

Building Information - Cuyahoga Falls City (43836) - Schnee Learning Center

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Schnee_Learning_Center_June_2009_November_2018_Destop_Update_Rev_1
Assessment Date (on-site; non-EEA)	2009-05-01
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Schnee Learning Center
Building IRN	147231
Building Address	2222 Issaquah Street
Building City	Cuyahoga Falls
Building Zipcode	44221
Building Phone	(330) 922-1966
Acreage	6.38
Current Grades:	9-12
Teaching Stations	20
Number of Floors	2
Student Capacity	325
Current Enrollment	85
Enrollment Date	2015-11-15
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	16
Historical Register	NO
Building's Principal	Mr. Tiny Palliga
Building Type	High

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

40,724 Total Existing Square Footage
1961 Building Dates
9-12 Grades
85 Current Enrollment
20 Teaching Stations
6.38 Site Acreage

Schnee Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1961, is a two story, 40,724 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 reinforced concrete structural frame with a folded plate roof structure and a brick veneer on masonry infill wall type exterior wall construction, with concrete masonry units and glazed block type wall construction in the interior. The floor system of the base floor of the overall facility consists of concrete slab-on-grade type construction. The floor system of the first floor of the elevated west Classroom wing of the overall facility consists of a reinforced cast-in-place two-way concrete slab with concrete topping type construction. The roof structure of the overall facility, except at the Multipurpose space and canopies, is precast reinforced concrete planks with concrete topping type construction. The roof structure of the overall facility at the Multipurpose space and canopies are reinforced cast-in-place concrete folded plate type construction. The roofing system of the overall facility, except for the sloped roof areas, is an asphalt built-up roof with gravel wear coat that was installed in 1999. The roofing system over the sloped roof areas of the overall facility is a granulated asphalt rolled roofing that was installed in 1999. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Multi-Purpose Room. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual fire alarm system. The facility is partially equipped with a non-compliant automated fire suppression system in the Mechanical Room only. The building contains asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 5 acre site adjacent to residential and municipal properties. The property, playgrounds, and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is good. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate. The north Classroom wing is elevated over a covered plaza below. This facility is leased by Summit Christian School and Summit County Educational Services since 2005.

No Significant Findings

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Building Construction Information - Cuyahoga Falls City (43836) - Schnee Learning Center (147231)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1961	no	2	40,724	no	no

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Building Component Information - Cuyahoga Falls City (43836) - Schnee Learning Center (147231)

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 (1961)		5722		4154	1156			770						
Total	0	5,722	0	4,154	1,156	0	0	770	0	0	0	0	0	0
Master Planning Considerations		There is an area of approximately 10,000 SF available for future expansion south of the west wing of the existing building. The steep slope and site drainage shall required considerations. There is also a water treatment plant with open pond to the north or the site.												

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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

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Original Construction (1961) Summary

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Bldg. IRN: 147231				Date Prepared: 2009-05-01		By: Bernie Merritt	
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			=3 Needs Replacement				
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Cost Set: 2018					Assessment		
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B. Roofing				2	\$800,379.60	-	
C. Ventilation / Air Conditioning				1	\$25,362.00	-	
D. Electrical Systems				3	\$660,950.52	-	
E. Plumbing and Fixtures				3	\$426,768.00	-	
F. Windows				3	\$48,486.00	-	
G. Structure: Foundation				2	\$75,000.00	-	
H. Structure: Walls and Chimneys				2	\$441,501.50	-	
I. Structure: Floors and Roofs				1	\$0.00	-	
J. General Finishes				3	\$1,092,742.40	-	
K. Interior Lighting				3	\$203,620.00	-	
L. Security Systems				3	\$216,063.40	-	
M. Emergency/Egress Lighting				3	\$40,724.00	-	
N. Fire Alarm				3	\$71,267.00	-	
O. Handicapped Access				2	\$286,354.80	-	
P. Site Condition				2	\$471,500.87	-	
Q. Sewage System				3	\$183,665.24	-	
R. Water Supply				1	\$0.00	-	
S. Exterior Doors				3	\$32,000.00	-	
T. Hazardous Material				3	\$196,607.20	-	
U. Life Safety				3	\$192,379.30	-	
V. Loose Furnishings				3	\$203,620.00	-	
W. Technology				3	\$551,590.79	-	
X. Construction Contingency / Non-Construction Cost				-	\$1,859,166.72	-	
Total					\$9,469,252.22		
Suitability Appraisal Summary							
Section		Points Possible	Points Earned	Percentage	Rating	Category	
Cover Sheet		—	—	—		—	
1.0 The School Site		100	61	61%		Borderline	
2.0 Structural and Mechanical Features		200	105	53%		Borderline	
3.0 Plant Maintainability		100	50	50%		Borderline	
4.0 Building Safety and Security		200	115	58%		Borderline	
5.0 Educational Adequacy		200	115	58%		Borderline	
6.0 Environment for Education		200	116	58%		Borderline	
LEED Observations		—	—	—		—	
Commentary		—	—	—		—	
Total		1000	562	56%		Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates							
				C=Under Contract			
				Renovation Cost Factor		103.60%	
				Cost to Renovate (Cost Factor applied)		\$9,810,145.30	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

A. Heating System

Description: The existing system for the 1961 Original Construction is a natural gas fired heated water boiler type system, installed in 1961, and is in poor condition. The system in the 1961 Board Offices is an extension of that found in the 1961 Original Construction. 2-pipe vs. 4-pipe designations are not applicable in this facility, as no central air conditioning is provided. The two (2) cast iron boilers, manufactured by American Standard, were installed in 1961 and are in fair to poor condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, fin tubes, and air handlers. The terminal equipment was installed in 1961 and is in fair to poor condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls were installed in 1961 and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as not being in safe and efficient working order, and long term life expectancy of the existing system is not anticipated. The structure is not equipped with a central air conditioning system. The site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with Ohio Building Code and Ohio School Design Manual standards. Convert the overall facility to a ducted system to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork, with funding provided in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		40,724 ft ² Required	\$1,063,710.88	(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	\$325,792.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,389,502.88	\$1,389,502.88		



Natural Gas Fired Heated Water Boilers



Heating Water Cabinet Heater

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B. Roofing

Description: The roof over the overall facility, except for the sloped roof areas, is an asphalt built-up roof with gravel wear coat system that was installed in 1999, and is in fair condition. The roof over the sloped roof areas of the overall facility is a granulated asphalt rolled roofing system that was installed in 1999, and is in fair condition. There are District reports of current leaking in the north Corridor and west Corridor. Signs of past leaking were also observed during the physical assessment. Access to the roof was gained by a roof access hatch that is in poor condition and interior access ladder that is in good condition. Fall safety protection cages are not required, and are not provided. The roof over the Multipurpose space was inaccessible during the physical assessment due to a missing exterior roof access ladder. There were observations of standing water on the roof. Metal cap flashings are in good condition and concrete copings are in poor condition. Roof storm drainage is addressed through a system of roof drains, downspouts and through-wall drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are not required on this building. No problems requiring attention were encountered with any roof penetrations. There are no covered walkways attached to this structure, however an elevated west Classroom wing covers a large plaza below. 11-19-18 Assessment Update: It was reported by district personnel, and observed, the original roof area was not removed prior to installing the current roof system. Therefore, additional tear-off costs required. Additional roof insulation required to meet LEED energy efficiency requirements.

Rating: 2 Needs Repair

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition. Replace all roof drains, drain pans, and drain guards. Replace existing roof access hatch. Provide new downspouts at missing locations serving the roof over the Multipurpose space. Provide new exterior roof access ladder for access to the roof over the Multipurpose space. 11-19-18 Assessment Update: Provide for additional roof tear-off due to recovery roof system installed over existing roof. Provide for additional roof insulation to meet LEED energy efficiency requirements.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft ²		
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		42,189 Required	\$556,894.80	
Gutters/Downspouts	\$13.10	n.ft.		20 Required	\$262.00	
Remove/replace existing roof Drains and Sump:	\$1,200.00	each		18 Required	\$21,600.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		42,189 Required	\$135,004.80	(non-tapered insulation for use in areas without drainage problems)
Roof Access Hatch:	\$2,000.00	each		1 Required	\$2,000.00	(remove and replace)
Other: Add Roof Ladder	\$20.00	n.ft.		12 Required	\$240.00	Provide new exterior roof ladder
Other: Additional Roof Tear-Off	\$2.00	sq.ft. (Qty)		42,189 Required	\$84,378.00	Additional Roof Tear-Off
Sum:			\$800,379.60	\$800,379.60		



Roof Canopy Over The Main Entrance



Roof Over The West Classroom Wing

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C. Ventilation / Air Conditioning

Description: The overall facility is not equipped with a central air conditioning system. Window units are provided in the 1961 Board Offices, Classrooms, Administrative Offices, and Principal's Office locations. The ventilation system in the overall facility consists of unit ventilators, installed in 1961 and in fair condition, providing fresh air to Classrooms, and air handlers, installed in 1961 and in poor condition, providing fresh air to other miscellaneous spaces such as the Multi-Purpose Room (Student Dining / Gymnasium). Relief air venting is provided by unit ventilators, air handlers, and ceiling plenums. 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, Kitchen Dry Food Storage, and P.E. Workroom & Storage are inadequately placed, and in fair to poor condition. The Art Program is not equipped with a kiln. 11-19-18 Update: The educational curriculum no longer includes chemistry lab work.

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. Provide the existing Art Program the required kiln ventilation system, with kiln pricing to be included in Item J. 11-19-18 Update: Delete Safety Shower, Utility Sink, Natural Gas Connections, Compressed Air Connections and Acid Waste System & Neutralization Tank.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft ²		
Kiln Exhaust System:	\$5,000.00	each		1 Required	\$5,000.00	
Other: General Building Exhaust System	\$0.50	sq.ft. (of entire building addition)		Required	\$20,362.00	Replace the existing general building exhaust system.
Sum:			\$25,362.00	\$25,362.00		



Unit Ventilator



Window AC Unit

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D. Electrical Systems

Description: The electrical system provided to the 1961 Original Construction is a 120/208 volts, 600 amp, 3 phase and 4 wire system installed in 1961, and is in fair to poor condition. The system in the 1961 Board Offices is an extension of that found in the 1961 Original Construction. Power is provided to the school by a single City of Cuyahoga Falls owned, pole-mounted transformer located in the main parking lot, and in poor condition. The panel system, installed in 1961, is in poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, one (1) dedicated outlet for each Classroom computer, and zero (0) dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as five (5) general purpose outlets, while others are equipped with as few as two (2) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair to poor condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1961) 40,724 ft²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	\$660,950.52	(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:			\$660,950.52	\$660,950.52		



Main Electrical Distribution Panel



Pole 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 1961, and is in fair condition. The waste piping in the overall facility is cast iron and galvanized, was installed in 1961, and is in fair condition. The facility is equipped with one (1) Rudd Multi-coil natural gas domestic water boiler, installed in 1961, in fair to poor condition, with one (1) separate A.O. Smith 350 gallon storage tank, installed in 1988, and in good to fair condition. The overall facility contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 0 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 0 Locker Room Restrooms for staff, 1 Kitchen Restroom, 0 Health Clinic Restrooms, 0 Restrooms associated with Kindergarten / Pre-K Classrooms / Specialty Classrooms, and 2 Restrooms for staff. Boys' Large Group Restrooms contain 5 non-ADA wall mounted flush valve toilets, 10 non-ADA floor mounted flush valve urinals, as well as 9 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 11 non-ADA wall mounted flush valve toilets, as well as 9 non-ADA wall mounted lavatories. Staff Restrooms contain 3 non-ADA wall mounted flush valve toilets, 1 non-ADA floor mounted flush valve urinal, as well as 3 non-ADA wall mounted lavatories. Condition of fixtures is fair to poor. The facility is equipped with 4 ADA electric water coolers, in fair condition. Elementary Classrooms are equipped with required lavatory mounted type drinking fountains, which are not ADA compliant, and are in fair condition. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom which contains 1 non-ADA floor mounted flush valve toilet, as well as 1 non-ADA wall mounted lavatory, and fixtures are in fair to poor condition. Health Clinic is not equipped with the required Restroom facilities. Kindergarten / Pre-K Classrooms are not equipped with the required Restroom facilities. Kitchen fixtures consist of one (1) double-compartment sink, one (1) disposal unit, and one (1) dishwashing unit with built-in Hatco water booster heater, which are in fair to poor condition. The Kitchen is equipped with an unsatisfactory grease interceptor due to age, condition, and insufficient capacity. The Kitchen is not provided the required 140 degree hot water supply. The school meets the OBC requirements for fixtures. Per OBC and OSDM requirements this facility should be equipped with 12 toilets, 6 urinals, 12 lavatories, and 4 electric water coolers, and at present it is equipped with 20 toilets, 11 urinals, 22 lavatories, and 4 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 Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are required due to existing grade configuration. Biology or Chemistry Classroom acid waste systems are not provided, but are required due to existing grade configuration. Adequate exterior wall hydrants are not provided.

Rating: 3 Needs Replacement

Recommendations: Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. Due to age, condition, and OSFC standards, replace 5 lavatory mounted type drinking fountains, 22 lavatories, 20 toilets, 11 urinals, and 2 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 Rudd multi-coil domestic water boiler due to age and condition. Replace the Kitchen grease trap interceptor due to age, condition, and insufficient capacity. Provide the Kitchen with a water booster. Provide 2 additional exterior wall hydrants. Replace the existing Custodial Closet service sinks due to age and condition. Provide the Science Classrooms with the required gas connection. Provide the Science Classrooms with the required compressed air connection. Provide the Science Classrooms with the required safety shower / eyewash station. Provide the Science Classrooms with the required utility sink. Provide the Biology / Chemistry Classroom with the required acid waste systems.

Item	Cost	Unit	Whole Building	Original Construction (1961) 40,724 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	\$142,534.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$142,534.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required	\$5,100.00	(remove / replace)
Toilet:	\$1,500.00	unit		20 Required	\$30,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		11 Required	\$16,500.00	(remove / replace)
Sink:	\$1,500.00	unit		22 Required	\$33,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		2 Required	\$6,000.00	(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 - Utility Sink	\$2,400.00	unit		1 Required	\$2,400.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Natural Gas Connections	\$800.00	each		1 Required	\$800.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$15,000.00	per system		1 Required	\$15,000.00	
Other: Acid Waste System and Neutralization Tank	\$10,000.00	per unit		1 Required	\$10,000.00	Provide the Biology / Chemistry Classroom with the required acid waste systems.
Other: Exterior Wall Hydrants	\$1,400.00	per unit		2 Required	\$2,800.00	Provide 2 additional exterior wall hydrants.
Other: Kitchen Grease Trap	\$5,000.00	per unit		1 Required	\$5,000.00	Replace the Kitchen grease trap interceptor due to age, condition, and insufficient capacity.
Other: Kitchen Water Heater	\$5,100.00	per unit		1 Required	\$5,100.00	Provide the Kitchen with a water booster.
Other: Lavatory Mounted Type Drinking Fountain	\$500.00	per unit		5 Required	\$2,500.00	Due to age, condition, and OSFC standards, replace 5 lavatory mounted type drinking fountains.
Sum:				\$426,768.00	\$426,768.00	



Floor Mounted Flush Valve Urinals



Non-ADA Wall Mounted Lavatories

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F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed in 2003, and is in good condition. There are insulated translucent fiberglass clerestory panels in the Gymnasium, which were installed in 1961, and are in fair condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features surface mounted shades, which are in good condition. The window system is equipped with insect screens on operable windows, which are in good condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The main entry doors in the 1961 Original Construction are equipped with non thermal aluminum frame sidelights and transoms with single glazed glazing, in fair condition. The school does contain two acrylic bubble type skylights on aluminum frames, in good condition. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Replace single pane glazed transoms and sidelights at the main entry doors of the 1961 Original Construction with approved insulating safety glass. Replace single pane glazed vision panels as required in exterior doors of the overall facility. Replace translucent fiberglass clerestory panels.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
Translucent Panels:	\$125.00	sq.ft. (Qty)		40,724 ft ² 330 Required	\$41,250.00	(remove and replace)
Other: Replace Exterior Door Vision Panels	\$200.00	each		3 Required	\$600.00	Replace single pane glazed vision panels as required in exterior doors of the overall facility.
Other: Replace Transoms and Sidelights	\$28.00	sq.ft. (Qty)		237 Required	\$6,636.00	Replace single pane glazed transoms and sidelights at the main entry doors of the 1961 Original Construction with approved insulating safety glass.
Sum:			\$48,486.00	\$48,486.00		



Typical Classroom Windows



Clerestory Windows in Multi-Purpose Room

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G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete footings, which displayed locations of differential settlement and cracking at two exterior wall locations and are in good to fair condition. The District reports that there has been no past leaking due to foundation issues. 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. 11-19-18 Update: The budget allocate to address foundation settlement issues is not adequate.

Rating: 2 Needs Repair

Recommendations: Address foundation settlement issues at two exterior wall locations. 11-19-18 Update: Increase budget allocate to address foundation settlement issues.

Item	Cost	Unit	Whole Building	Original Construction (1961) 40,724 ft ²	Sum	Comments
Other: Address Foundation Settlement Issues	\$75,000.00	allowance		Required	\$75,000.00	Address foundation settlement issues at two exterior wall locations.
Sum:			\$75,000.00	\$75,000.00		



Condition of Exterior Wall and Concrete Column at Grade



Condition of Exterior Wall Adjacent to Pavement

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H. Structure: Walls and Chimneys

Description: The overall facility has a reinforced concrete structural frame with a folded plate roof structure and a brick veneer on masonry infill wall system, which displayed locations of deterioration, and is in fair to poor condition. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are not provided at lintel locations at doors and windows. The school does have sufficient expansion joints, and they are in fair condition. The exterior masonry has not been cleaned and sealed in recent years; shows evidence of mortar deterioration and has locations of efflorescence, staining and graffiti. Architectural exterior accent material consists of precast concrete panels and exposed cast in place concrete, which is in fair to poor condition. Interior walls are concrete masonry units and glazed block, and are in good to fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Exterior soffits are painted concrete type construction, and in fair condition. Exterior fascias are corrugated metal type, and in fair to poor condition. The window sills are an element of the aluminum window system, and are in good condition. The exterior lintels are exposed reinforced concrete, and are in fair condition. The chimney is in fair condition, and requires masonry repair work. The canopy at the main building entrance is a concrete folded plate type construction, and is fair to poor condition. A loading dock has not been provided to facilitate unloading of trucks and receipt of product / supplies / foodstuffs. 11-19-18 Update: The budget allocate to address spalling concrete at entry canopy if inadequate.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Provide masonry repairs as required through the overall facility. Recaulk existing control joints. Recaulk existing expansion joints through the overall facility. Repair and paint concrete soffits through the overall facility. Repair concrete canopy at the main entry to the 1961 Original Construction. Repair masonry wall at outdoor play area as required. Replace ceiling over lower covered outdoor play area. Repair exposed concrete structure as required through the overall facility. Repair chimney masonry as required. Repair metal fascia as required. 11-19-18 Update: Increase the budget allocate to address spalling concrete at entry canopy.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft ²		
Tuckpointing:	\$5.25	sq.ft. (Qty)		3,010 Required	\$15,802.50	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		15,045 Required	\$22,567.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		15,045 Required	\$15,045.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		13,352 Required	\$73,436.00	(removing and replacing)
Other: Ceiling Replacement	\$8.00	sq.ft. (Qty)		11,383 Required	\$91,064.00	Replace ceiling over lower covered outdoor play area.
Other: Chimney Masonry Repairs	\$12.75	sq.ft. (Qty)		338 Required	\$4,309.50	Repair chimney masonry as required.
Other: Concrete Canopy Repair	\$25.00	sq.ft. (Qty)		2,000 Required	\$50,000.00	Repair concrete canopy at the main entry to the 1961 Original Construction.
Other: Concrete Soffit Repair	\$7.50	sq.ft. (Qty)		3,186 Required	\$23,895.00	Repair and paint concrete soffits through the overall facility.
Other: Exposed Concrete Structure Repair	\$7.50	sq.ft. (Qty)		2,580 Required	\$19,350.00	Repair exposed concrete structure as required through the overall facility.
Other: Interior Masonry Repair	\$12.75	sq.ft. (Qty)		1,205 Required	\$15,363.75	Repair interior masonry walls as required.
Other: Masonry Infill	\$25.00	sq.ft. (Qty)		123 Required	\$3,075.00	Provide masonry infill for existing unit ventilator openings in exterior walls.
Other: Masonry Playground Wall Repair	\$35.00	sq.ft. (Qty)		482 Required	\$16,870.00	Repair masonry wall at outdoor play area as required.
Other: Masonry Repairs	\$12.75	sq.ft. (Qty)		2,369 Required	\$30,204.75	Provide masonry repairs as required through the overall facility.
Other: Metal Fascia Repairs	\$9.25	sq.ft. (Qty)		1,648 Required	\$15,244.00	Repair metal fascia as required.
Other: Precast Concrete Panel Repairs	\$15.00	sq.ft. (Qty)		2,773 Required	\$41,595.00	Repair precast concrete panels as required.
Other: Recaulk Existing Control Joints	\$5.50	ln.ft.		592 Required	\$3,256.00	Recaulk existing control joints.
Other: Recaulk Existing Expansion Joints	\$5.50	ln.ft.		77 Required	\$423.50	Recaulk existing expansion joints through the overall facility.
Sum:			\$441,501.50	\$441,501.50		



Concrete Column Support for Entry Canopy



Typical Exterior Wall and Soffit

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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. The floor construction of the first floor of the elevated west Classroom wing of the overall facility is reinforced cast-in-place two-way concrete slab with concrete topping type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. Architectural soffits will be required since the current ceiling and structure elevations will not accommodate new work. The roof construction of the overall facility, except at the Multi-Purpose Room and canopies, is precast reinforced concrete planks with concrete topping type construction, and is in good condition. The roof construction of the overall facility at the Multi-Purpose Room and canopies are reinforced cast-in-place concrete folded plate type construction, and is in fair condition due to spalling on the areas exposed to weather.

Rating: 1 Satisfactory

Recommendations: Existing conditions of the reinforced cast-in-place concrete folded plate type construction require patching and restoration to protect the reinforcing from further deterioration with funding provided in Item H. Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft ²		
Sum:			\$0.00	\$0.00		



Folded Plate Concrete Roof Structure Over the Multi-Purpose Space



Reinforced Cast-In-Place Two-Way Concrete Slab Floor Of Elevated Classroom Wing

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J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VAT and carpet flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair to poor condition. The overall facility has Corridors with terrazzo flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair to poor condition. The overall facility has Restrooms with ceramic tile flooring, plaster ceilings, as well as glazed block wall finishes, and they are in poor condition. Toilet partitions are metal and wood, and are in poor condition. Classroom casework in the overall facility is wood or metal type construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 24 lineal feet of casework, and Classroom casework provided ranges from 12 to 30 feet. Classrooms are provided adequate chalkboards, markerboards, tackboards, which are in fair condition. The lockers, located in the Corridors, are inadequately provided, and in poor condition. The Art program is not equipped with a kiln. The facility is equipped with metal non-louvered interior doors that are flush mounted and partially recessed without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium spaces have VAT flooring, acoustical tile ceilings, as well as glazed and painted wall finishes, and they are in fair to poor condition. Gymnasium telescoping stands are wood type construction in fair condition. Gymnasium basketball backboards are fixed type, and are in good condition. The Resource Room, located in the 1961 Original Construction, has carpet flooring, acoustical tile ceilings, as well as glazed and painted block wall finishes, and they are in fair condition. Student Dining shares the Gymnasium space. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is full service, is oversized based on current enrollment, and the existing Kitchen equipment, installed in 1961, is in poor condition. 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 on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction material and/or installed as required by the OSDM and OBMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in fair to poor condition. 11-19-18 Update: Floor and Wall patch required following removal of floor mounted urinals. Additional wall insulation required to meet LEED Silver energy requirements. Bleacher capacity does not meet building capacity.

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. Other doors are funded in Item O due to opening expansion. Provide for the replacement of Kitchen equipment due to age and condition. Provide for the replacement of the Kitchen exhaust hood due to age and condition. Provide for replacement of reach-in cooler/freezer. 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 a kiln for the Art Program, with funding for ventilation provided in Item C. Provide for terrazzo repair as required in the 1956 Original Construction. 11-19-18 Update: Provided floor and wall patch following removal of floor mounted urinals. Provide additional wall insulation to meet LEED Silver energy requirements. Increase bleacher capacity to meet building capacity.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	\$15.90	sq.ft. (of entire building addition)		40,724 ft ² Required	\$647,511.60	(middle, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		20 Required	\$20,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	\$8,144.80	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		68 Required	\$88,400.00	(non-ADA)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		300 Required	\$7,500.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	\$110.00	per seat		100 Required	\$11,000.00	(based on current enrollment)
Art Program Kiln:	\$2,750.00	each		1 Required	\$2,750.00	
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		15,045 Required	\$90,270.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Reach-in Refrigerator/Freezer:	\$6,433.00	per unit		2 Required	\$12,866.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit		1 Required	\$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		770 Required	\$146,300.00	(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: Floor Patch	\$2,000.00	allowance		Required	\$2,000.00	Floor and Wall patch at floor mounted urinals
Sum:			\$1,092,742.40	\$1,092,742.40		



Typical Corridor Finishes



Typical Classroom Casework

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K. Interior Lighting

Description: The typical Classrooms in the overall facility are equipped with T-12 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 33 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-12 2x2 and 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 11 FC, which is less than the 20 FC recommended by the OSDM. The Multi-Purpose Room (Student Dining / Gymnasium) spaces are equipped with T-12 surface mount fluorescent fixture type lighting, in fair condition, providing an average illumination of 45 FC, which is less than the 60 FC recommended by the OSDM. The overall facility is not equipped with a Media Center. The Student Dining and Gymnasium spaces are combined and incorporated into the Multi-Purpose Room. The Kitchen spaces are equipped with T-12 1x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair to poor condition, providing an average illumination of 50 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with pendant incandescent and T-121x4 suspended fluorescent fixture type lighting in fair to poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-12 surface mounted and T-8 2x4 lay-in direct fluorescent fixture type lighting in good to fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not 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 (1961)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		40,724 ft ²		
Sum:			\$203,620.00	Required	\$203,620.00	Includes demo of existing fixtures



Typical Classroom Fluorescent Light Fixtures



Typical Corridor Fluorescent Light Fixtures

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L. Security Systems

Description: The overall facility contains a motion sensor and door contact type security system in fair condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are not provided at main entry areas, parking lots, central gathering areas, and main Corridors. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card / biometric readers. The security system is inadequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. Existing playground fencing is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with surface mounted HID high pressure sodium and mercury vapor entry lights in fair condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are illuminated by surface mounted HID high pressure sodium fixtures in fair condition. The exterior site lighting system provides inadequate coverage. 11-19-18 Update: There is not security vestibule at main entry.

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. 11-19-18 Update: Provide for security vestibule at main entry.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		40,724 ft ²	\$75,339.40	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$40,724.00	(complete, area of building)
Other: Security Vestibule	\$100,000.00	allowance		Required	\$100,000.00	Security Vestibule
Sum:			\$216,063.40	\$216,063.40		



Security System Motion Detection Device



Surface Mounted HID High Pressure Sodium 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 and LED illuminated exit signs and the system is in fair condition. The facility is not adequately equipped with emergency egress floodlighting, and the system is in fair condition. The system is not provided with appropriate battery backup and emergency generator on separate circuits. The system is inadequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
Emergency/Egress Lighting	\$1.00	sq.ft. (of entire building addition)		40,724 ft ²		
				Required	\$40,724.00	(complete, area of building)
Sum:			\$40,724.00	\$40,724.00		



Illuminated Exit Sign



Illuminated Exit Sign and Emergency Egress Light Fixture

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N. Fire Alarm

Description: The overall facility is equipped with an Ademco Fire-lite MS5012 addressable fire alarm system, installed in 1999, and in fair condition, consisting of manual pull stations and horn and strobe indicating devices. The system is not automatic but is monitored by a third party. The system is not equipped with sufficient audible horns and strobe indicating devices. The system is not equipped with any flow switches, tamper switches, smoke detectors, 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 (1961)	Sum	Comments
				40,724 ft ²		
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		Required	\$71,267.00	(complete new system, including removal of existing)
Sum:			\$71,267.00	\$71,267.00		



Fire Alarm Manual Pull Station



Fire Alarm System Control Panel

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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 not an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps except for the Lower Level Classrooms which can only be accessed by stairs. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipment are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Stairs do not meet all ADA requirements, and are insufficient due to non-compliant handrails and guards. Elevation changes within overall facility are facilitated by 2 non-compliant stairwells in good to fair condition, 2 non-compliant steps in good condition. This multistory building does not have a compliant elevator that accesses every floor. Access to the Stage is not facilitated by a chair lift or ramp. Interior doors are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware in the north Classroom wing. Interior doors are semi-recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware in the south and west Classroom wings. 12 ADA-compliant toilets are required, and 2 are currently provided. 12 ADA-compliant lavatories are required, and 2 are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. No ADA-compliant showers are required, and none are currently provided. 3 ADA-compliant electric water coolers are required, and 4 are currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights except in the Locker Room Restrooms. Due to current grade configuration, this facility does not require Kindergarten Restrooms. Health Clinic and Special Education Restrooms are not provided. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, 1 power assist door opener, 1 chair lift, 1 elevator, 6 toilets, 6 sinks, 2 toilet partitions with ADA compliant toilet accessories, 18 doors and frames, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Remount 6 mirrors for ADA compliance. Enlarge and reconfigure new single ADA Toilet Rooms for the Kitchen, and two Staff Toilet Rooms, including 3 toilets, 3 sinks and 3 sets of ADA accessories. Add 3 new single ADA Toilet Rooms, 1 for each of the Special Education Classroom wings due to the current building use and 1 Health Clinic Toilet Room, including 3 toilets, 3 sinks, and 3 sets of ADA accessories. Toilet partitions issues are corrected in Item J. ADA compliant sink base casework in the Classrooms is corrected in Item J. For interior doors that are not being replaced under this Item, door hardware to be replaced with funding provided in Item J. Stairwells are corrected in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft²		
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	\$8,144.80	(per building area)
Lifts:	\$15,000.00	unit		1 Required	\$15,000.00	(complete)
Elevators:	\$42,000.00	each		2 Required	\$84,000.00	(per stop, \$84,000 minimum)
Toilet/Urinals/Sinks:	\$1,500.00	unit		12 Required	\$18,000.00	(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		1 Required	\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$5,000.00	leaf		18 Required	\$90,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		6 Required	\$1,710.00	
Other: Add Accessible Unisex Toilet Room	\$10,000.00	each		3 Required	\$30,000.00	Add unisex Toilet Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from nearby existing Restroom).
Other: Reconfigure Toilet Rooms for ADA Accessibility	\$10,000.00	each		3 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:			\$286,354.80	\$286,354.80		



Typical Large Boy's Restroom



Non-Compliant Stair to Lower Level Classrooms

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P. Site Condition

Description:

The 5 acre steeply sloped site is located in a suburban residential and municipal setting with moderate tree and shrub landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. 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 not provided for student loading and unloading. Staff and visitor parking is facilitated by multiple asphalt parking lots in poor condition, containing 96 parking places, which provides adequate parking for staff members, visitors, students, and the disabled. The site and parking lot drainage design, consisting of sheet drainage 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 sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Trash pick-up and service drive pavement is not heavy duty and is in poor condition, and is not equipped with a concrete pad area for dumpsters. Exterior stairs are in fair condition with non-compliant handrails in poor condition. The retaining walls are in good condition. There is no site fencing provided and access is unrestricted. A small hard surface play area features a concrete block fence in fair condition. The playground equipment is primarily constructed of coated steel and high density plastic, is in fair to poor condition, placed to provide compliant fall zones, and on non-compliant pea gravel and a compliant mulch soft surface of sufficient depth, with a basketball court being provided on an asphalt surface. The playground area is not equipped with any tables and benches. The athletic facilities are comprised of a tennis courts, and are in fair condition, and is adjacent to a city park featuring softball fields and multipurpose fields. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. There is an area of approximately 10,000 SF available for future expansion south of the west wing of the existing building. The steep slope and site drainage shall required considerations. There is also a water treatment plant with open pond to the north or the site.

Rating:

2 Needs Repair

Recommendations:

Provide for the replacement of Playground equipment due to condion. Provide a new concrete dumpster pad. Replace concrete sidewalks as required due to condition. Provide for replacement of exterior steps due to condition. Replace exterior handrail/guardrails due to condition. Provide for the replacement of asphalt parking lots and hard surface play area, due to age and condition. Provide a dedicated and separated bus loading and unloading zone on the site; funding based on student capacity instead of current enrollment. Replace concrete curbs as required due to condition. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft²		
Playground Equipment:	\$1.50	sq.ft. (Qty)		38,781 Required	\$58,171.50	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required	\$2,000.00	
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		7,640 Required	\$233,784.00	(including drainage / tear out for heavy duty asphalt)
Bus Drop-Off for Middle	\$110.00	per student		400 Required	\$44,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Curb:	\$18.00	in.ft.		171 Required	\$3,078.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		473 Required	\$2,218.37	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	in.ft.		65 Required	\$2,795.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		374 Required	\$11,968.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required	\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required	\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	\$61,086.00	Include this one or the next. (Each addition should have this item)
Sum:			\$471,500.87	\$471,500.87		



Typical Playground Equipment



Retaining Wall

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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. 11-19-18 Assessment Update: District maintenance personnel reported sewer main has collapsed requiring 180 LF of repairs.

Rating: 3 Needs Replacement

Recommendations: Existing conditions require no renovation or replacement at the present time. 11-19-18 Assessment Update: Replace sanitary sewer main from building to street due to age and deterioration.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
Other: Replace Sanitary Sewer Main	\$4.51	sq.ft. (of entire building addition)		40,724 ft ² Required	\$183,665.24	Replace sanitary sewer main from building to street to include manholes
Sum:			\$183,665.24	\$183,665.24		



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 4" service and 3" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is partially equipped with an automated fire suppression system in the Mechanical Room only, but the existing water supply will not provide adequate support for the addition of 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 (1961)	Sum	Comments
				40,724 ft ²		
Sum:			\$0.00	\$0.00		



Incoming Domestic Water Service Meter



Incoming Domestic Water Service Line

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S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature no vision panels. Entrance doors in the overall facility are aluminum and FRP type construction. Aluminum doors are non thermal type installed on non thermal aluminum frames with single pane glazed vision panels, and in fair condition. The FRP doors are installed on thermal aluminum frames and feature single glazed tempered glass vision panels, and are in good condition. There are no overhead doors in the facility.

Rating: 3 Needs Replacement

Recommendations: Replace non thermal aluminum entry doors to comply with Ohio School Design Manual guidelines. Replace all exterior hollow metal doors, due to poor condition. Replacement of single glazed door vision panels is addressed in Item F.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		40,724 ft ² 3 Required	\$6,000.00	(includes removal of existing)
Other: Replace Exterior Hollow Metal Door, Frame and Hardware	\$2,000.00	each		13 Required	\$26,000.00	Replace all exterior hollow metal doors, due to poor condition.
Sum:			\$32,000.00	\$32,000.00		



Main Entry Doors



Typical Exterior Hollow Metal Doors

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T. Hazardous Material

Description: The School District did not provide an AHERA three year reinspection report, or other documents regarding hazardous materials. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets. Vinyl asbestos floor tile and mastic and ceiling tile containing hazardous materials are located in the overall facility in fair condition. These materials were open to observation and found to be in friable and non-friable condition with light damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal. 11-19-18 Update: The district determined Schnee Learning Center would not be part of the 2015 master plan. Therefore, an OFCC EEA was not performed.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft ²		
<i>Environmental Hazards Form</i>				EHA Form	—	
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)		4,072 Required	\$407.20	
Acoustical Plaster Removal	\$7.00	sq.ft. (Qty)		1,940 Required	\$13,580.00	See J
Acoustical Panel/Tile Ceiling Removal	\$3.00	sq.ft. (Qty)		23,200 Required	\$69,600.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		32,400 Required	\$97,200.00	See J
Acoustical Tile Mastic Removal	\$3.00	sq.ft. (Qty)		1,940 Required	\$5,820.00	
Sum:			\$196,607.20	\$196,607.20		



VAT in the Classrooms



Acoustical Tile

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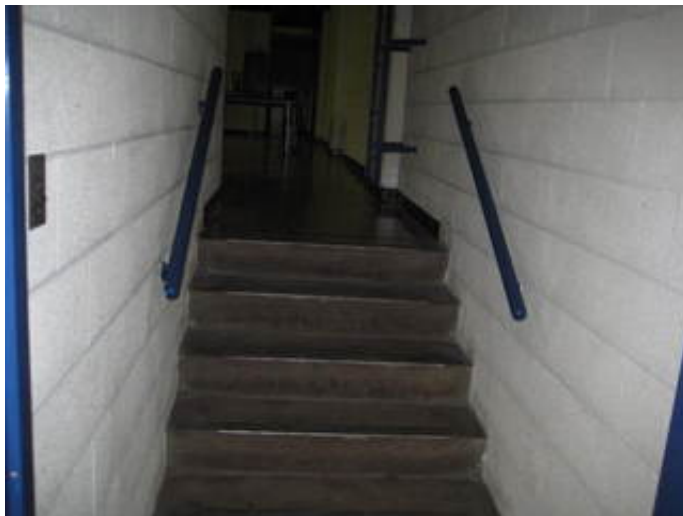
U. Life Safety

Description: The overall facility is partially equipped with a non-compliant automated fire suppression system, in the Mechanical Room only, and in fair condition. Exit corridors are situated such that dead-end corridors are not present. The facility features two (2) interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails are constructed in a ladder effect and do not meet the 4" ball test. The Kitchen hood is in fair 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 does not appear to be of proper construction, material, and insulation and does not appear to have been installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. 11-19-18 Update: New dedicated water line required for fire suppression system. New backflow preventer required for new water service.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of 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. 11-19-18 Update: Provide for new dedicated water line required for fire suppression system. Provide for new backflow preventer.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		40,724 Required	\$130,316.80	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		4 Required	\$20,000.00	(includes associated doors, door frames and hardware)
Water Main	\$40.00	in.ft.		400 Required	\$16,000.00	(new)
Handrails:	\$5,000.00	level		4 Required	\$20,000.00	
Other: Backflow Preventer	\$5,000.00	per unit		1 Required	\$5,000.00	Backflow Preventer
Other: Guardrails	\$42.50	in.ft.		25 Required	\$1,062.50	Provide new guardrails to meet the requirements of the Ohio Building Code.
Sum:			\$192,379.30	\$192,379.30		



Non-Compliant Handrails



Non-Compliant Handrails

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V. Loose Furnishings

Description: The Classroom furniture and other loose furnishing are not provided by the district and is the property of the tenant, Summit Christian School and Summit County Educational Services. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 0 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
				40,724 ft ²		
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		Required	\$203,620.00	
Sum:			\$203,620.00	\$203,620.00		



Typical Teacher's Desk



Typical Student Desk

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W. Technology

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1961)	Sum	Comments
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		40,724 ft ²		
				40,724 Required	\$536,742.32	
MS portion of building with total SF < 67,950	\$10.29	sq.ft. (Qty)		1,443 Required	\$14,848.47	
Sum:			\$551,590.79	\$551,590.79		



Outdated Building PA System



Typical Classroom In The Elevated West Classroom Wing

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$7,610,085.50
7.00%	Construction Contingency	\$532,705.99
Subtotal		\$8,142,791.49
16.29%	Non-Construction Costs	\$1,326,460.73
Total Project		\$9,469,252.22

Construction Contingency	\$532,705.99
Non-Construction Costs	\$1,326,460.73
Total for X.	\$1,859,166.72

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,442.84
Soil Borings / Phase I Envir. Report	0.10%	\$8,142.79
Agency Approval Fees (Bldg. Code)	0.25%	\$20,356.98
Construction Testing	0.40%	\$32,571.17
Printing - Bid Documents	0.15%	\$12,214.19
Advertising for Bids	0.02%	\$1,628.56
Builder's Risk Insurance	0.12%	\$9,771.35
Design Professional's Compensation	7.50%	\$610,709.36
CM Compensation	6.00%	\$488,567.49
Commissioning	0.60%	\$48,856.75
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$91,199.26
Total Non-Construction Costs	16.29%	\$1,326,460.73

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School Facility Appraisal

Name of Appraiser Jeff Tuckerman **Date of Appraisal** 2009-05-01
Building Name Schnee Learning Center
Street Address 2222 Issaquah Street
City/Town, State, Zip Code Cuyahoga Falls, 44221
Telephone Number(s) (330) 922-1966
School District Cuyahoga Falls City

Setting: Suburban

Site-Acreage	6.38	Building Square Footage	40,724
Grades Housed	9-12	Student Capacity	325
Number of Teaching Stations	20	Number of Floors	2
Student Enrollment	85		
Dates of Construction	1961		

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
 Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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Suitability Appraisal of 1.0 The School Site for Schnee_Learning_Center_June_2009_November_2018_Destop_Update_Rev_1

1.0 The School Site	Points Allocated	Points
<p>1.1 Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>The site is 5 acres compared to 11 acres recommended by the OSDM.</i></p>	25	10
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>The School is centrally located within the district that it serves, and is easily accessible.</i></p>	20	16
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential and municipal uses. The steep slope and site drainage shall required considerations. There is also a water treatment plant with open pond to the north or the site.</i></p>	10	4
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.</i></p>	10	7
<p>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</p> <p><i>Playground areas consist of coated steel and high density plastic type play equipment, which is in good condition, and is located on wood fiber mulch which is an approved soft surface material, and pea gravel which is not approved. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is not provided to contain students within the play area.</i></p>	10	6
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is steeply sloped and has been graded to provide flat use areas to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i></p>	5	3
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>Soils appear to be stable and well drained, and no erosion was observed.</i></p>	5	4
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, though no related equipment has been provided to facilitate doing so.</i></p>	5	3
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i></p>	5	4
<p>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</p> <p><i>Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in poor condition.</i></p>	5	4
TOTAL - 1.0 The School Site	100	61

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Schnee_Learning_Center_June_2009_November_2018_Destop_Update_Rev_1

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

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	6
<i>The facility is partially sprinkled. Fire alarm systems are not adequately provided with required devices. Smoke detectors are inadequately provided.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	6
<i>The central intercommunication system provides only one way communication between the Administration area and all the teaching areas, and is outdated. Telephone system is used as an alternate method of communication with the office.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	2
<i>Exterior wall hydrants are inadequately provided around the exterior of the facility.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	105

Suitability Appraisal of **3.0 Plant Maintainability** for Schnee_Learning_Center_June_2009_November_2018_Destop_Update_Rev_1

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance</p> <p><i>Materials for exterior walls require major repair work. Materials and finishes for doors and windows require some maintenance.</i></p>	15	10
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>Flooring throughout the facility consists of VCT, VAT, carpet, terrazzo, and ceramic tile, which is not well maintained throughout the facility.</i></p>	15	6
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Painted and glazed block walls are easily cleaned and resistant to stain. Acoustical tile and plaster ceilings are not easily cleaned or resistant to stain.</i></p>	10	6
<p>3.4 Built-in equipment is designed and constructed for ease of maintenance</p> <p><i>Casework consists of miscellaneous wood and metal shelving units in poor condition.</i></p>	10	4
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Door hardware varies throughout the facility, and does not meet ADA requirements, and keying systems are not compatible and are worn.</i></p>	10	6
<p>3.6 Restroom fixtures are wall mounted and of quality finish</p> <p><i>Fixtures are floor and wall mounted and are of fair to poor quality.</i></p>	10	4
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i></p>	10	8
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.</i></p>	10	2
<p>3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i></p>	10	4
TOTAL - 3.0 Plant Maintainability	100	50

Suitability Appraisal of 4.0 Building Safety and Security for Schnee_Learning_Center_June_2009_November_2018_Destop_Update_Rev_1

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
<p>4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways</p> <p><i>Student loading is not separated from other vehicular traffic.</i></p>	15	6
<p>4.2 Walkways, both on and offsite, are available for safety of pedestrians</p> <p><i>Walkways are adequately provided both on and off-site for pedestrian safety.</i></p>	10	8
<p>4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area</p> <p><i>School signs and signals are located as required on adjacent access streets.</i></p>	5	5
<p>4.4 Vehicular entrances and exits permit safe traffic flow</p> <p><i>Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.</i></p>	5	4
<p>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</p> <p><i>Playground equipment consists of coated steel and high density plastic type equipment in fair condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.</i></p>	5	4
Building Safety		
<p>4.6 The heating unit(s) is located away from student occupied areas</p> <p><i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the Classrooms and other learning areas.</i></p>	20	10
<p>4.7 Multi-story buildings have at least two stairways for student egress</p> <p><i>The building does have 2 stairways, which are enclosed, and are not ADA and OBC compliant due to lack of compliant handrails and guards.</i></p>	15	10
<p>4.8 Exterior doors open outward and are equipped with panic hardware</p> <p><i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i></p>	10	8
<p>4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits</p> <p><i>Emergency egress light fixtures and exit signs are not on separate circuits and are inadequately provided.</i></p>	10	4
<p>4.10 Classroom doors are recessed and open outward</p> <p><i>Classroom doors are semi-recessed from the Corridor and open outward, which impede traffic flow in the Corridors.</i></p>	10	5
<p>4.11 Building security systems are provided to assure uninterrupted operation of the educational program</p> <p><i>Security systems are inadequately provided and are in fair condition.</i></p>	10	2
<p>4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition</p> <p><i>Flooring throughout the facility consists of VCT, VAT, carpet, terrazzo, and ceramic tile, which is not well maintained throughout the facility.</i></p>	5	3
<p>4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16</p> <p><i>Stair treads and risers are properly designed and meet requirements.</i></p>	5	4
<p>4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury</p> <p><i>Glass at door transoms and sidelights is tempered for safety.</i></p>	5	4
<p>4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall</p>	5	4

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

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

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

Emergency Safety Points Allocated Points

4.17 Adequate **fire safety equipment** is properly located 15 6

The facility is partially 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 combination of reinforced concrete and masonry. Interior walls are masonry.

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

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

TOTAL - 4.0 Building Safety and Security 200 115

Suitability Appraisal of 5.0 Educational Adequacy for Schnee_Learning_Center_June_2009_November_2018_Destop_Update_Rev_1

5.0 Educational Adequacy	Points Allocated	Points
 Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The average Classroom is 751 SF compared to 900 SF required by the OSDM.</i>	25	12
5.2 Classroom space permits arrangements for small group activity <i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i>	15	9
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium is properly isolated from the academic learning areas to reduce distractions. There is no dedicated Music Room.</i>	10	8
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Undersized Classrooms do not permit privacy time for individual students.</i>	10	6
5.5 Storage for student materials is adequate <i>Lockers, located in the Corridor, are adequately provided for student storage.</i>	10	8
5.6 Storage for teacher materials is adequate <i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</i>	10	4
 Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>Special Education takes place in typical Classrooms with the average size of 751 SF.</i>	15	6
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special Education Classrooms are undersized compared to standards.</i>	10	4
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The Media Center is 1,156 SF compared to 350 SF recommended in the OSDM. The Library is not visually appealing and does not provide natural light.</i>	10	8
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium is 4,154 SF compared to 5,000 SF recommended in the OSDM.</i>	5	4
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 <i>Science Classrooms are undersized, and are not provided with required equipment.</i>	10	4
5.12 Music Program is provided adequate sound treated space <i>There is no dedicated Music Room.</i>	5	1
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The Art Room is 1,140 SF compared to 1,200 SF recommended in the OSDM. The Art Room does not provide sufficient space for storage of supplies and equipment.</i>	5	3
 School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>The facility is not provided with Computer Labs for student use, but provides non-compliant access to computers in each Classroom.</i>	5	3
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2

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

5.16 Storage for student and teacher material is adequate	5	2
<i>Lockers have been adequately provided for storage of student materials. Casework is not adequately provided for storage of teacher materials.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	10
<i>The Teacher's Lounge space is 770 SF compared to 350 SF recommended in the OSDM.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	6
<i>The Kitchen space is 770 SF compared to 350 SF recommended in the OSDM. Student Dining shares the Gymnasium space.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	2
<i>Administrative Offices are adequately provided for Middle and High School students.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	5
<i>The Counselor's Office is 303 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	3
<i>The Clinic is 240 SF compared to 370 SF recommended in the OSDM.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	3
<i>Reception space consists of approximately 175 SF compared to 200-400 SF recommended by the OSDM.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	2
<i>The Administrative area consists of approximately 1,363 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.</i>		
<hr/>		
TOTAL - 5.0 Educational Adequacy	200	115

Suitability Appraisal of 6.0 Environment for Education for Schnee_Learning_Center_June_2009_November_2018_Destop_Update_Rev_1

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	12
<i>The building is a utilitarian design with conventional detailing, which is aesthetically acceptable.</i>		
6.2 Site and building are well landscaped	10	8
<i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	6
<i>The site is adjacent to residential and municipal uses.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	10
<i>The main entrance to the School is sheltered.</i>		
6.5 Building materials provide attractive color and texture	5	4
<i>Exterior building materials consist of brick and exposed concrete which provides an acceptable color and texture.</i>		
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	12
<i>The color palette is comprised of neutral hues with muted accent colors.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	2
<i>The facility is not air conditioned to provide year-round temperature and humidity control.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	6
<i>The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	4
<i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. Diffusion of illumination is adequately provided by the light fixture lenses in some areas.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	12
<i>Drinking fountains and Restroom facilities are conveniently located.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	6
<i>There are areas for students to gather in the Multi-Purpose Room, as well as outdoor gathering areas.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	7
<i>Classroom doorways are semi-recessed and impede traffic flow.</i>		
6.13 Areas for students to interact are suitable to the age group	10	6
<i>There are areas for students to gather in the Multi-Purpose Room, as well as outdoor gathering areas.</i>		
6.14 Large group areas are designed for effective management of students	10	9
<i>The Multi-purpose Room is adequately designed to manage large groups of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	4
<i>Limited consideration has been given to acoustical treatment of Classrooms and Corridors.</i>		

6.16 Window design contributes to a pleasant environment	10	8
<i>The windows are well designed and contribute to a pleasant environment.</i>		
6.17 Furniture and equipment provide a pleasing atmosphere	10	0
<i>Classroom furniture is not provided by the district.</i>		
<hr/>		
TOTAL - 6.0 Environment for Education	200	116

LEED Observation Notes

School District: Cuyahoga Falls City
County: Summit
School District IRN: 43836
Building: Schnee Learning Center
Building IRN: 147231

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points

Building Name and Level: **Schnee Learning Center**

9-12

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. Classrooms are undersized.
2. There is no dedicated Music Room.
3. The building is reported to contain asbestos and other hazardous materials.
4. The building does not contain a fire suppression system.
5. The building does not meet ADA requirements.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Cuyahoga Falls City
Facility:	Schnee Learning Center
Date of Initial Assessment:	May 1, 2009
Date of Assessment Update:	Nov 28, 2018
Cost Set:	2018

District IRN:	43836
Building IRN:	147231
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1961 Original Construction	40,724	\$196,607.20	\$186,607.20
Total	40,724	\$196,607.20	\$186,607.20
Total with Regional Cost Factor (103.60%)	—	\$203,685.06	\$193,325.06
Regional Total with Soft Costs & Contingency	—	\$253,445.93	\$240,554.95

