical assessment. Access to the roof was gained by a roof access hatch and interior access ladder that are in fair to poor condition. Fall safety protection cages are not required, and are not provided. The roof over the Multipurpose space, Locker Rooms, and Warming Kitchen was inaccessible during the physical assessment due to a missing exterior roof access ladder. There were observations of standing water on the roof. Metal cap flashings and stone copings are in good to fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains, though they are required on the roof over the Multipurpose space, Locker Rooms, and Warming Kitchen. 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: The roof replacement quantity for the 1956 Original Building is incorrect. Square foot quantity should be 36,766. Additional roof insulation required to meet LEED energy efficiency requirements.

Rating:

3 Needs Replacement

Recommendations:

The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition. The fascia on the overall facility requires replacement due to condition. Replace roof access hatch and interior access ladder due to condition. Install new exterior roof access ladder required for access to upper roof. 10-02-14 Update: Existing roof was installed over 2 previous roofs. Provide budget for additional roof tear-off. Coping will need replaced as part of roof tear-off and replacement. Provide budget for coping replacement. 06-22-18 Assessment Update: Revise sf roof replacement quantity on 1956 Original Building from 34,748 sf to 36,766 sf. Provide for additional roof insulation to meet LEED energy efficiency requirements.

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		36,766 Required	6,008 Required	\$564,616.80	
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		1,320 Required	295 Required	\$29,716.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		6 Required		\$15,000.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		36,766 Required	6,008 Required	\$136,876.80	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	\$2,000.00	each		1 Required		\$2,000.00	(remove and replace)
Other: Add Roof Ladder	\$50.00	ln.ft.		12 Required		\$600.00	Add roof access ladder on the exterior
Other: Replace metal fascia	\$25.00	ln.ft.		1,005 Required	255 Required	\$31,500.00	Replace metal 1'-6" fascia
Other: Replace Roof Access Ladder	\$50.00	ln.ft.		14 Required		\$700.00	Replace interior roof access ladder
Other: Tear-off Additional Roofing System	\$2.00	sq.ft. (Qty)		34,748 Required	6,008 Required	\$81,512.00	Tear-off Additional Roofing System
Sum:			\$862,521.60	\$740,171.40	\$122,350.20		



Typical Roof Over North Classroom Wing With Skylights



Missing Roof Access Ladder

[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 Teacher's Lounge, several Classrooms, Server Room, Administrative Offices, Clinic, and Principal's Office locations. The ventilation system in the overall facility consists of unit ventilators, original to each addition and in fair condition, providing fresh air to Classrooms, and unit ventilators and air handlers, original to each addition and in fair condition, providing fresh air to 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, Maintenance Workrooms, Kitchen Dry Food Storage, Locker Rooms, P.E. Workroom & Storage, and Art Rooms are inadequately placed, and in 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.

Rating: 1 Satisfactory

Recommendations: Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Replace the existing general building exhaust system. 06-22-18 Assessment Update: Delete general building exhaust.

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft²	6,008 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Unit Ventilator



Window AC Unit

[Back to Assessment Summary](#)

D. Electrical Systems

Description: The electrical system provided to the overall facility is a 120/208 volts, 400 amp, 3 phase and 4 wire system installed in 1956, and is in poor condition. The system in the 1957 Addition is an extension of that found in the 1956 Original Construction. Power is provided to the school by multiple City of Cuyahoga Falls owned, pad-mounted transformers located in a vault outside the Mechanical Room, and in fair condition. The panel system, installed in 1956, 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 four (4) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and zero (0) dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair to poor condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity and Classroom capacity due to age, condition, lack of OSDM-required features, and to accommodate the addition of an air conditioning system. Provide new transformer due to age and condition, with funding to be coordinated with the utility company. 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 (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	\$694,222.02	(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:			\$694,222.02	\$596,712.18	\$97,509.84		



Main Electrical Distribution Panel



Pad Mount Transformer Vault

[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, is original to each addition, and is in fair condition. The facility is equipped with an A.O. Smith 50 gallon electric water heater, installed in 2004, and in good condition. The facility is also equipped with one (1) A.O. Smith natural gas domestic water boiler, installed in 1998, in fair to poor condition, with one (1) separate 250 gallon storage tank, installed in 1965, in poor condition. The overall facility contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, 0 Locker Room Restrooms for staff, 1 Kitchen Restroom, 1 Health Clinic Restroom, 2 Restrooms associated with Kindergarten / Pre-K Classrooms / Specialty Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 1 ADA and 3 non-ADA wall mounted flush valve toilets, 12 non-ADA floor mounted central flush urinals, as well as 1 ADA and 3 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 1 ADA and 9 non-ADA wall mounted flush valve toilets, as well as 1 ADA and 3 non-ADA wall mounted lavatories. Boys' Locker Room Restroom contains 1 non-ADA wall mounted flush valve toilet, 1 non-ADA floor mounted flush valve urinal, 1 non-ADA wall mounted lavatory, as well as 3 non-ADA showers. Girls' Locker Room Restroom contains 1 non-ADA wall mounted flush valve toilet, 1 non-ADA wall mounted lavatory, as well as 3 non-ADA showers. Staff Restrooms contain 2 non-ADA (1 wall / 1 floor) mounted flush valve toilets, 1 non-ADA floor mounted flush valve urinal, as well as 2 non-ADA wall mounted lavatories. Condition of fixtures is fair to poor. The facility is equipped with 3 non-ADA drinking fountains, as well as 1 ADA electric water cooler, in fair condition. Elementary Classrooms are 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 to poor condition. Health Clinic is equipped with the required Restroom which contains 1 non-ADA wall mounted flush valve toilet, located in a separate room, as well as 1 non-ADA wall mounted lavatory, and fixtures are in fair to poor condition. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities which contain 2 non-ADA floor mounted flush valve toilets, located in separate rooms, as well as 2 non-ADA wall mounted lavatories, and fixtures are in fair to poor condition. Kitchen fixtures consist of one (1) triple-compartment sink, one (1) single-compartment sink, and one (1) dishwashing unit with built-in Hatco water heater, 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 except for electric water coolers. Per OBC and OSDM requirements this facility should be equipped with 12 toilets, 6 urinals, 12 lavatories, and 4 electric water coolers, and at present it is equipped with 22 toilets, 14 urinals, 16 lavatories, and 1 electric water cooler. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sink or floor drain sink, which is in fair condition. CONTINUED

Rating:

3 Needs Replacement

Recommendations:

Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. To facilitate the school's compliance with OBC and OSFC requirements, provide 1 new electric water cooler. Due to age, condition, and OSFC standards, replace 8 lavatory mounted type drinking fountains, 16 lavatories, 22 toilets, 14 urinals, and 1 electric water cooler. 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 A.O. Smith domestic water boiler and 250 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 2 additional exterior wall hydrants. Replace the existing Custodial Closet service sinks due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft ²	6,008 ft ²		
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	\$149,709.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	\$149,709.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required		\$5,100.00	(remove / replace)
Toilet:	\$1,500.00	unit		22 Required		\$33,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		14 Required		\$21,000.00	(remove / replace)
Sink:	\$1,500.00	unit		16 Required		\$24,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		2 Required		\$6,000.00	(double ADA)
Other: Domestic Hot Water Storage Tank	\$3,000.00	per unit		1 Required		\$3,000.00	Replace the 250 gallon domestic hot water storage tank due to age and condition.
Other: Exterior Wall Hydrants	\$1,400.00	per unit		2 Required		\$2,800.00	Provide 2 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 Replacement	\$500.00	per unit		8 Required		\$4,000.00	Due to age, condition, and OSFC standards, replace 8 lavatory mounted type drinking fountains.
Other: Service Sink / Floor Drain Sink	\$500.00	per unit		3 Required		\$1,500.00	Closet service sinks due to age and condition.
Sum:			\$414,918.00	\$372,862.00	\$42,056.00		



Domestic Water Heater and Storage Tank



Central Flush Floor Mounted Urinals

[Back to Assessment Summary](#)

F. Windows

Description: The overall facility is equipped with thermally broken frame windows with double glazed insulated glazing and insulated panel type window system, which was installed in 2000, and is in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features surface mounted shades, which are in good to fair condition. The window system is 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 and transoms with double glazed insulated glazing, in good condition. The school does contain 2 acrylic bubble type skylights on aluminum frames in fair condition. Window security grilles are not provided for ground floor windows. There is no Greenhouse associated with this school 06-22-18 Assessment Update: Since windows are being replaced, line items for insect screen replacement and surface window blind replacement not required.

Rating: 2 Needs Repair

Recommendations: Replace skylights in the overall facility. Replace damaged insect screens as required through the overall facility. Replace damaged surface mounted shades as required through the overall facility. Replace single pane vision panels in all exterior doors through the overall facility. 10-02-14 Update: Exterior finish on windows deteriorated and chalking. Operable sashes not working and seals broke. Revise Window Replacement line item from 0 sf to 6,344 sf at 1956 Original Building and from 0 sf to 288 sf at 1957 Addition. 06-22-18 Assessment Update: Delete insect screen replacement line item. Delete replace surface blind line item.

Item	Cost	Unit	Whole Building	Original Construction (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		6,344 Required	288 Required	\$431,080.00	(includes blinds)
Skylights:	\$125.00	sq.ft. (Qty)		32 Required		\$4,000.00	(remove and replace)
Other: Replace Exterior Door Vision Panels	\$28.00	sq.ft. (Qty)		10 Required	3 Required	\$364.00	Replace single pane vision panels in all exterior doors through the overall facility.
Sum:			\$435,444.00	\$416,640.00	\$18,804.00		



Typical Classroom Windows in the 1956 Original Construction



Windows in the Multi-Purpose Room

[Back to Assessment Summary](#)

G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement. 06-22-18 Assessment Update: District personnel reported sections of the underground storm piping has collapsed many times. Areas of minor cracking and spalling were observed. The District reports that there has been past leaking through foundation walls into building crawl space due to internal storm drain openings. The District indicated that some remedial work has been done to correct the problem but there are still areas that leak. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 2 Needs Repair

Recommendations: Address foundation leak issues as required through the overall facility. Repair minor cracks and spalling as required through the overall facility. 06-22-18 Assessment Update: Provide for new underground storm piping.

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft²	6,008 ft²		
Other: Address Foundation Leaking Issues	\$25.00	sq.ft. (Qty)		850 Required	270 Required	\$28,000.00	Address foundation leak issues as required through the overall facility.
Other: Repair Cracked and Spalled Foundation	\$15.00	sq.ft. (Qty)		610 Required	135 Required	\$11,175.00	Repair minor cracks and spalling as required through the overall facility.
Other: Replace Storm Piping	\$45.00	ln.ft.		377 Required		\$16,965.00	Replace underground storm piping.
Sum:			\$56,140.00	\$47,365.00	\$8,775.00		



Exposed Concrete Foundation at Grade



Exposed Concrete Foundation at Building Entry

[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 does not contain control joints. The school does have sufficient expansion joints, and they are in fair to poor condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration and locations of staining. Architectural exterior accent material consists of stone which is in fair condition. Interior walls are painted concrete masonry units and glazed block and are in good to fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. The window sills are stone and an element of the aluminum window system, and are in good to fair condition. The exterior lintels are steel, and are rusting in fair condition. The chimney is in fair condition requiring masonry tuckpointing, cleaning and sealing. Canopies over entrances are plaster and concrete type construction, and are in fair condition. A loading dock has not been provided to facilitate unloading of trucks and receipt of product / supplies / foodstuffs.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Sawcut and caulk new appropriately spaced control joints in existing masonry through the overall facility. Recaulk existing expansion joints as required through the overall facility. Prep and paint exposed steel lintels through the overall facility. Repoint stone window sill joints through the overall facility. Provide masonry repairs as required through the overall facility. Repair chimney masonry as required. Repoint stone copings in the 1956 Original Construction. Prep and paint exterior soffits as required through the overall facility. Provide masonry infill for unit ventilator exterior wall openings as required through the overall facility. 10-02-14 Update: Several stone Sills damaged beyond repair. Remove and replace stone window sills.

Item	Cost	Unit	Whole Building	Original Construction (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		4,185 Required	588 Required	\$25,058.25	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		13,955 Required	1,962 Required	\$23,875.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		13,955 Required	1,962 Required	\$15,917.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		4,900 Required	1,080 Required	\$32,890.00	(removing and replacing)
Install Control Joints	\$60.00	ln.ft.		525 Required	136 Required	\$39,660.00	
Other: Chimney Repairs	\$20.00	sq.ft. (Qty)		340 Required		\$6,800.00	Repair chimney masonry as required.
Other: Masonry Infill	\$12.75	sq.ft. (Qty)		122 Required	18 Required	\$1,785.00	Provide masonry infill for unit ventilator openings in exterior walls as required through the overall facility.
Other: Masonry Repairs	\$21.00	sq.ft. (Qty)		2,791 Required	392 Required	\$66,843.00	Provide masonry repairs as required through the overall facility.
Other: Prep and Paint Soffits	\$8.00	sq.ft. (Qty)		2,114 Required	308 Required	\$19,376.00	Prep and paint exterior soffits as required through the overall facility.
Other: Prep and Paint Steel Lintels	\$8.00	sq.ft. (Qty)		720 Required	322 Required	\$8,336.00	Prep and paint exposed steel lintels through the overall facility.
Other: Recaulk Exterior Expansion Joints	\$2.50	ln.ft.		100 Required	25 Required	\$312.50	Recaulk existing expansion joints as required through the overall facility.
Other: Replace Stone Window Sills	\$100.00	ln.ft.		50 Required	20 Required	\$7,000.00	Remove and replace stone window Sills
Other: Repoint Stone Copings	\$7.50	ln.ft.		523 Required		\$3,922.50	Repoint stone copings in the 1956 Original Construction.
Other: Repoint Stone Window Sills	\$7.50	ln.ft.		720 Required	322 Required	\$7,815.00	Repoint stone window sill joints through the overall facility.
Sum:			\$259,590.75	\$219,519.75	\$40,071.00		



Area Requiring Masonry Repairs in the 1956 Original Construction



Typical Condition of Expansion Joints in Exterior Walls

[Back to Assessment Summary](#)

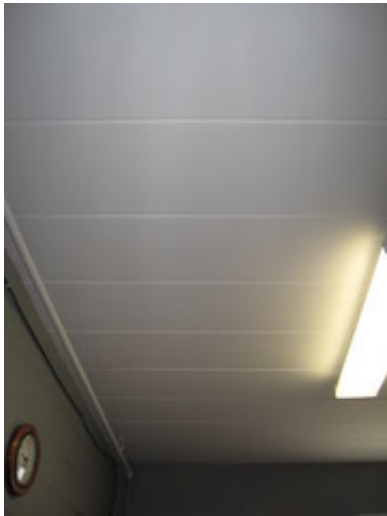
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction, and is in good condition. A pipe chase crawl space is located along the perimeter of the overall facility with above floor structure of cast-in-place reinforced concrete with concrete topping type construction. The floor construction of the Mechanical Mezzanine on either side of the Stage is reinforced precast concrete plank type construction, and is in good condition. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is reinforced precast concrete plank 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 (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft²	6,008 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Typical Reinforced Precast Concrete Plank Roof Structure For the Overall Facility



Reinforced Precast Concrete Plank Roof Structure Over the Stage

[Back to Assessment Summary](#)

J. General Finishes

Description:

The overall facility features conventionally partitioned Classrooms with VAT, VCT, and carpet flooring, acoustical tile ceilings, as well as brick, glazed block, and painted block wall finishes, and they are in fair to poor condition. The overall facility has Corridors with terrazzo flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. The overall facility has Restrooms with ceramic tile flooring, painted precast plank ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. Toilet partitions are mostly metal, and are in poor condition. Classroom casework in the overall facility is metal type construction with metal tops, is inadequately provided, and in poor condition. The typical Classroom contains 12 lineal feet of casework, and Classroom casework provided ranges from 4 to 20 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in fair to poor condition. The Art program is equipped with a kiln in fair to poor condition, and existing kiln ventilation is adequate. The facility is equipped with hollow metal non-louvered interior doors that are partially recessed without proper ADA hardware and clearances, and in fair condition. The Gymnasium spaces have VCT flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair to poor condition. Gymnasium telescoping stands are wood type construction in fair condition. Gymnasium basketball backboards are fixed type, and are in good condition. The Media Center, located in the 1956 Original Construction, has carpet type flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in good condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is a Warming Kitchen only, is oversized based on current enrollment, and the existing Kitchen equipment, installed in 1956 with incremental upgrades, is in poor condition. The Kitchen hood is in poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction material and/or installed as required by the OSDM and OBMC. Reach-in refrigerators are located within the Kitchen spaces, are not commercial, and are in poor condition. 06-22-18 Assessment Update: Floor infill, patch, floor tile repair and wall tile repair will be required following removal of floor mounted urinals. Basketball backboards are worn and should be replaced with new operable units. Gandee Associates EEA report reflects the perforated cement board wall panels above corridor lockers contain Asbestos and are noted to be abated under item T. Framing and wall board required for build back after removal of the perforated board. Stage curtain is old and worn and should be replaced. Wood stage flooring is worn and should be replaced

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. 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. Provide for the replacement of interior doors due to condition. Other doors are funded in Item O due to opening expansion. Provide for the replacement of 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 1956 Original Construction. 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: Provide budget for floor infill, patch, floor tile repair and wall tile repair for removal of floor mounted urinals. Replace stage curtain. Replace wood stage flooring. Provide for wall build back following perforated wall board removal above lockers in corridors.

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
Toilet Partitions:	\$1,000.00	per stall		36,766 ft ²			
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		15 Required		\$15,000.00	(removing and replacing)
Door, Frame, and Hardware:	\$1,300.00	each		Required		\$7,353.20	(per building area)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		40 Required		\$52,000.00	(non-ADA)
Basketball Backboard Replacement	\$6,500.00	each		300 Required		\$7,500.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	\$110.00	per seat		4 Required		\$26,000.00	(electric)
Art Program Kiln:	\$2,750.00	each		144 Required		\$15,840.00	(based on current enrollment)
Gypsum Board Replacement	\$4.00	sq.ft. (Qty)		1 Required		\$2,750.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit		3,150 Required		\$12,600.00	(Hazardous Material Replacement Cost - See T.)
Total Warming Kitchen Replacement	\$112.50	sq.ft. (Qty)		1 Required		\$56,000.00	(includes fans, exhaust & ductwork)
Other: Complete Replacement of Finishes and Casework Elementary School	\$14.60	sq.ft. (Qty)		1,038 Required		\$116,775.00	(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: Complete Replacement of Finishes and Casework Middle School	\$14.58	sq.ft. (Qty)		25,532 Required	4,172 Required	\$433,678.40	(elementary, per building area, with removal of existing)
Other: Floor Patch	\$5,000.00	lump sum		11,234 Required	1,836 Required	\$190,560.60	(middle, per building area, with removal of existing)
Other: Insulation for Exterior Walls	\$7.00	sq.ft. (Qty)		Required		\$5,000.00	Infill floor, patch tile following floor mounted urinal removal
Other: Stage Curtain	\$75,000.00	lump sum		34,748 Required	6,008 Required	\$285,292.00	Furring of exterior walls to meet LEED energy requirements (includes furring, insulation and abuse resistant GWB up to roof deck)
Other: Stage Floor Replacement	\$12.85	sq.ft. (Qty)		Required		\$75,000.00	Replace stage curtain
Sum:			\$1,310,729.70	\$1,180,993.62	\$129,736.08		Replace wood stage floor



Typical Corridor Finishes



Warming Kitchen

[Back to Assessment Summary](#)

K. Interior Lighting

Description:

The typical Classrooms in the overall facility are equipped with some T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 53 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 20 FC, thus complying with the 20 FC recommended by the OSDM. The Multi-Purpose Room (Student Dining / Gymnasium) spaces are equipped with surface mount metal halide type lighting, in poor condition, providing an average illumination of 37 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing an average illumination of 56 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining and Gymnasium spaces are incorporated into the Multi-Purpose Room (Student Dining / Gymnasium). The Kitchen spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 76 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with incandescent and T-8 1x4 surface mount fluorescent fixture type lighting in fair condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in good 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 (1956)	Classroom Addition (1957)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		36,766 ft² Required	6,008 ft² Required	\$213,870.00	Includes demo of existing fixtures
Sum:			\$213,870.00	\$183,830.00	\$30,040.00		



Classroom Fluorescent Light Fixtures



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

[Back to Assessment Summary](#)

L. Security Systems

Description: The overall facility contains a Honeywell motion sensor and door contact type security system in fair condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are inadequately equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are not provided at main entry areas, parking lots, central gathering areas, and main Corridors. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The site is not equipped with existing playground fencing per 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 not adjacent to the main office located on the East side of the 1956 Original Building and does not provide for adequate security. Modifications are required to achieve a secure main entrance into the building.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide 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 (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	\$79,131.90	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$42,774.00	(complete, area of building)
Other: Security Vestibule	\$60,000.00	lump sum		Required		\$60,000.00	Rework existing main entry to provide a more secure entry.
Sum:			\$181,905.90	\$164,783.10	\$17,122.80		



Security System Door Contact

[Back to Assessment Summary](#)

M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		36,766 ft²	6,008 ft²		
Sum:			\$42,774.00	Required \$36,766.00	Required \$6,008.00	\$42,774.00	(complete, area of building)



Compliant Illuminated Exit Sign



Emergency Egress Light Fixture

[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 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 (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft²	6,008 ft²		
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		Required	Required	\$74,854.50	(complete new system, including removal of existing)
Sum:			\$74,854.50	\$64,340.50	\$10,514.00		



Fire Alarm System Horn and Strobe Indicating Device



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 ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipment are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Steps do not meet all ADA requirements, and are insufficient due to handrails and space allowances at entries to steps. Elevation changes within the overall facility are facilitated by non-compliant steps at the stage in fair condition. Access to the Stage is not facilitated by a chair lift or ramp. Interior Classroom doors of the overall facility are semi- recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. 13 ADA-compliant toilets are required, and 2 are currently provided. 13 ADA-compliant lavatories are required, and 2 are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. No ADA-compliant showers are required for this grade level, and none are currently provided. Two ADA-compliant electric water coolers are required, and one is currently provided. Toilet partitions in the 1956 Original Construction are a combination of metal, wood, and phelolic with plastic laminate, and do not provide appropriate ADA clearances, except in the Boy's and Girl's Group Restroom in the west Classroom wing. There are no Restroom facilities in the 1957 Addition. ADA-compliant accessories are not adequately provided and mounted, except in the Boy's and Girl's Group Restroom in the west Classroom wing. Mirrors do not meet ADA requirements for mounting heights. Sink base casework in the Classrooms do not meet ADA clearances. One Health Clinic, one Kitchen, two Staff, two Locker Rooms, and two Kindergarten Restrooms are not compliant with ADA requirements due to lack of clearances and ADA accessories. A Special Education Restroom is not provided. ADA signage is provided on both the interior and the exterior of the building. 06-22-18 Assessment Update: Due to renovation work scope the existing ADA signage will likely be damages and the design solution may revise signage; therefore, replacement is recommended.

Rating:

2 Needs Repair

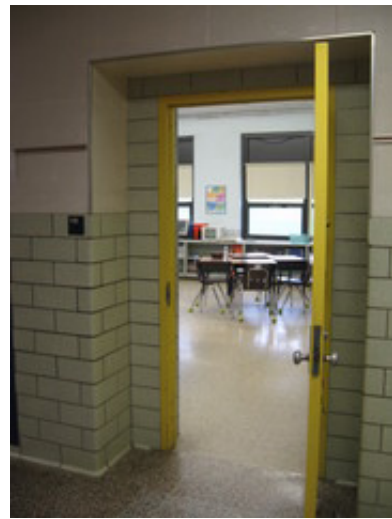
Recommendations:

Provide 1 ADA-compliant power assist door opener, 1 chair lift, 1 electric water cooler, 2 toilets, 2 sinks, 4 toilet partitions with toilet accessories, 25 doors and frames in the overall facility to facilitate the school's meeting of ADA requirements. Remount 12 mirrors for ADA compliance. Replace handrails at steps to the Stage with ADA compliant handrails. Enlarge and reconfigure new single ADA Toilet Rooms for the Kitchen, Health Clinic, 2 Staff, 2 Locker Rooms and 2 Kindergarten Classrooms, including 8 toilets, 8 sinks and 8 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 are corrected in Item J. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J. 10-02-14 Update: 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: Replace ADA signage with new

Item	Cost	Unit	Whole Building	Original Construction (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	\$8,554.80	(per building area)
Lifts:	\$15,000.00	unit		1 Required		\$15,000.00	(complete)
Electric Water Coolers:	\$1,800.00	unit		1 Required		\$1,800.00	(replacement double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		4 Required		\$15,200.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		4 Required		\$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required		\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$5,000.00	leaf		19 Required	6 Required	\$125,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		12 Required		\$3,420.00	
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: Enlarge existing Restroom to meet ADA requirements	\$16,761.00	each		6 Required	2 Required	\$134,088.00	Enlarge existing Restroom to meet ADA requirements
Other: Replace Handrails	\$20.00	in.ft.		32 Required		\$640.00	Replace handrails at steps for ADA compliance.
Sum:			\$340,909.80	\$276,186.20	\$64,723.60		



ADA Boy's Group Restroom



Typical Classroom Door

[Back to Assessment Summary](#)

P. Site Condition

Description:

The 10 acre relatively sloped site is located in a suburban residential setting with generous tree and shrub landscaping. The site is shared with Bolich Middle School. There are no outbuildings. There are apparent problems with ponding at the sidewalk and street to the north of the building. The site is bordered by lightly traveled city streets. Multiple entrances onto the site impede proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. A bus loop is provided for student loading and unloading, but is utilized as the parent drop-off and pick-up. Staff and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 72 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Asphalt curbs in fair to poor condition are appropriately placed. Most of the concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is not heavy duty and is in fair to poor condition, and is not equipped with a concrete pad area for dumpsters. Exterior stairs are in good condition with non-compliant handrails. The site access is unrestricted and fencing is not provided. The site features a slope with a terraced retaining wall, which is in good condition. The playground equipment is primarily constructed of coated steel and high density plastic, is in good to fair condition, placed to provide compliant fall zones, and on a compliant mulch soft surface of sufficient depth, with a basketball court being provided on an asphalt surface. The playground area is not equipped with any tables and benches. The athletic facilities are comprised of baseball fields, multi-purpose fields, soccer field, and a football field with an integral track, and are in good 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 30,000 SF to the south of the existing facility. Site considerations should include the park to the north with a slope in topography. 06-22-18 Assessment Update: The soft surface area under playground swings is insufficient.

Rating:

3 Needs Replacement

Recommendations:

Provide for the replacement of asphalt parking lots and hard surface play area, due to age and condition. Replace basketball goals at the hard surface play area due to condition. Provide a new concrete dumpster pad. Replace concrete sidewalks as required due to condition. Provide a dedicated and separated bus loading and unloading zone on the site. Replace exterior handrail/guardrails to be ADA and OBC compliant. Add drainage to mitigate ponding to the north of the building. Replace asphalt curbs and provide concrete curb as required. Provide site contingency allowances for unforeseen conditions. 06-22-18 Assessment Update: Provide for new soft surface area under playground swings

Item	Cost	Unit	Whole Building	Original Construction (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		3,629 Required	591 Required	\$129,132.00	(including drainage / tear out for heavy duty asphalt)
Bus Drop-Off for Elementary	\$110.00	per student		172 Required	28 Required	\$22,000.00	(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.		615 Required	100 Required	\$12,870.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		468 Required	76 Required	\$2,551.36	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	ln.ft.		12 Required		\$516.00	
Provide Soft Surface Playground Material:	\$30.00	sq. yard		159 Required		\$4,770.00	
Provide Exterior Parking Lot Catch Basin:	\$2,500.00	each		2 Required		\$5,000.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required		\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required		\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	\$64,161.00	Include this one or the next. (Each addition should have this item)
Other: Replace Basketball Goals	\$1,200.00	each		2 Required		\$2,400.00	Replace basketball goals at the hard surface play area due to condition.
Sum:			\$295,800.36	\$263,467.32	\$32,333.04		



Playground Equipment



Exterior Stairs and Handrails

[Back to Assessment Summary](#)

Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft²	6,008 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Kitchen Grease Trap Interceptor



Kitchen Grease Trap Interceptor

[Back to Assessment Summary](#)

R. Water Supply

Description: The domestic water supply system is tied in to the city system, features 4" service and 3" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will (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 (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft²	6,008 ft²		
Sum:			\$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 are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature no vision panels and single glazed tempered glass 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: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Construction (1956) 36,766 ft²	Classroom Addition (1957) 6,008 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		5 Required		\$10,000.00	(includes removal of existing)
Fire Door Replacement	\$1,100.00	each		1 Required		\$1,100.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$11,100.00	\$11,100.00	\$0.00		



Typical Exterior Entry Door



Exterior Hollow Metal Doors

[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, acoustical ceiling tiles, and fire doors containing hazardous materials are located in the overall facility in fair condition. These materials were open to observation and found to be in friable and non-friable condition with mostly light damage, with the exception of one area which has significant 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 (1956)	Classroom Addition (1957)	Sum	Comments
<i>Environmental Hazards Form</i>				36,766 ft ²	6,008 ft ²	—	
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		200 Required	0 Required	\$1,600.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		36,766 Required	6,008 Required	\$4,277.40	
Pipe Fitting Insulation Removal	\$20.00	each		10 Required	0 Required	\$200.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		750 Required	150 Required	\$13,500.00	
Flexible Duct Connection Removal	\$100.00	each		2 Required	0 Required	\$200.00	
Cement Board Removal	\$5.00	sq.ft. (Qty)		3,150 Required	950 Required	\$20,500.00	
Light (Reflector) Fixture Removal	\$50.00	each		2 Required	0 Required	\$100.00	See K
Fire Door Removal	\$100.00	each		12 Required	0 Required	\$1,200.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		3,000 Required	600 Required	\$7,200.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		22,150 Required	4,400 Required	\$79,650.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		1,500 Required	0 Required	\$1,500.00	See J
Acoustical Tile Mastic Removal	\$3.00	sq.ft. (Qty)		0 Required	4,400 Required	\$13,200.00	
Sink Undercoating Removal	\$100.00	each		12 Required	6 Required	\$1,800.00	
Other: EHA Other Hazard	\$1.00	per unit		3,000 Required		\$3,000.00	XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.
Sum:			\$157,927.40	\$122,126.60	\$35,800.80		



Fire Door in the Corridor



VAT in the Classroom

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. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. Handrails in the Stage and Mechanical Rooms do not extend past the top and bottom stair risers as required by the Ohio Building Code. Mechanical Room guardrails are constructed in a ladder effect and do not meet the 4" ball test. The Kitchen is used as a Warming Kitchen, but is equipped with a hood. The Kitchen hood is in poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, and insulation and was not installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. 06-22-18 Assessment Update: Water meter not required new water line service for fire suppression system. Backflow preventer required for new fire line service for fire suppression system.

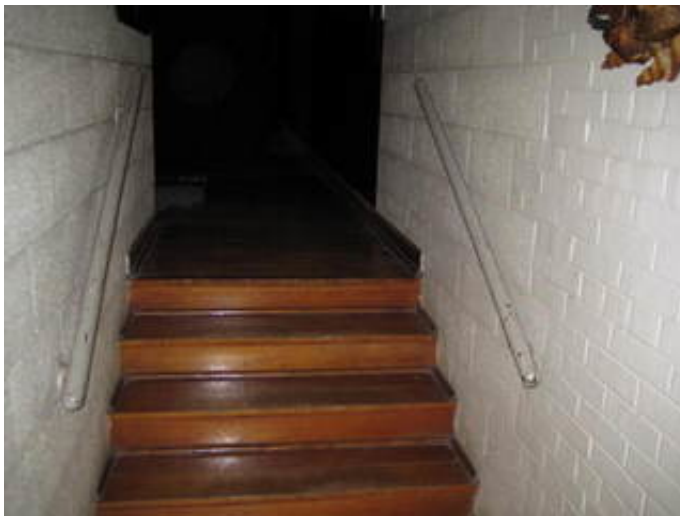
Rating:

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 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. 09-17-14 Update: Existing 4" water service not sufficient to support sprinkler system. Provide new water service for fire protection. 10-02-14 Update: Existing 3" water service not sufficient to support sprinkler system. Provide new water service for fire protection. Water meter will need to be increased in size to meet fire protection flow requirements. Replace water meter. 06-22-18 Assessment Update: Delete water meter. Add a backflow preventer to support new fire line service for fire suppression system.

Item	Cost	Unit	Whole Building	Original Construction (1956)	Classroom Addition (1957)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		36,766 ft ² Required	6,008 ft ² Required	\$136,876.80	(includes increase of service piping, if required)
Water Main	\$40.00	in.ft.		200 Required		\$8,000.00	(new)
Handrails:	\$5,000.00	level		1 Required		\$5,000.00	
Other: Backflow Preventer	\$5,000.00	ump sum		Required		\$5,000.00	Provide backflow preventore for new water line for fire suppression system
Other: Handrails / Guardrails	\$34.50	in.ft.		30 Required		\$1,035.00	Provide new guardrails to meet the requirements of the Ohio Building Code.
Sum:			\$155,911.80	\$136,686.20	\$19,225.60		



Stage Non-compliant Handrails



Mechanical Room Handrails

[Back to Assessment Summary](#)

V. Loose Furnishings

Description: The Classroom furniture and other loose furnishing are not provided by the district and are the property of the tenant, Summit Christian School and Summit County Educational Services. 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 0 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 (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft ²	6,008 ft ²		
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		Required	Required	\$213,870.00	
Sum:			\$213,870.00	\$183,830.00	\$30,040.00		



Typical Student Desk



Typical Teacher Desk

[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. The typical Classroom is not equipped with three of the required four technology data ports for student use and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with an outdated centralized clock system that is only used to run the clocks in the corridors and the school bell system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a Media Distribution Center, and does not provide Computer Labs for use by students.

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 (1956)	Classroom Addition (1957)	Sum	Comments
				36,766 ft²	6,008 ft²		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		25,532 Required	4,172 Required	\$391,498.72	
MS portion of building with total SF < 67,950	\$10.29	sq.ft. (Qty)		11,234 Required	1,836 Required	\$134,490.30	
Sum:			\$525,989.02	\$452,109.62	\$73,879.40		



Typical Classroom Technology



Outdated 2-Way PA System

[Back to Assessment Summary](#)

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$7,707,927.73
7.00%	Construction Contingency	\$539,554.94
Subtotal		\$8,247,482.67
16.29%	Non-Construction Costs	\$1,343,514.93
Total Project		\$9,590,997.60

Construction Contingency	\$539,554.94
Non-Construction Costs	\$1,343,514.93
Total for X.	\$1,883,069.87

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,474.24
Soil Borings / Phase I Envir. Report	0.10%	\$8,247.48
Agency Approval Fees (Bldg. Code)	0.25%	\$20,618.71
Construction Testing	0.40%	\$32,989.93
Printing - Bid Documents	0.15%	\$12,371.22
Advertising for Bids	0.02%	\$1,649.50
Builder's Risk Insurance	0.12%	\$9,896.98
Design Professional's Compensation	7.50%	\$618,561.20
CM Compensation	6.00%	\$494,848.96
Commissioning	0.60%	\$49,484.90
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$92,371.81
Total Non-Construction Costs	16.29%	\$1,343,514.93

[Back to Assessment Summary](#)

Name of Appraiser	Jeff Tuckerman	Date of Appraisal	2015-01-06
Building Name	Newberry Elementary		
Street Address	2800 13th Street		
City/Town, State, Zip Code	Cuyahoga Falls, OH 44223		
Telephone Number(s)	(330) 920-3621		
School District	Cuyahoga Falls City		

Setting: Suburban

Site-Acreage	10.00	Building Square Footage	42,774
Grades Housed	PK-8	Student Capacity	342
Number of Teaching Stations	25	Number of Floors	1
Student Enrollment	144		
Dates of Construction	1956,1957		

Energy Sources:	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar
Air Conditioning:	<input type="checkbox"/> Roof Top	<input checked="" type="checkbox"/> Windows Units	<input type="checkbox"/> Central	<input type="checkbox"/> Room Units
Heating:	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Roof Top	<input type="checkbox"/> Individual Unit	<input type="checkbox"/> Forced Air
	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/> Steam		

Type of Construction

☒ Load bearing masonry

☐ Steel frame

☐ Concrete frame

☐ Wood

☒ Steel Joists

Exterior Surfacing

☒ Brick

☐ Stucco

☐ Metal

☐ Wood

☒ Stone

Floor Construction

☐ Wood Joists

☐ Steel Joists

☒ Slab on grade

☒ Structural slab

[Back to Assessment Summary](#)

Suitability Appraisal of 1.0 The School Site for Newberry_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 <i>The site is 10 acres compared to 12 acres recommended by the OSDM.</i>	25	16
1.2 Site is easily accessible and conveniently located for the present and future population <i>The School is centrally located within the district that it serves, and is easily accessible.</i>	20	16
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.</i>	10	8
1.4 Site is well landscaped and developed to meet educational needs <i>The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.</i>	10	8
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 <i>Playground areas consist of coated steel and high density plastic type play equipment, which is in good to fair condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is not provided to contain students within the play area.</i>	10	8
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is sloped and has been graded to provide flat use areas to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i>	5	4
1.7 Site has stable, well drained soil free of erosion <i>Soils appear to be stable, but show signs of ponding water, and no signs of erosion were observed.</i>	5	3
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.</i>	5	3
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i>	5	4
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 <i>Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair to poor condition.</i>	5	4
TOTAL - 1.0 The School Site	100	74

Suitability Appraisal of 2.0 Structural and Mechanical Features for Newberry_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 <i>Entire building is not ADA-compliant.</i>	15	9
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building require replacement.</i>	15	8
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in good to fair condition with some leakage issues reported by the District.</i>	10	8
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in fair condition. Some masonry repair work is required and all masonry surfaces require cleaning and sealing.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Exits are properly located to allow safe egress from the building.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Building envelope meets minimum energy conservation requirements.</i>	10	8
2.7 Structure is free of friable asbestos and toxic materials <i>The building is assumed to contain asbestos and other hazardous materials.</i>	10	4
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Interior walls throughout the facility are fixed walls and are not flexible.</i>	10	6
Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>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.</i>	15	4
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply will not support a future fire suppression system, but appears to be adequate for current requirements.</i>	15	6
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have an inadequate number of outlets and data jacks for technology applications.</i>	15	4
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are not adequately provided to allow for safe servicing of equipment.</i>	10	2
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains do not appear to be properly maintained.</i>	10	2
2.14 Number and size of restrooms meet requirements <i>The number and size of Restrooms meet requirements.</i>	10	8
2.15 Drainage systems are properly maintained and meet requirements <i>Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron, are original to each addition, exhibit some signs of leaking and are in fair condition.</i>	10	2

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	4
<i>The fire alarm system does not meet requirements. Smoke detectors are provided. The facility is not sprinkled.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	4
<i>The central intercommunication system provides unreliable two-way communication between the Administration area and all teaching areas, can only be initiated by the Main Office, and is outdated. Equipment such as speakers, are in fair condition. Telephone system is used as an alternate method of communication with the office.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	2
<i>Exterior wall hydrants are inadequately provided around the exterior of the facility.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	97

Suitability Appraisal of 3.0 Plant Maintainability for Newberry_ES_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance</p> <p><i>Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.</i></p>	15	12
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>Flooring throughout the facility consists of VCT, VAT, carpet, terrazzo, and ceramic tile, which is not well maintained throughout the facility.</i></p>	15	9
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Acoustical tile ceilings are not easily cleaned or resistant to stain. Glazed and painted block is easily cleaned and resistant to stain.</i></p>	10	6
<p>3.4 Built-in equipment is designed and constructed for ease of maintenance</p> <p><i>Casework consists of miscellaneous wood and metal shelving units in poor condition.</i></p>	10	4
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Door hardware varies throughout the facility, does not meet ADA requirements, and keying systems are worn.</i></p>	10	6
<p>3.6 Restroom fixtures are wall mounted and of quality finish</p> <p><i>Fixtures are floor and wall mounted and are of fair to poor quality.</i></p>	10	2
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i></p>	10	8
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.</i></p>	10	2
<p>3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i></p>	10	4
TOTAL - 3.0 Plant Maintainability	100	53

Suitability Appraisal of 4.0 Building Safety and Security for Newberry_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 <i>Student loading occurs in the street, and is not separated from other vehicular traffic.</i>	15	6
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided both on and off-site for pedestrian safety.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets.</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.</i>	5	4
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 <i>Playground equipment consists of plastic coated steel and high density plastic type equipment in good to fair condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.</i>	5	4
Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas <i>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.</i>	20	10
4.7 Multi-story buildings have at least two stairways for student egress <i>The overall facility is one story without stairways.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	8
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Exit signs are not on separate circuits and are inadequately provided. The facility is inadequately equipped with emergency egress light fixtures. The facility is not equipped with an emergency generator.</i>	10	2
4.10 Classroom doors are recessed and open outward <i>Classroom doors are semi-recessed from the Corridor and open outward without proper ADA clearances, but do not impede traffic flow in the Corridors.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Security systems are inadequately provided and are in fair condition.</i>	10	2
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>VCT, VAT, Terrazzo, Carpet, and Ceramic Tile flooring have been well maintained throughout the facility.</i>	5	4
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The overall facility is one story without stairways. Stair treads and risers at the steps of the Stage are properly designed and meet requirements.</i>	5	4
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door vision panels are provided with wire mesh for safety.</i>	5	4
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4

Drinking fountains and electric water coolers are recessed and extend more than eight inches from the Corridor wall, but do not impede traffic flow in the Corridors.

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

Exits are properly located to allow safe egress from the building.

Emergency Safety Points Allocated Points

4.17 Adequate **fire safety equipment** is properly located 15 2

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

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

There are no dead-end Corridors in the building.

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

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

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

The fire alarm is equipped with automatic actuation devices and is inadequate provided with visual indicating devices.

TOTAL - 4.0 Building Safety and Security 200 114

Suitability Appraisal of 5.0 Educational Adequacy for Newberry_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	15
<i>The average Classroom in the overall facility is 728 SF compared to 900 SF required by the OSDM.</i>		
5.2 Classroom space permits arrangements for small group activity	15	9
<i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i>		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	6
<i>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.</i>		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	6
<i>Undersized Classrooms do not permit privacy time for individual students.</i>		
5.5 Storage for student materials is adequate	10	8
<i>Lockers, located in the Corridor, are adequately provided for student storage.</i>		
5.6 Storage for teacher materials is adequate	10	4
<i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</i>		
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards	15	6
<i>The Special Education Classroom is 355 SF compared to 900 SF recommended in the OSDM. Special Education Classrooms are undersized compared to standards.</i>		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	6
<i>Special Education spaces are not adequately provided to meet instructional needs.</i>		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	6
<i>The Media Center is 728 SF compared to 504 SF recommended in the OSDM. The Media Center is not visually appealing and limited book storage and display space is available..</i>		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	4
<i>The Gymnasium is 4,153 SF compared to 3,500-5,000 SF recommended in the OSDM.</i>		
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	6
<i>Pre-K and Kindergarten spaces are undersized, and do not provide adequate instruction space.</i>		
5.12 Music Program is provided adequate sound treated space	5	2
<i>The Music Room is 728 SF compared to 1,800-3,000 recommended in the OSDM. Music instruction is provided in a standard Classroom without any sound treatment.</i>		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	2
<i>The Art Room is 728 SF compared to 1,200 SF recommended in the OSDM. The Art Room is undersized and does not provide sufficient space for storage of supplies and equipment.</i>		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	0

The facility is not provided with Computer Labs for student use.

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2
--	---	---

No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.

5.16 Storage for student and teacher material is adequate	5	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	6
---	----	---

The Teacher's Lounge is 388 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	6
---	----	---

The Kitchen space is 1,038 SF compared to 504 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 and Middle School students.

5.20 Counselor's office insures privacy and sufficient storage	5	1
---	---	---

There was no dedicated Counselor's Office.

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

The Clinic is 170 SF compared to 370 SF recommended in the OSDM.

5.22 Suitable reception space is available for students, teachers, and visitors	5	2
--	---	---

Reception space consists of approximately 174 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 934 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	106
---	-----	-----

Suitability Appraisal of 6.0 Environment for Education for Newberry_ES_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	12
<i>The building is a conventional design with standard detailing, which is aesthetically acceptable.</i>		
6.2 Site and building are well landscaped	10	8
<i>The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	8
<i>The main entrance to the School is partially sheltered.</i>		
6.5 Building materials provide attractive color and texture	5	4
<i>Exterior building materials consist of brick and stone, which provides an acceptable color and texture.</i>		
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	16
<i>The color palette is comprised of neutral hues with accent colors of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	2
<i>The facility is not air conditioned to provide year-round temperature and humidity control.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	6
<i>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.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	4
<i>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.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	12
<i>Drinking fountains and Restroom facilities are conveniently located.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	8
<i>There are areas for students to gather in the Multi-Purpose Room as well as gathering areas in the adjacent outdoor park areas.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	8
<i>Corridors and Foyers are adequately designed for efficient traffic flow.</i>		
6.13 Areas for students to interact are suitable to the age group	10	8
<i>There are areas for students to gather in the Multi-Purpose Room as well as gathering areas in the adjacent outdoor park areas.</i>		
6.14 Large group areas are designed for effective management of students	10	8
<i>The Multipurpose space is adequately designed to manage large groups of students.</i>		
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. No acoustical treatment has been provided in the Music Room.

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	0
---	----	---

The Classroom furniture and other loose furnishing are not provided by the district and are the property of the tenant, Summit Christian School and Summit County Educational Services.

TOTAL - 6.0 Environment for Education	200	124
--	-----	-----

LEED Observation Notes

School District:	Cuyahoga Falls City
County:	Summit
School District IRN:	43836
Building:	Newberry Elementary
Building IRN:	27029

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 them 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: **Newberry Elementary**

PK-8

Building features that clearly exceed criteria:

1. The Kitchen and Media Center are oversized based on enrollment.
- 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 Classrooms are undersized.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

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

District IRN:	43836
Building IRN:	27029
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1956 Original Construction	36,766	\$122,126.60	\$109,126.60
1957 Classroom Addition	6,008	\$35,800.80	\$35,800.80
Total	42,774	\$157,927.40	\$144,927.40
Total with Regional Cost Factor (103.60%)	—	\$163,612.79	\$150,144.79
Regional Total with Soft Costs & Contingency	—	\$203,583.88	\$186,825.61

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Newberry Elementary (27029) - Original Construction

Owner: Cuyahoga Falls City

Bldg. IRN: 27029

Facility: Newberry Elementary

BuildingAdd: Original Construction

Date On-Site: 2015-01-06

Consultant Name: Gandee & Associates, Inc.

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Assumed Asbestos-Containing Material	200	\$8.00	\$1,600.00
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	10	\$20.00	\$200.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Reported / Assumed Asbestos-Free Material	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported / Assumed Asbestos-Free Material	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	750	\$15.00	\$11,250.00
10. Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Assumed Asbestos-Containing Material	2	\$100.00	\$200.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Assumed Asbestos-Containing Material	3150	\$5.00	\$15,750.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Assumed Asbestos-Containing Material	2	\$50.00	\$100.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	12	\$100.00	\$1,200.00
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	3000	\$2.00	\$6,000.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	22150	\$3.00	\$66,450.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	1500	\$1.00	\$1,500.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	12	\$100.00	\$1,200.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$105,450.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$105,450.00

B. Removal Of Underground Storage Tanks						<input checked="" type="checkbox"/> 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				<input type="checkbox"/> 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				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 36766	36766	\$0.10	\$3,676.60	

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> None Reported
Description		Cost Estimate	
1. See Bulk Sample Record Nos. 1 through 5 for sampling results in this addition.		\$0.00	
2. XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.		\$3,000.00	
3. (Sum of Lines 1-2)	Total Cost for Other Environmental Hazards - Renovation		\$3,000.00
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		\$122,126.60
2. A36, B1, D1, and E4	Total Cost for Env. Hazards Work - Demolition		\$109,126.60

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

- Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- 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) - Newberry Elementary (27029) - Classroom Addition

Owner: Cuyahoga Falls City

Bldg. IRN: 27029

Facility: Newberry Elementary

BuildingAdd: Classroom Addition

Date On-Site: 2015-01-06

Consultant Name: Gandee & Associates, Inc.

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	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)	Reported / Assumed Asbestos-Free Material	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported / Assumed Asbestos-Free Material	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	150	\$15.00	\$2,250.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	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	Assumed Asbestos-Containing Material	950	\$5.00	\$4,750.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	600	\$2.00	\$1,200.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	4400	\$3.00	\$13,200.00
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	Assumed Asbestos-Containing Material	4400	\$3.00	\$13,200.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	6	\$100.00	\$600.00
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			\$35,200.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$35,200.00

B. Removal Of Underground Storage Tanks						<input checked="" type="checkbox"/> 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		<input type="checkbox"/> 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				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 6008		\$0.10	\$600.80	

E. Other Environmental Hazards/Remarks		<input type="checkbox"/> None Reported
Description	Cost Estimate	
1. Costs for lead-based paint mock-ups are included in assessment for 1956 (Original Construction).	\$0.00	
2. See Bulk Sample Record Nos. 2 & 4 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	\$35,800.80
2. A36, B1, D1, and E4	Total Cost for Env. Hazards Work - Demolition	\$35,800.80

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

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

