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

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Roberts_MS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update
Assessment Date (on-site; non-EEA)	2015-01-07
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Roberts Middle
Building IRN	42762
Building Address	3333 Charles Street
Building City	Cuyahoga Falls
Building Zipcode	44221
Building Phone	(330) 926-3809
Acreage	14.85
Current Grades:	6-8
Teaching Stations	34
Number of Floors	2
Student Capacity	498
Current Enrollment	469
Enrollment Date	2009-05-20

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

Number of Classrooms	32
Historical Register	**NO**
Building's Principal	Mr. Ike Holzapfel
Building Type	Middle

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North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

75,249 Total Existing Square Footage
1968 Building Dates
6-8 Grades
469 Current Enrollment
34 Teaching Stations
14.85 Site Acreage

Gilbert Roberts Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1968, is a 2 story, 75,249 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a brick veneer on a masonry bearing wall type exterior wall construction and interior steel frame, with concrete masonry units and metal stud framed partitions with gypsum board type wall construction in the interior. The base floor system consists of concrete slab-on-grade type construction. The floor system of the second floor consists of metal form deck with concrete topping on steel beam type construction. The roof structure, except over the Gymnasium, is metal form deck on steel joist type construction. The roof structure over the Gymnasium is metal form deck on steel truss type construction. The roofing system of the overall facility is an asphalt built-up roof with gravel wear coat that was installed in 1999. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic and manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is assumed to contain hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 14.85 acre site adjacent to residential properties. The property, play areas are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1968	yes	2	75,249	no	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1968)		6009		6891	2543		3406	2321						
Total	0	6,009	0	6,891	2,543	0	3,406	2,321	0	0	0	0	0	0

Master Planning Considerations	There is a park located across the street from the school which has baseball fields, football field, and tennis courts. State Route 8 is located to the east of the site. Traffic does not connect through directly.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Roberts Middle (42762)

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Roberts Middle	**Contact:**	Mr. Ike Holzapfel
Address:	3333 Charles Street	**Phone:**	(330) 926-3809
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	42762	**Date Revised:**	2018-07-06 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	14.85
Proposed Grades	N/A	Teaching Stations:	34
Current Enrollment	469	Classrooms:	32
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1968	yes	2	75,249
Total				**75,249**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$2,567,495.88	-
	B.	Roofing	3	$716,036.40	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$1,221,291.27	-
	E.	Plumbing and Fixtures	3	$697,043.00	-
	F.	Windows	3	$124,270.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$214,725.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$2,218,014.40	-
	K.	Interior Lighting	3	$376,245.00	-
	L.	Security Systems	3	$274,459.65	-
	M.	Emergency/Egress Lighting	3	$75,249.00	-
	N.	Fire Alarm	3	$131,685.75	-
	O.	Handicapped Access	2	$310,607.80	-
	P.	Site Condition	2	$371,530.30	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	2	$50,000.00	-
	T.	Hazardous Material	2	$367,424.90	-
	U.	Life Safety	3	$326,859.30	-
	V.	Loose Furnishings	3	$376,245.00	-
	W.	Technology	3	$712,608.03	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,719,529.86	-
Total				$13,851,320.54	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	66	66%	Borderline
2.0 Structural and Mechanical Features	200	105	53%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	114	57%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	130	65%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	583	58%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$14,349,968.08

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

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Original Construction (1968) Summary

District:	Cuyahoga Falls City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Roberts Middle	**Contact:**	Mr. Ike Holzapfel
Address:	3333 Charles Street	**Phone:**	(330) 926-3809
	Cuyahoga Falls,OH 44221	**Date Prepared:**	2015-01-07 **By:** Bernie Merritt
Bldg. IRN:	42762	**Date Revised:**	2018-07-06 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	14.85
Proposed Grades	N/A	Teaching Stations:	34
Current Enrollment	469	Classrooms:	32
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1968**	**yes**	**2**	**75,249**
Total				**75,249**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$2,567,495.88	-
	B.	Roofing	3	$716,036.40	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$1,221,291.27	-
	E.	Plumbing and Fixtures	3	$697,043.00	-
	F.	Windows	3	$124,270.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$214,725.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$2,218,014.40	-
	K.	Interior Lighting	3	$376,245.00	-
	L.	Security Systems	3	$274,459.65	-
	M.	Emergency/Egress Lighting	3	$75,249.00	-
	N.	Fire Alarm	3	$131,685.75	-
	O.	Handicapped Access	2	$310,607.80	-
	P.	Site Condition	2	$371,530.30	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	2	$50,000.00	-
	T.	Hazardous Material	2	$367,424.90	-
	U.	Life Safety	3	$326,859.30	-
	V.	Loose Furnishings	3	$376,245.00	-
	W.	Technology	3	$712,608.03	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,719,529.86	-
Total				$13,851,320.54	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	66	66%	Borderline
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3.0 Plant Maintainability	100	55	55%	Borderline
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5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	130	65%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	583	58%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$14,349,968.08

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

A. Heating System

Description: The existing system for the overall facility is a natural gas fired heated water boiler type system and a ducted packaged roof top HVAC unit type system, installed in 1968 with upgrades in 1999, and is in fair condition. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two (2) Kewanee square heat generator boilers, manufactured by American Standard, were installed in 1968 and are in poor condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1968 with some upgrades in 1999 and is in fair condition. The facility is also equipped with ducted packaged roof top HVAC units, manufactured by Seasons-4, Inc., provide heated air to the interior rooms of the facility. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls were installed in 1968 with upgrades in 1999 and are in fair to poor condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is partially equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. See Items J and O for replacement of doors. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The structure is equipped with a central air conditioning system, except for the Gymnasium and Locker Rooms. The site does contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Replace existing ductwork in the overall facility to facilitate efficient exchange of conditioned air with pricing included in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	$1,965,503.88	(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	$601,992.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$2,567,495.88	$2,567,495.88		

Natural Gas Fired Heated Water Boilers

Heating Water Unit Heater

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B. Roofing

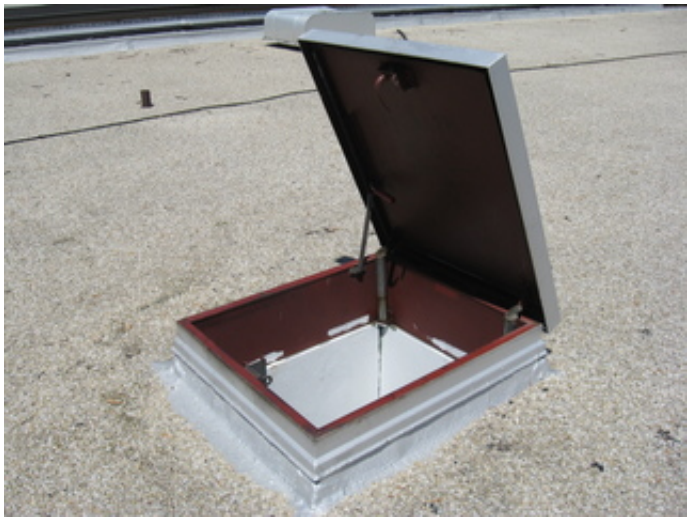
Description: The roof over the overall facility is an asphalt built-up roof with gravel wear coat that was installed in 1999, and is in fair condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access roof hatch and interior access ladder that are in good condition. Fall safety protection cages are not required, and are not provided. There were no observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they are needed on the roof over the Gymnasium. 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: 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. Provide 4 new overflow roof drains on the roof over the Gymnasium. 06-22-18 Assessment Update: Provide for additional roof insulation to meet LEED energy efficiency requirements.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Built-up Asphalt:	$13.20	sq.ft. (Qty)		43,051 Required	$568,273.20	
Overflow Roof Drains and Piping:	$2,500.00	each		4 Required	$10,000.00	
Roof Insulation:	$3.20	sq.ft. (Qty)		43,051 Required	$137,763.20	(non-tapered insulation for use in areas without drainage problems)
Sum:			$716,036.40	$716,036.40		

Typical Asphalt Built-Up Roof



Roof Hatch

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C. Ventilation / Air Conditioning

Description: The interior rooms of the overall facility are equipped with a ducted packaged roof top HVAC unit type central air conditioning system, which was installed in 1968 with upgrades in 1999, and is in fair condition. The two (2) ducted packaged roof top HVAC units were installed in 1999 and are in fair condition. The remainder of the overall facility, except for the Gymnasium and Locker Rooms, is equipped with isolated room systems. The Gymnasium and Locker Rooms are not equipped with a central air conditioning system. Isolated room systems consisting of ductless split HVAC units (with the condensing unit located on the roof and the unit ventilator / evaporator coils located in the rooms) are provided in all perimeter room locations of the overall facility. The overall facility is not equipped with any window units. The ventilation system in the overall facility consists of unit ventilators, ducted packaged roof top HVAC units, and air handlers, installed in 1999 and in fair condition, providing fresh air to Classrooms, and other miscellaneous spaces such as the Gymnasium, Student Dining, and Media Center. Relief air venting is provided by louvered interior doors, unit ventilators, air handlers, ducted packaged roof top HVAC units, and central relief fans. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Telecommunications Rooms, Maintenance Workrooms, Locker Rooms, Kitchen Dry Food Storage, P.E. Workroom & Storage, Art Material Storage, Art Rooms, Project Laboratories, and Science Classrooms are inadequately placed, and in fair to poor condition. The Art Program is equipped with a kiln, and the existing kiln ventilation system is adequate. 06-22-18 Assessment Update: General building exhaust is included in Item A and should not be included in this line Item.

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 (1968) 75,249 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Ducted Packaged Roof Top HVAC Unit

HVAC Unit Ventilator

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 240 volts, 1600 amp, 3 phase and 4 wire system installed in 1968, and is in fair condition. Power is provided to the school by a single City of Cuyahoga Falls owned, pad-mounted transformer located outside the Mechanical Room, and in good to fair condition. The panel system, installed in 1968, is in fair condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and one (1) dedicated outlet for each Classroom television. Some Classrooms are equipped with as many as 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. Lightning protection safeguards are not provided. The facility is not equipped with Stage spaces. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	$1,221,291.27	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			$1,221,291.27	$1,221,291.27		

Main Electrical Distribution Panel

Pad Mounted Transformer

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E. Plumbing and Fixtures

Description: The service entrance is not equipped with a reduced pressure backflow preventer. A water treatment system is not provided, though none is needed. The domestic water supply piping in the overall facility is galvanized and copper, was installed in 1968, and is in fair condition. The waste piping in the overall facility is cast iron and galvanized, was installed in 1968, and is in fair condition. The facility is equipped with one (1) A.O. Smith Burkay Copper Coil natural gas water heater in poor condition, with one (1) separate Rudd 200 gallon storage tank in good to fair 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, 0 Restrooms associated with Specialty Classrooms, and 3 Restrooms for staff. Boys' Large Group Restrooms contain 2 ADA and 10 non-ADA wall mounted flush valve toilets, 2 ADA and 4 non-ADA wall mounted flush valve urinals, as well as 7 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 2 ADA and 8 non-ADA wall mounted flush valve toilets, as well as 8 non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain 1 non-ADA wall mounted flush valve toilet, 1 non-ADA wall mounted flush valve urinal, 2 non-ADA wall mounted lavatories, as well as 10 non-ADA showers. Girls' Locker Room Restrooms contain 2 non-ADA wall mounted flush valve toilets, 2 non-ADA wall mounted lavatories, as well as 12 non-ADA showers. Staff Restrooms contain 3 non-ADA wall mounted flush valve toilets, 1 non-ADA wall mounted flush valve urinal, as well as 3 non-ADA wall mounted lavatories. Condition of fixtures is fair. The facility is equipped with 2 non-ADA drinking fountains, as well as 6 ADA and 2 non-ADA electric water coolers, in good to fair condition. Due to existing grade configuration, there are no Elementary Classrooms. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom which contains 1 non-ADA wall mounted flush valve toilet, as well as 1 non-ADA wall mounted lavatories, and fixtures are in fair to poor condition. Health Clinic is equipped with the required Restroom which contains 1 ADA wall mounted flush valve toilet, as well as 2 non-ADA wall mounted lavatories, and fixtures are in fair condition. Due to existing grade configuration, there are no Kindergarten / Pre-K Classrooms. Kitchen fixtures consist of one (1) dishwashing unit, two (2) disposal units, one (1) double-compartment sink, and one (1) handsink, which are in fair condition. The Kitchen is not equipped with a grease interceptor. The Kitchen is not provided the required 140 degree hot water supply. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 14 toilets, 4 urinals, 14 lavatories, and 5 electric water coolers, and at present it is equipped with 30 toilets, 8 urinals, 25 lavatories, and 8 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sink or floor drain sink, which is in fair to poor condition. Science Classrooms / Labs are equipped with required utility sink and gas connections in good to fair condition, but are not equipped with the required compressed air connections and safety shower / eyewash. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Adequate exterior wall hydrants are provided. 06-22-18 Assessment Update: Both domestic water heaters have exceeded their useful life and need replaced. In an effort to meet LEED requirements, the existing shower fixtures should be replaced with water saving fixtures. Science rooms are not equipped with safety eyewash/showers

Rating: 3 Needs Replacement

Recommendations: Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. Due to age, condition, and OSFC standards, replace 25 lavatories, 30 toilets, 8 urinals, and 5 electric water coolers. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on Kitchen related equipment. Provide the service entrance with a reduced pressure back flow preventer. Replace the domestic hot water heater due to age and condition. Provide the Kitchen with a grease trap interceptor. Provide the Kitchen with a water booster heater. Provide the Science Classrooms with the required compressed air connection. Provide the Science Classrooms with the required safety shower / eyewash station. Replace the existing Custodial Closet service sinks due to age and condition. 06-22-18 Assessment Update: Revise domestic water heaters replacement quantity from 1 to 2. Replace shower fixtures with water saving fixtures to meet LEED energy requirements. Provide 2 eyewash/shower stations.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Back Flow Preventer:	$5,000.00	unit		1 Required	$5,000.00	
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	$263,371.50	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	$263,371.50	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit		2 Required	$10,200.00	(remove / replace)
Toilet:	$1,500.00	unit		30 Required	$45,000.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		8 Required	$12,000.00	(remove / replace)
Sink:	$1,500.00	unit		25 Required	$37,500.00	(remove / replace)
Electric water cooler:	$3,000.00	unit		5 Required	$15,000.00	(double ADA)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	$2,500.00	each		1 Required	$2,500.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	$15,000.00	per system		1 Required	$15,000.00	
Other: Eyewash/Shower Station	$2,500.00	per unit		2 Required	$5,000.00	Provide eyewash/shower station in science rooms.
Other: Kitchen Grease Trap	$5,000.00	per unit		1 Required	$5,000.00	Provide the Kitchen with a grease trap interceptor.
Other: Kitchen Water Heater	$5,100.00	per unit		1 Required	$5,100.00	Provide the Kitchen with a water booster heater.
Other: Service Sink	$500.00	per unit		4 Required	$2,000.00	Replace the existing Custodial Closet service sinks due to age and condition.
Other: Shower Fixtures	$500.00	per unit		22 Required	$11,000.00	Replace existing shower fixtures with water saving fixtures.
Sum:			$697,043.00	$697,043.00		

Non-ADA Wall Hung Flush Valve Urinal and Wall Hung Lavatory

Non-ADA Wall Hung Lavatories

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F. Windows

Description: The overall facility is equipped with non-thermally broken aluminum frame windows with single pane glazing type window system, which was installed in 1968, and is in fair condition. Several locations within the facility include insulated translucent panels within a non-thermally broken aluminum frame, which are in fair condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair to poor condition. The window system is not equipped with insect screens on operable windows. This facility is not equipped with any curtain wall systems but contains some single glazed upper storefront at main circulation lobby, adjacent to Gymnasium. This facility does not feature any glass block windows. The exterior doors in the overall facility are non-thermally broken aluminum frame sidelights and transoms with single glazed non-insulated glazing, in fair condition. The school does not contain skylights. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school. 06-22-18 Assessment Update: Interior classrooms have no natural lighting. While solutions are limited for the first floor, skylights can provide natural light to the 2nd floor bank of interior classrooms.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace insulated translucent panels located in the Cafeteria and Home Education with new insulated window system. Replace window transoms / sidelights in exterior doors of the overall facility with approved insulated safety glass. Replace existing single pane glazing at gymnasium lobby storefront with thermally broke frame, insulated glazing. 06-22-18 Assessment Update: Provide skylights for 2nd floor interior classrooms.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Insulated Glass/Panels:	$65.00	sq.ft. (Qty)		1,145 Required	$74,425.00	(includes blinds)
Skylights:	$125.00	sq.ft. (Qty)		144 Required	$18,000.00	(remove and replace)
Curtain Wall/Storefront System:	$65.00	sq.ft. (Qty)		365 Required	$23,725.00	(remove and replace)
Other: Replace transoms and sidelights	$28.00	sq.ft. (Qty)		290 Required	$8,120.00	Replace single pane glazing in transoms and sidelights in exterior doors of the overall facility with new insulated safety glass.
Sum:			$124,270.00	$124,270.00		

Typical masonry projection

Translucent panel window system at Cafeteria

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G. Structure: Foundation

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Typical condition of Exterior Wall at Grade

Secondary Entry Exterior Concrete Stoop

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H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, and interior steel frame, and is in good to fair condition. The exterior masonry of facility includes minimum control joints primarily located at exterior Service Area screen walls. These brick screen walls show various levels of deterioration, including missing and loose brick at wall cap. One north facing elevation of Service Area screen wall contains mold. Control joints are not provided at lintel locations at doors and windows. The overall facility contains masonry projections which provide shading and screening of windows and unit ventilator louvers. These masonry projections contain steel lintels and exterior soffits which are in fair to poor condition. Horizontal caulk joints at lintel bearing are in poor condition or completely missing. Weep holes and vents are not provided on facility, which may be contributing to deterioration of steel lintels. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. Architectural exterior accent materials consist of prefinished metal panels, located in masonry projections, which are in poor condition. The exterior masonry has not been cleaned and sealed in recent years, and contains some severe staining in some areas as a result of water runoff from metal accent and roof panels and trim. Interior walls are concrete masonry units and metal stud framed partitions with gypsum board and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Soffits are in fair condition. The window sills are brick and are in fair condition. The exterior steel lintel are rusting and in poor condition. Chimneys are in good condition. Canopies over entrances are metal panel fascia or masonry extensions of the building and plaster finish ceilings, are in good to fair condition. The facility does not contain a loading dock or large opening access to take delivery of building supplies or foodstuffs.06-22-18 Assessment Update: The service yard masonry screen walls are deteriorating and needs rebuilt. Steel lintels at stained glass walls are rested and delaminating and need replaces. Repainting of lintels can be reducedfrom 450 to 370.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required at Service Area brick screen walls. Replace loose brick at screen wall cap. Reset, replace loose/damaged brick adjacent at head of masonry projection openings. Infill new brick at existing through wall unit ventilator louvers to be removed in section A. Provide masonry cleaning, sealing, and caulking as required through the overall facility. Prep and paint exterior soffits. Prep and paint exposed steel lintels through the overall facility. Replace steel lintels as required through the overall facility. Replacement of sloped metal roofs at masonry projections are addressed in section I.06-22-18 Assessment Update: Rebuild masonry screen walls at service yard. Replace steel lintels at stained glass walls. Revise quantity for scraping ad repainting lintels from 450 to 370.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		3,500 Required	$18,375.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		34,900 Required	$52,350.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		34,900 Required	$34,900.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		1,200 Required	$6,600.00	(removing and replacing)
Lintel Replacement:	$250.00	ln.ft.		80 Required	$20,000.00	(total removal and replacement including pinning and shoring)
Coping Replacement Stone and Masonry:	$100.00	ln.ft.		100 Required	$10,000.00	(remove and replace)
Other: Add brick veneer	$38.00	sq.ft. (Qty)		220 Required	$8,360.00	Infill wall openings from the removal of through wall unit ventilators.
Other: Flashing Installation	$16.00	ln.ft.		160 Required	$2,560.00	Install through-wall membrane flashing at existing steel lintels at masonry projections.
Other: Prep and Paint Exposed Steel Lintels	$5.00	ln.ft.		370 Required	$1,850.00	Prep and paint existing exposed steel lintels.
Other: Prep and Paint Metal Fascia	$8.00	sq.ft. (Qty)		1,200 Required	$9,600.00	Prep and paint existing decorative metal panels and canopy fascias.
Other: Prep and Paint Soffits	$5.00	sq.ft. (Qty)		1,410 Required	$7,050.00	Prep and paint exterior soffits at masonry projections and entry canopies.
Other: Rebuild Screen Wall	$35.00	sq.ft. (Qty)		800 Required	$28,000.00	Rebuild masonry screen wall at service yard
Other: Remove/Reinstall Existing Brick	$48.00	sq.ft. (Qty)		210 Required	$10,080.00	Remove/Reinstall existing brick as required to install new steel lintel flashing.
Other: Structural investigation	$5,000.00	allowance		Required	$5,000.00	Perform structural investigation of corroded steel lintels to determine extent of lintel replacement.
Sum:			$214,725.00	$214,725.00		

View Towards Main Entry

Entry to Gymnasium Lobby

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction, and is in good condition. There is no crawl space. The floor construction of the second floor of the overall facility is metal form deck with concrete topping on steel beam type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Existing floor to ceiling height will accommodate dropping the ceiling to provide room for new work. The roof construction of the overall facility, except over the Gymnasium, is metal form deck on steel joist type construction, and is in good condition. The roof construction over the Gymnasium is metal form deck on steel truss type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Roof Construction Over The Gymnasium

Floor Construction Of The Second Floor

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VCT flooring, acoustical tile ceilings, as well as painted block, gypsum board partitions, and operable partitions wall finishes, and they are in fair condition. The overall facility has Corridors with terrazzo flooring, acoustical tile ceilings, as well as epoxy coated block wall finishes, and they are in fair condition. The overall facility has Restrooms with ceramic tile flooring, gypsum board ceilings, as well as painted block wall finishes, and they are in fair to poor condition. Toilet partitions are phenolic resin in good condition, and metal in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate or wood tops, is inadequately provided, and in poor condition. The typical Classroom contains 16 lineal feet of casework, and Classroom casework provided ranges from 0 to 16 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in good condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with wood louvered and non-louvered interior doors that are recessed without proper ADA hardware and clearances, and in fair condition. The Gymnasium spaces have wood flooring, exposed metal deck ceilings, as well as painted block wall finishes, and they are in fair condition. Wood Gymnasium flooring has been well maintained, will accommodate one future sanding and refinishing, and is rated at an advanced stage of its product lifecycle. Gymnasium telescoping stands are wood type construction in fair condition. Gymnasium basketball backboards are manually operated type, and are in fair condition. The Media Center, located on the second floor, has carpet flooring, acoustical tile ceilings, as well as gypsum board wall finishes, and they are in fair condition. Student Dining, has VCT flooring, acoustical tile ceilings, as well as painted block wall finishes, and they are in fair to poor condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1968, 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. Walk-in coolers and freezers are located within the Kitchen spaces, and are in fair condition. 06-22-18 Assessment Update: The 2nd floor classrooms have modular walls and those walls do not extent up to roof deck allowing excessive noise transfer between classrooms and corridors. The gymnasium floor is worn and should be sanded and refinished and striped. The operable walls on the 2nd floor are worn and do not open or close properly and should be replaced. The terrazzo has some cracking throughout the main corridor and should be repaired. The exterior wall design did not provide for a cavity wall construction with adequate insulation and to meet LEED energy requirements additional insulation required. The ceramic floor and wall tile in the locker rooms are damaged and need repairs.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and condition. Provide for the replacement of interior doors due to condition, with funding provided in Item O. 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 interior storefront due to lack of safety glass. 06-22-18 Assessment Update: Provide batt insulation above the ceilings at the 2nd floor classrooms to eliminate noise transmission from room o room and corridor to rooms. Sand, refinish and restripe gymnasium wood floor. Replace operable partition walls at 2nd floor classrooms. Provide for terrazzo floor repairs at main corridor. Provide exterior wall insulation to achieve LEED energy requirements. Repair/replace ceramic floor and wall tile in the locker rooms.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$15.90	sq.ft. (of entire building addition)		Required	$1,196,459.10	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		13 Required	$13,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	$15,049.80	(per building area)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)		120 Required	$3,000.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	$110.00	per seat		456 Required	$50,160.00	(based on current enrollment)
Additional Wall Insulation	$6.00	sq.ft. (Qty)		34,900 Required	$209,400.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Walk-in Coolers/Freezers:	$29,818.00	per unit		2 Required	$59,636.00	
Kitchen Exhaust Hood:	$56,000.00	per unit		1 Required	$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		2,321 Required	$440,990.00	(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: Batt Insulation	$2.50	sq.ft. (Qty)		29,800 Required	$74,500.00	Provide batt insulation above ceiling for sound attenuation
Other: Interior Storefront	$28.00	sq.ft. (Qty)		664 Required	$18,592.00	Provide for the replacement of interior storefront due to lack of safety glass.
Other: Operable Walls	$10,000.00	per unit		6 Required	$60,000.00	Replace operable partion walls.
Other: Refinish Wood Gym Floor	$2.50	sq.ft. (Qty)		6,891 Required	$17,227.50	Sand and refinish wood gym floor
Other: Shower Room Tile	$10.00	sq.ft. (Qty)		400 Required	$4,000.00	Repair shower room ceramic tile
Sum:			$2,218,014.40	$2,218,014.40		

Lockers and Corridor Finishes

Student Dining

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K. Interior Lighting

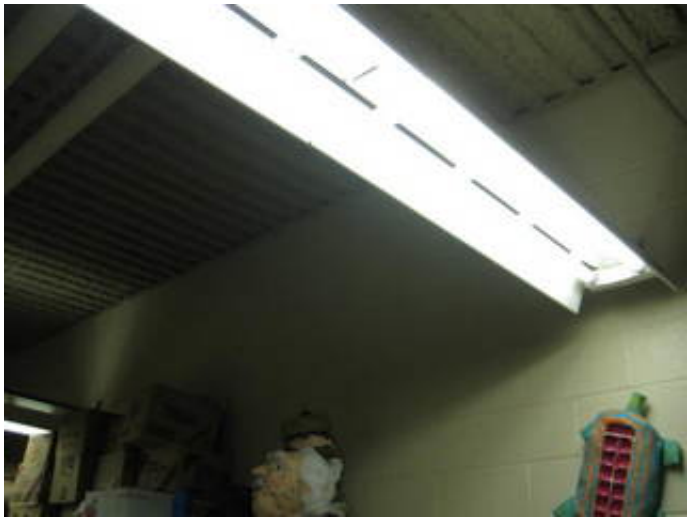
Description: The typical Classrooms in the overall facility are equipped with T-8 1x4 surface mount and T-12 1x4 suspended fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 46 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 12 FC, which is less than the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with pendant metal halide type lighting, in fair condition, providing an average illumination of 37 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting in fair condition, providing an average illumination of 55 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 2x4 lay-in direct fluorescent fixture type lighting with single level switching. Student Dining fixtures are in good to fair condition, providing an average illumination of 61 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 69 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair to poor condition, providing inadequate 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, the utilization of incandescent fixtures, and the utilization of T-12 fluorescent fixtures.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	$376,245.00	Includes demo of existing fixtures
Sum:			$376,245.00	$376,245.00		

Student Dining Fluorescent Light Fixtures



Classroom T-12 Fluorescent Light Fixture

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L. Security Systems

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	$139,210.65	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	$75,249.00	(complete, area of building)
Other: Security Vestibule	$60,000.00	lump sum		Required	$60,000.00	Modify main entry to provide for a security vestibule.
Sum:			$274,459.65	$274,459.65		

Security System CCTV Camera

Recessed HID High Pressure Sodium Entry Light Fixture

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M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	$75,249.00	(complete, area of building)
Sum:			$75,249.00	$75,249.00		

Non-Compliant Plastic Construction Illuminated Exit Sign

Compliant Illuminated Exit Sign

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N. Fire Alarm

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	$131,685.75	(complete new system, including removal of existing)
Sum:			$131,685.75	$131,685.75		

Fire Alarm System Control Panel

Fire Alarm System Horn and Strobe Indicating Device

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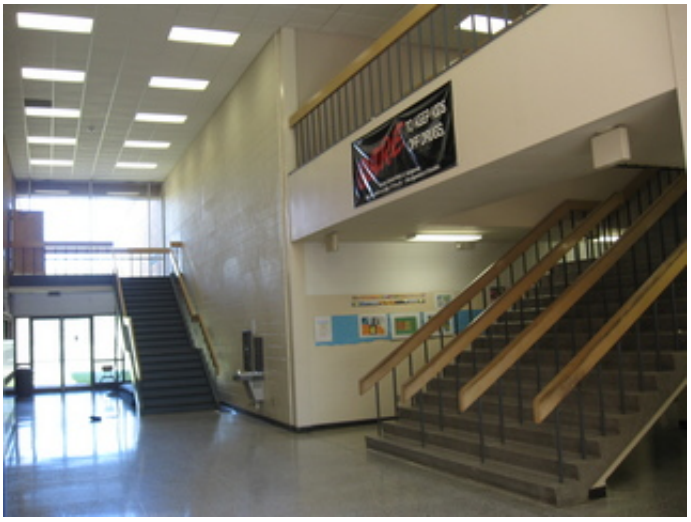
O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are mostly ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Stairs do not meet all ADA requirements, and are insufficient due to non-compliant handrails and guards. Elevation changes within the overall facility are facilitated by 4 non-compliant stairwells in good condition and 1 compliant ramp to the Mechanical Room in good condition. This multistory building has a non-compliant undersized elevator that accesses every floor and is in fair condition. Access to the raised platform in Student Dining is not facilitated by a ramp. No Stage is provided. Interior doors are recessed, are provided adequate clearances on some of the doors, and are not provided with ADA-compliant hardware. 13 ADA-compliant toilets are required, and 4 are currently provided. 13 ADA-compliant lavatories are required, and 4 are currently provided. 3 ADA-compliant urinals are required, and 2 are currently provided. 4 ADA-compliant showers are required, and none are currently provided. 3 ADA-compliant electric water coolers are required, and 6 are currently provided. Toilet partitions are plastic laminate, except for the Locker Rooms, and provide appropriate ADA clearances. Toilet partitions are metal in the Locker Rooms and do not provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted, except for the Locker Rooms. Mirrors do not meet ADA requirements for mounting heights, except in the Locker Rooms. The Health Clinic Restroom is not compliant with ADA requirements due to non-compliant clearances and accessories. A Special Education Restroom is not provided. ADA signage is not provided on either the interior or the exterior of the building. Student Locker Areas off the Corridors have been recently renovated and provides adequate ADA compliant lockers. 06-22-18 Assessment Update: The concrete curbs at the threshold to the showers pose a barrier and need to be reworked for ADA access. The shower stalls need to be reworks to provide adequate ADA requirements.

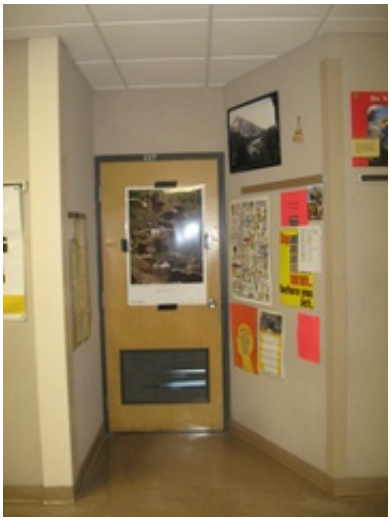
Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, 2 power assist door openers, 1 compliant elevator, 2 toilets, 2 sinks, 1 urinal, 2 toilet partitions, 2 toilet accessories, and 26 doors and frames in the overall facility to facilitate the school's meeting of ADA requirements. Provide barrier for vertical clearance under monumental stairs. Provide ramp at raised platform in Student Dining. Remount 6 mirrors for ADA compliance. Enlarge and reconfigure new single ADA Toilet Rooms for the Health Clinic, 4 Staff, and 1 Kitchen, including 6 toilets, 6 sinks and 6 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. Provide for 2 student ADA-compliant showers and 2 staff ADA-compliant showers. Toilet partitions issues are corrected in Item J. ADA-compliant sink base casework in the Classrooms is corrected in Item J. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J. 06-22-18 Assessment Update: Rework showers to meet ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	$15,049.80	(per building area)
Ramps:	$40.00	sq.ft. (Qty)		30 Required	$1,200.00	(per ramp/interior-exterior complete)
Elevators:	$42,000.00	each		2 Required	$84,000.00	(per stop, $84,000 minimum)
Toilet/Urinals/Sinks:	$1,500.00	unit		5 Required	$7,500.00	(replacement ADA)
Toilet Partitions:	$1,000.00	stall		2 Required	$2,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		2 Required	$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf		26 Required	$130,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	$285.00	per restroom		6 Required	$1,710.00	
Provide ADA Shower:	$3,000.00	each		4 Required	$12,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,000.00	per restroom		2 Required	$2,000.00	
Under Contract Deduction	-$1.00	per unit		2 Required	-$2.00	Indicate total contract value per Addition
Other: ADA Shower	$1,500.00	per unit		2 Required	$3,000.00	Rework plumbing for ADA shower
Other: Add Accessible Unisex Toilet Room	$5,000.00	each		1 Required	$5,000.00	Add unisex Toilet Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from nearby existing Restroom).
Other: Add Barrier For Vertical Clearance	$50.00	ln.ft.		43 Required	$2,150.00	Add barrier under monumental stair for ADA vertical clearance.
Other: Reconfigure Toilet Rooms for ADA Accessibility	$5,000.00	each		6 Required	$30,000.00	Enlarge and reconfigure existing Toilet Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from existing Restroom).
Sum:			$310,607.80	$310,607.80		



Typical Stairs To The Upper Levels



Typical Recessed Classroom Door From The Corridor

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P. Site Condition

Description: The 14.85 acre relatively flat site is located in a suburban residential setting with moderate sparse tree and shrub landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. A bus loop is provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 62 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in poor condition are appropriately placed. Concrete and asphalt 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 heavy duty and is in fair condition, and is not equipped with a concrete pad area for dumpsters. There are no exterior stairs associated with this facility. Site fencing is partially provided on the east side of the property. Due to existing grade configuration, no playground considerations are relevant. The athletic facilities are comprised of two multi-purpose fields, and are in good condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of benches and picnic tables. There is a park located across the street from the school which has baseball fields, football field, and tennis courts. State Route 8 is located to the east of the site. Traffic does not connect through directly.

Rating: 2 Needs Repair

Recommendations: Provide a new concrete dumpster pad due to size and condition. Provide for the replacement of the asphalt wear layer due to condition. Replace concrete and asphalt sidewalks as required due to condition. Provide for the replacement of concrete curbs as required due to condition. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		6,347 Required	$194,218.20	(including drainage / tear out for heavy duty asphalt)
Concrete Curb:	$18.00	ln.ft.		476 Required	$8,568.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		740 Required	$3,470.60	(5 inch exterior slab)
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	$112,873.50	Include this one **or** the next. (Each addition should have this item)
Sum:			$371,530.30	$371,530.30		

Picnic Table Area

Garden Area

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Q. Sewage System

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Sanitary Waste Piping

Sanitary Waste Piping

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R. Water Supply

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

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Sum:			$0.00	$0.00		

Incoming Domestic Water Service Line

Incoming Domestic Water Service Meter

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are predominantly hollow metal type, installed on hollow metal frames, and in fair condition. The facility also includes one pair of FRP exteriors doors, installed on hollow metal frames, in good condition. Typical exterior doors feature no vision panels. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair condition. Entrance doors feature single, predominantly single glazed non-tempered window system, but also include some single glazed wired glass vision panels. An acrylic 'safety' panel has been installed at the interior face of all full glass entry doors, which is in poor condition. There is one overhead door, with hollow metal transom windows, accessed from the exterior Service Area of facility. This door provides access to a storage room for exterior maintenance equipment. The overhead door is un-insulated sectional metal panel type, in poor condition. Transom windows are single glazed wire pane, in poor condition. The facility also contains one un-insulated rolling metal shutter in poor condition, at the Art Room. Interior of opening has been filled with gypsum wall system to render door un-operable. 06-22-18 Assessment Update: Exterior doors are in a condition that require replacement in lieu of painting (total of 22). The 2 overhead doors need replaced.

Rating: 2 Needs Repair

Recommendations: Prep and paint all Hollow Metal doors and frames. Replace single glazed aluminum entry doors. Replacement of vision panels, transoms, and sidelights as addressed in Item F. Replace existing overhead door and transom system with new insulated metal overhead door system. Remove existing rolling metal shutter door at Art Room. Replace with window system as part of Section F. 06-22-18 Assessment Update: Revise door replacement quantity from 12 to 22. Revise replace overhead door from 1 to 2. Delete prep and paint exterior doors.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		22 Required	$44,000.00	(includes removal of existing)
Other: Overhead door and hardware	$3,000.00	per leaf		2 Required	$6,000.00	Remove existing hollow metal transom and overhead door, Replace with new full hgt. insulated overhead door.
Sum:			$50,000.00	$50,000.00		

View to Exterior of Main Entry Doors.

Exterior View of Service Area Doors.

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T. Hazardous Material

Description: The School District did not provide an AHERA three year reinspection report, or other documents regarding hazardous materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. Asbestos containing materials and other hazardous materials are not open to observation. 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: 2 Needs Repair

Recommendations: Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	—	
Duct Insulation Removal	$8.00	sq.ft. (Qty)		900 Required	$7,200.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.00	per unit		5,000 Required	$5,000.00	
Special Engineering Fees for LBP Mock-Ups	$1.00	per unit		5,000 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		75,249 Required	$7,524.90	
Pipe Fitting Insulation Removal	$20.00	each		75 Required	$1,500.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		1,500 Required	$22,500.00	
Gypsum Board Removal	$6.00	sq.ft. (Qty)		22,300 Required	$133,800.00	See J
Fire Door Removal	$100.00	each		8 Required	$800.00	See S
Door and Window Panel Removal	$100.00	each		35 Required	$3,500.00	See J & F
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		6,500 Required	$13,000.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	$300.00	each		45 Required	$13,500.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		50,000 Required	$150,000.00	See J
Carpet Removal (over RFC)	$1.00	sq.ft. (Qty)		3,500 Required	$3,500.00	See J
Sink Undercoating Removal	$100.00	each		6 Required	$600.00	
Sum:			$367,424.90	$367,424.90		

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U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. The facility features four (4) interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails are constructed with vertical bars with less than 4'' clearance and are also constructed in a ladder effect and do not meet the 4'' ball test. The Kitchen hood is in poor condition, and is 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 interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. 06-22-18 Assessment Update: Backflow preventer required for new fire line service for fire suppression system. Handrail replacement budget inadequate.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, with funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new handrails to meet the requirements of the Ohio Building Code. Provide new guardrails to meet the requirements of the Ohio Building Code. Provide fire-rated enclosure around existing stair towers. Provide the new Kitchen hood with a UL 300 compliant wet chemical fire suppression system, with funding provided in Item J. Provide the interlock to de-energize cooking equipment upon discharge of the new Kitchen hood fire suppression system, with funding provided in Item J. 06-22-18 Assessment Update: Add a backflow preventer to support new fire line service for fire suppression system. Provide supplemental budget for handrails.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		75,249 Required	$240,796.80	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		8 Required	$40,000.00	(includes associated doors, door frames and hardware)
Handrails:	$5,000.00	level		8 Required	$40,000.00	
Other: Backflow Preventer	$5,000.00	lump sum		Required	$5,000.00	Provide backflow preventer
Other: Guardrails	$42.50	ln.ft.		25 Required	$1,062.50	Provide new guardrails to meet the requirements of the Ohio Building Code.
Sum:			$326,859.30	$326,859.30		

Non-Compliant Guardrail

Non-Compliant Guardrail

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V. Loose Furnishings

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

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
CEFPI Rating 0 to 3	$5.00	sq.ft. (of entire building addition)		Required	$376,245.00	
Sum:			$376,245.00	$376,245.00		

Typical Student Desks

Typical Teacher's Desk

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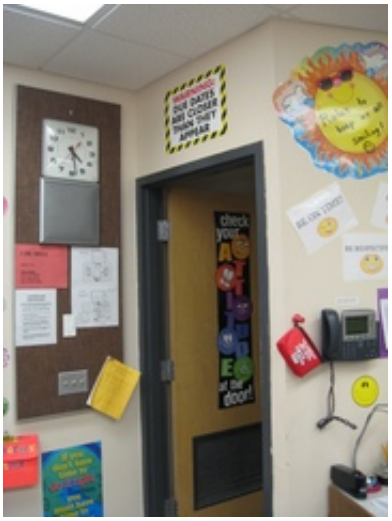
W. Technology

Description: The typical Classroom is equipped with one of the required four technology data ports for student use, one data port for teacher use, one voice port with a digitally based phone system and a 2-way PA system that can be initiated only by the Main Office to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with three of the required four technology data ports for student use, one cable port and monitor, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The facility is equipped with an outdated centralized clock system that is only used to run the school bell system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is not provided. The facility does not contain a Media Distribution Center, and does provide one Computer Lab for use by students. Elevator is not equipped with a telephone or voice call station.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 75,249 ft²	Sum	Comments
MS portion of building with total SF 67,951 to 91,650	$9.47	sq.ft. (Qty)		75,249 Required	$712,608.03	
Sum:			$712,608.03	$712,608.03		



Typical Classroom Technology

Typical Student Computer Lab

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$11,131,790.68
7.00%	Construction Contingency	$779,225.35
Subtotal		$11,911,016.03
16.29%	Non-Construction Costs	$1,940,304.51
Total Project		**$13,851,320.54**

Construction Contingency	$779,225.35
Non-Construction Costs	$1,940,304.51
Total for X.	**$2,719,529.86**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,573.30
Soil Borings / Phase I Envir. Report	0.10%	$11,911.02
Agency Approval Fees (Bldg. Code)	0.25%	$29,777.54
Construction Testing	0.40%	$47,644.06
Printing - Bid Documents	0.15%	$17,866.52
Advertising for Bids	0.02%	$2,382.20
Builder’s Risk Insurance	0.12%	$14,293.22
Design Professional’s Compensation	7.50%	$893,326.20
CM Compensation	6.00%	$714,660.96
Commissioning	0.60%	$71,466.10
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$133,403.38
Total Non-Construction Costs	**16.29%**	**$1,940,304.51**

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Name of Appraiser	Jeff Tuckerman	**Date of Appraisal**	2015-01-07
Building Name	Roberts Middle		
Street Address	3333 Charles Street		
City/Town, State, Zip Code	Cuyahoga Falls, OH 44221		
Telephone Number(s)	(330) 926-3809		
School District	Cuyahoga Falls City		

Setting: Suburban

Site-Acreage	14.85	Building Square Footage	75,249
Grades Housed	6-8	Student Capacity	498
Number of Teaching Stations	34	Number of Floors	2
Student Enrollment	469		
Dates of Construction	1968		

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

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

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Suitability Appraisal of **1.0 The School Site** for Roberts_MS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*10*
The site is 14.85 acres compared to 27 acres recommended by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*12*
The School is centrally located within the district that it serves, but is not easily accessible.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*8*
Atthletic fields are separate from vehicular traffic and are free from hazard.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*4*
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	*66*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Roberts_MS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*8*
Entire building is not ADA-compliant.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire building require replacement due to condition.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*7*
Exterior and interior walls are in good to fair condition. There are minimal control and expansion joints on main facility, but there does not appear to be any cracking associated to this. Some masonry repair work is required and all masonry surfaces require cleaning and sealing.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*5*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is assumed to contain hazardous materials.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*8*
Flexible partition walls have been provided between Classrooms and allow for a variety of class sizes.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*4*
Light sources are improperly placed and provide inadequate lighting in some areas. Fixtures are poorly maintained in some areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*6*
Internal water supply will not support a future fire suppression system, but appears to be adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*4*
Classrooms have an inadequate number of outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*2*
Disconnect switches are not adequately provided to allow for safe servicing of equipment.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*8*
Drinking fountains are adequate in number and placement, and meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*2*

Drainage systems for the overall facility, consisting of sanitary waste piping, are cast iron and galvanized, were installed in 1968, exhibit some signs of leaking and are in fair condition.

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

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

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

The central intercommunication system provides unreliable two-way communication between the Administration area and all teaching areas that can only be initiated by the main office, and is outdated. Telephone system is used as an alternate method of communication with the office.

2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*

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

TOTAL - 2.0 Structural and Mechanical Features	200	*105*

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Suitability Appraisal of **3.0 Plant Maintainability** for Roberts_MS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*10*
Exterior materials for exterior walls require minimum maintenance. Materials and finishes for doors and windows require some maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Flooring throughout the facility consists of VCT, wood, terrazzo, and ceramic tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*6*
Acoustical tile ceilings, operable walls and gypsum board walls are not easily cleaned or resistant to stain. Painted block and epoxy coated block walls are easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is wood type construction that is original to the building, and is in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*5*
Door hardware varies throughout the facility, and does not meet ADA requirements, and keying systems are not compatible and are worn.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*4*
Fixtures are wall mounted and are of fair quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*2*
Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*4*
Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*55*

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Suitability Appraisal of **4.0 Building Safety and Security** for Roberts_MS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

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

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*10*
Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*7*
The building does have 4 stairways, which are not enclosed, and are not ADA and OBC compliant.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*4*
Emergency egress light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*5*
Classroom doors are recessed without proper ADA clearances, and open outward.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*2*
Security systems are inadequately provided and are in fair condition.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
Flooring throughout the facility consists of VCT, wood, terrazzo, and ceramic tile, which is well maintained throughout the facility.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
Stair treads and risers are properly designed and meet requirements.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*2*
Glass at door transoms and sidelights is not tempered or provided with a wire mesh for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*3*
Fixed projections in the Corridor exceed 8 inches.		

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

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

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

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

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

There are no dead-end Corridors in the building.

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

The structure is a masonry load bearing system. Interior walls are a combination of masonry and metal stud construction.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*4*

The fire alarm is provided with manual and automatic actuation, but is not provided with adequate visual indicating devices.

TOTAL - 4.0 Building Safety and Security	200	*114*

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Suitability Appraisal of **5.0 Educational Adequacy** for Roberts_MS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*10*
The average Classroom is 572 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*6*
Undersized Classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*7*
The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*4*
Undersized Classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers, located in the Corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Casework is not adequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*6*
The Special Education Classroom is 568 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*4*
Special Education spaces are not adequately provided to meet instructional needs.		
5.9 **Library/Resource/Media Center** provides appropriate and attractive space	10	*7*
The Media Center is 2,543 SF compared to 1,642 SF recommended in the OSDM. The Library is not visually appealing and does not provide natural light.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*3*
The Gymnasium is 6,891 SF compared to 7,000-8,500 SF recommended in the OSDM.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*4*
Science Classrooms are undersized, and are not provided with required equipment.		
5.12 **Music Program** is provided adequate sound treated space	5	*4*
The Music Rooms are 1,145 SF compared to 1,800-3,000 recommended in the OSDM.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*4*
The Art Room is 1,475 SF compared to 1,200 SF recommended in the OSDM. The Art Room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*3*
The facility is provided with two Computer Labs for student use, but does not meet OSFC requirements for technology.		

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*4*
Work rooms are provided adjacent to the Classrooms for small groups and remedial instruction.		
5.16 **Storage for student and teacher material** is adequate	5	*3*
Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.		

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*4*
The Teacher's Lounge is 289 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.		
5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*7*
The Student Dining space is 3,406 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 2,321 SF compared to 1,642 SF recommended in the OSDM. The Student Dining space is attractive with adequate space for seating.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*5*
Administrative Offices are adequately provided for Middle School students.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*3*
The Counselor's Office is 85 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*3*
The Clinic is 252 SF compared to 370 SF recommended in the OSDM.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*5*
Reception space consists of approximately 400 SF compared to 200-400 SF recommended by the OSDM.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*5*
The Administrative area consists of approximately 2,737 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.		

TOTAL - 5.0 Educational Adequacy	200	*113*

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Suitability Appraisal of **6.0 Environment for Education** for Roberts_MS_June_2009_Jan_2015_EEA_June_2018_Desktop_Update

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a contemporary design with standard detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*8*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main and secondary entrances to the School are sheltered.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior and interior building materials consist of brick, concrete block, and metal panels which provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*16*
The color palette is comprised of neutral hues with accent color of more saturated hues. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*8*
The facility is partially air conditioned to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*6*
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*4*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Drinking fountains and Restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*8*
There are areas for students to gather adjacent to Gymnasium, as well as gathering areas at main circulation cooridor.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*8*
Corridors and Foyers are adequately designed for efficient traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*7*
There are areas for students to gather adjacent to Gymnasium, as well as gathering areas at main circulation corridor.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The Gymnasium and Student Dining are adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*

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

6.16 **Window design** contributes to a pleasant environment	10	*6*
The window are fairly well located and sized, but are missing from numerous classrooms and 2nd floor common circulation spaces.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*3*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*130*

LEED Observation Notes

School District:	Cuyahoga Falls City
County:	Summit
School District IRN:	43836
Building:	Roberts Middle
Building IRN:	42762

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are build on productive agricultural, wildlife or open areas. Several measures can be take however to prevent the impact on undeveloped lands or to improve previously contaminated sites. Appropriate location reduces the need for private transportation and helps to prevent an increase in air pollution. Developing buildings in urban areas and on brownfield sites instead of greenfield locations has economical and environmental benefits. Controlling stormwater runoff and erosion can prevent the worsening of water quality in receiving bodies of water and the impact on aquatic life. Once the building is constructed, it's important to decrease heat island effects and reduce the light pollution on the site.

(source: LEED Reference Guide, 2001:9)

Water Efficiency

In the US ca. 340 billion gallons of fresh water are withdrawn daily from surface sources, 65% of which is discharged later after use. Water is also withdrawn from underground aquifers The excessive usage of water results in the current water deficit, estimated at 3,700 billion gallons. Water efficiency measures in commercial buildings can reduce water usage by at least 30%. Low-flow fixtures, sensors or using non potable water for landscape irrigation, toilet flushing and building systems are just some of available strategies. Not only do they result in environmental savings, but also bring about financial benefits, related to lower water use fees, lower sewage volumes to treat and energy use reductions.

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases CO2 into the Atmosphere and contributes to global warming. Moreover, coal fired electric utilities release nitrogen oxides and sulfur dioxide, where the former contribute to smog and the latter to acid rain. Other types of energy production are not less harmful. Burning of natural gas produces nitrogen oxides and greenhouse gases as well, nuclear power creates nuclear wastes, while hydroelectric generating plants disrupt natural water flows. Luckily there are several practices that can reduce energy consumption and are environmentally and economically beneficial. Not only will they reduce the air pollution and mitigate global warming thanks to being less dependent on power plants, but also they will reduce operational costs and will quickly pay back. In order to make the most of those practices, it's important to adopt a holistic approach to the building's energy load and integrate different energy saving strategies.

(source: LEED Reference Guide, 2001:93)

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents then from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

As we spend a big majority of our time indoors, the emphasis should be put on optimal indoor environmental quality strategies while (re)designing a building . Otherwise, a poor IEQ will have adverse effects on occupants' health, productivity and quality of life. IEQ strategies such as ventilation effectiveness and control of contaminants or a building flush-out prior to occupancy can reduce potential liability, increase the market value of the building but can also result in a significantly higher productivity (16%). Other strategies involve automatic sensors and controls, introducing fresh air to the building or providing lots of daylighting views.

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

This category is aimed at recognizing projects that implemented innovative building features and sustainable building knowledge, and whose strategy or measure results exceeded those which are required by the LEED Rating System. Expertise in sustainable design is the key element of the innovative design and construction process.

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points

Building Name and Level: **Roberts Middle**

6-8

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

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

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Cuyahoga Falls City
Facility:	Roberts Middle
Date of Initial Assessment:	Jan 7, 2015
Date of Assessment Update:	Jul 6, 2018
Cost Set:	2018

District IRN:	43836
Building IRN:	42762
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1968 Original Construction	75,249	$367,424.90	$357,424.90
Total	75,249	$367,424.90	$357,424.90
Total with Regional Cost Factor (103.60%)	—	$380,652.20	$370,292.20
Regional Total with Soft Costs & Contingency	—	$473,646.67	$460,755.69

Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Roberts Middle (42762) - Original Construction

Owner:	Cuyahoga Falls City	**Bldg. IRN:**	42762
Facility:	Roberts Middle	**BuildingAdd:**	Original Construction
Date On-Site:	2015-01-07	**Consultant Name:**	Gandee & Associates, Inc.

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Assumed Asbestos-Containing Material	900	$8.00	$7,200.00
5.	Pipe Insulation Removal	Reported / Assumed Asbestos-Free Material	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	75	$20.00	$1,500.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	1500	$15.00	$22,500.00
10.	Dismantling of Boiler/Furnace/Incinerator	Reported / Assumed Asbestos-Free Material	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Reported / Assumed Asbestos-Free Material	0	$25.00	$0.00
14.	Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	$7.00	$0.00
15.	Gypsum Board Removal	Reported Asbestos-Containing Material	22300	$6.00	$133,800.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Reported / Assumed Asbestos-Free Material	0	$4.00	$0.00
22.	Fire Door Removal	Assumed Asbestos-Containing Material	8	$100.00	$800.00
23.	Door and Window Panel Removal	Assumed Asbestos-Containing Material	35	$100.00	$3,500.00
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	6500	$2.00	$13,000.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	45	$300.00	$13,500.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	50000	$3.00	$150,000.00
30.	Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	3500	$1.00	$3,500.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
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**			$349,900.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$349,900.00

B. Removal Of Underground Storage Tanks — ☑ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	75249	75249	$0.10	$7,524.90

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	See Bulk Sample Record Nos. 1 through 9 for sampling results in this addition.		$0.00
2.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
3.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E2	**Total Cost for Env. Hazards Work - Renovation**	$367,424.90
2.	A36, B1, D1, and E3	**Total Cost for Env. Hazards Work - Demolition**	$357,424.90

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

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

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

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

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