

**Building Information - Cuyahoga Falls City (43836) - Silver Lake Elementary**

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Suburban
Assessment Name	Silver_Lake_ES_June_2009_Jan_2015_EEA_June_2018_Desktop_Update
Assessment Date (on-site; non-EEA)	2015-01-06
Kitchen Type	Warming Kitchen
Cost Set:	2018
Building Name	Silver Lake Elementary
Building IRN	34603
Building Address	2970 Overlook Road
Building City	Cuyahoga Falls
Building Zipcode	44224
Building Phone	(330) 920-3632
Acreage	7.50
Current Grades:	K-5
Teaching Stations	20
Number of Floors	2
Student Capacity	301
Current Enrollment	251
Enrollment Date	2009-04-15
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	14
Historical Register	<b>NO</b>
Building's Principal	Ms. Rachael Seifert
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



#### GENERAL DESCRIPTION

**37,606** Total Existing Square Footage  
**1927,1946,1950,1956** Building Dates  
**K-5** Grades  
**251** Current Enrollment  
**20** Teaching Stations  
**7.50** Site Acreage

Silver Lake Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1927, is a two story, 37,606 square foot brick and stone school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains a brick veneer with stone and painted wood trim accents on a masonry bearing wall type exterior wall construction, with glazed block, plaster, and wood paneling type wall construction in the interior. The first and second floor system of the overall facility consists of precast concrete planks with concrete topping type construction. The roof structure of the 1927 Original Construction is wood deck on wood rafter type construction. The roof structure of the 1946, 1950, and 1956 Additions is steel deck on steel joist type construction. The roofing system of the 1927 Original Construction is a combination of a fully adhered EPDM roof over the entry portico, asphalt shingles on the sloped areas, and asphalt built-up roof with gravel wear coat over the flat areas that were installed in 1999. The roofing system of the 1946, 1950, and 1956 Additions is an asphalt built-up roof with gravel wear coat that was installed in 1999. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic and manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building contains asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements. The school is located on a 7.5 acre site adjacent to residential properties. The property, playgrounds, and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is good to fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

*No Significant Findings*

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**Building Construction Information - Cuyahoga Falls City (43836) - Silver Lake Elementary (34603)**

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1927	no	2	16,651	no	no
Classroom Addition	1946	no	1	12,027	no	no
Classroom Addition	1950	no	1	1,364	no	no
Classroom Addition	1956	no	1	7,564	no	no

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**Building Component Information - Cuyahoga Falls City (43836) - Silver Lake Elementary (34603)**

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 (1927)		1632		2690	913		1317	772						
Classroom Addition (1946)		3738												
Classroom Addition (1950)														
Classroom Addition (1956)		1559												
Total	0	6,929	0	2,690	913	0	1,317	772	0	0	0	0	0	0
<b>Master Planning Considerations</b>		Due to the proximity to the property lines there is limited room for expansion, with the exception of the south side of the site. There is also the potential to infill the existing courtyard to gain additional square footage.												

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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 (1927) Summary

<b>District:</b> Cuyahoga Falls City				<b>County:</b> Summit		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Silver Lake Elementary				<b>Contact:</b> Ms. Rachael Seifert			
<b>Address:</b> 2970 Overlook Road Cuyahoga Falls, OH 44224				<b>Phone:</b> (330) 920-3632			
<b>Bldg. IRN:</b> 34603				<b>Date Prepared:</b> 2015-01-06		<b>By:</b> Bernie Merritt	
				<b>Date Revised:</b> 2018-07-03		<b>By:</b> Jeff Tuckerman	

Current Grades	K-5	Acreage:	7.50	<b>Suitability Appraisal Summary</b>						
Proposed Grades	N/A	Teaching Stations:	20							
Current Enrollment	251	Classrooms:	14							
Projected Enrollment	N/A									
<b>Addition</b>	<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>	<b>Section</b>	<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating</b>	<b>Category</b>
<b>Original Construction</b>	<b>1927</b>	<b>no</b>	<b>2</b>	<b>16,651</b>	<b>1.0 The School Site</b>	100	70	70%	Satisfactory	
<b>Classroom Addition</b>	1946	no	1	12,027	<b>2.0 Structural and Mechanical Features</b>	200	97	49%	Poor	
<b>Classroom Addition</b>	1950	no	1	1,364	<b>3.0 Plant Maintainability</b>	100	53	53%	Borderline	
<b>Classroom Addition</b>	1956	no	1	7,564	<b>4.0 Building Safety and Security</b>	200	102	51%	Borderline	
<b>Total</b>				<b>37,606</b>	<b>5.0 Educational Adequacy</b>	200	103	52%	Borderline	
					<b>6.0 Environment for Education</b>	200	125	63%	Borderline	
					<b>LEED Observations</b>	—	—	—	—	
					<b>Commentary</b>	—	—	—	—	
					<b>Total</b>	1000	550	55%	Borderline	
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>										
<b>C=Under Contract</b>										
<b>Renovation Cost Factor</b>										
<b>Cost to Renovate (Cost Factor applied)</b>										
<b>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</b>										

<b>FACILITY ASSESSMENT</b>			<b>Rating</b>	<b>Dollar Assessment</b>
Cost Set: 2018				
A.	<u>Heating System</u>	3	\$568,132.12	-
B.	<u>Roofing</u>	3	\$78,980.60	-
C.	<u>Ventilation / Air Conditioning</u>	2	\$5,000.00	-
D.	<u>Electrical Systems</u>	3	\$270,245.73	-
E.	<u>Plumbing and Fixtures</u>	3	\$157,457.00	-
F.	<u>Windows</u>	2	\$101,023.00	-
G.	<u>Structure: Foundation</u>	2	\$57,000.00	-
H.	<u>Structure: Walls and Chimneys</u>	2	\$229,338.00	-
I.	<u>Structure: Floors and Roofs</u>	2	\$4,200.00	-
J.	<u>General Finishes</u>	3	\$811,436.00	-
K.	<u>Interior Lighting</u>	3	\$83,255.00	-
L.	<u>Security Systems</u>	3	\$47,455.35	-
M.	<u>Emergency/Egress Lighting</u>	3	\$16,651.00	-
N.	<u>Fire Alarm</u>	3	\$29,139.25	-
O.	<u>Handicapped Access</u>	2	\$253,781.00	-
P.	<u>Site Condition</u>	2	\$192,558.60	-
Q.	<u>Sewage System</u>	1	\$0.00	-
R.	<u>Water Supply</u>	1	\$0.00	-
S.	<u>Exterior Doors</u>	3	\$11,100.00	-
T.	<u>Hazardous Material</u>	3	\$406,915.10	-
U.	<u>Life Safety</u>	3	\$205,387.95	-
V.	<u>Loose Furnishings</u>	3	\$83,255.00	-
W.	<u>Technology</u>	3	\$219,460.18	-
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$936,113.12	-
<b>Total</b>			<b>\$4,767,884.00</b>	



## Classroom Addition (1946) Summary

<b>District:</b> Cuyahoga Falls City				<b>County:</b> Summit		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Silver Lake Elementary				<b>Contact:</b> Ms. Rachael Seifert			
<b>Address:</b> 2970 Overlook Road Cuyahoga Falls, OH 44224				<b>Phone:</b> (330) 920-3632			
<b>Bldg. IRN:</b> 34603				<b>Date Prepared:</b> 2015-01-06		<b>By:</b> Bernie Merritt	
				<b>Date Revised:</b> 2018-07-03		<b>By:</b> Jeff Tuckerman	

Current Grades	K-5	Acreage:	7.50	<b>Suitability Appraisal Summary</b>			
Proposed Grades	N/A	Teaching Stations:	20				
Current Enrollment	251	Classrooms:	14				
Projected Enrollment	N/A						

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Construction</u>	1927	no	2	16,651	<u>1.0 The School Site</u>	100	70	70%	Satisfactory	
<b>Classroom Addition</b>	<b>1946</b>	<b>no</b>	<b>1</b>	<b>12,027</b>	<u>2.0 Structural and Mechanical Features</u>	200	97	49%	Poor	
<u>Classroom Addition</u>	1950	no	1	1,364	<u>3.0 Plant Maintainability</u>	100	53	53%	Borderline	
<u>Classroom Addition</u>	1956	no	1	7,564	<u>4.0 Building Safety and Security</u>	200	102	51%	Borderline	
<b>Total</b>				<b>37,606</b>	<u>5.0 Educational Adequacy</u>	200	103	52%	Borderline	
					<u>6.0 Environment for Education</u>	200	125	63%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					<b>Total</b>	<b>1000</b>	<b>550</b>	<b>55%</b>	<b>Borderline</b>	

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

<b>FACILITY ASSESSMENT</b>			
Cost Set: 2018		Rating	Dollar Assessment
A.	<u>Heating System</u>	3	\$410,361.24
B.	<u>Roofing</u>	3	\$111,157.60
C.	<u>Ventilation / Air Conditioning</u>	2	\$0.00
D.	<u>Electrical Systems</u>	3	\$195,198.21
E.	<u>Plumbing and Fixtures</u>	3	\$107,189.00
F.	<u>Windows</u>	2	\$0.00
G.	<u>Structure: Foundation</u>	2	\$2,160.00
H.	<u>Structure: Walls and Chimneys</u>	2	\$135,853.00
I.	<u>Structure: Floors and Roofs</u>	2	\$2,100.00
J.	<u>General Finishes</u>	3	\$309,722.00
K.	<u>Interior Lighting</u>	3	\$60,135.00
L.	<u>Security Systems</u>	3	\$34,276.95
M.	<u>Emergency/Egress Lighting</u>	3	\$12,027.00
N.	<u>Fire Alarm</u>	3	\$21,047.25
O.	<u>Handicapped Access</u>	2	\$121,982.00
P.	<u>Site Condition</u>	2	\$81,747.40
Q.	<u>Sewage System</u>	1	\$0.00
R.	<u>Water Supply</u>	1	\$0.00
S.	<u>Exterior Doors</u>	3	\$6,000.00
T.	<u>Hazardous Material</u>	3	\$34,752.70
U.	<u>Life Safety</u>	3	\$38,486.40
V.	<u>Loose Furnishings</u>	3	\$60,135.00
W.	<u>Technology</u>	3	\$158,515.86
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$464,871.14
<b>Total</b>			<b>\$2,367,717.75</b>

<b>C=Under Contract</b>		
Renovation Cost Factor		103.60%
Cost to Renovate (Cost Factor applied)		\$2,452,955.58
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>		

## Classroom Addition (1950) Summary

<b>District:</b> Cuyahoga Falls City					<b>County:</b> Summit		<b>Area:</b> Northeastern Ohio (8)				
<b>Name:</b> Silver Lake Elementary					<b>Contact:</b> Ms. Rachael Seifert						
<b>Address:</b> 2970 Overlook Road Cuyahoga Falls, OH 44224					<b>Phone:</b> (330) 920-3632						
<b>Bldg. IRN:</b> 34603					<b>Date Prepared:</b> 2015-01-06		<b>By:</b> Bernie Merritt				
					<b>Date Revised:</b> 2018-07-03		<b>By:</b> Jeff Tuckerman				

Current Grades		K-5	Acreage:		7.50	Suitability Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:		20					
Current Enrollment		251	Classrooms:		14					
Projected Enrollment		N/A								
Addition		Date	HA	Number of Floors	Current Square Feet	Section				
Original Construction		1927	no	2	16,651	1.0 The School Site				
Classroom Addition		1946	no	1	12,027	2.0 Structural and Mechanical Features				
Classroom Addition		1950	no	1	1,364	3.0 Plant Maintainability				
Classroom Addition		1956	no	1	7,564	4.0 Building Safety and Security				
Total					37,606	5.0 Educational Adequacy				
						6.0 Environment for Education				
		*HA	=	Handicapped Access		LEED Observations				
		*Rating	=1	Satisfactory		Commentary				
			=2	Needs Repair		Total				
			=3	Needs Replacement		Enhanced Environmental Hazards Assessment Cost Estimates				
		*Const P/S	=	Present/Scheduled Construction						

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C	C=Under Contract	
A. Heating System			3	\$46,539.68	-	Renovation Cost Factor	
B. Roofing			3	\$25,097.60	-	Cost to Renovate (Cost Factor applied)	
C. Ventilation / Air Conditioning			2	\$0.00	-	103.60%	
D. Electrical Systems			3	\$22,137.72	-	\$442,283.59	
E. Plumbing and Fixtures			3	\$17,048.00	-	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
F. Windows			2	\$0.00	-		
G. Structure: Foundation			2	\$0.00	-		
H. Structure: Walls and Chimneys			2	\$35,871.50	-		
I. Structure: Floors and Roofs			2	\$480.00	-		
J. General Finishes			3	\$35,343.20	-		
K. Interior Lighting			3	\$6,820.00	-		
L. Security Systems			3	\$103,887.40	-		
M. Emergency/Egress Lighting			3	\$1,364.00	-		
N. Fire Alarm			3	\$2,387.00	-		
O. Handicapped Access			2	\$1,920.00	-		
P. Site Condition			2	\$10,118.60	-		
Q. Sewage System			1	\$0.00	-		
R. Water Supply			1	\$0.00	-		
S. Exterior Doors			3	\$0.00	-		
T. Hazardous Material			3	\$4,918.40	-		
U. Life Safety			3	\$4,364.80	-		
V. Loose Furnishings			3	\$6,820.00	-		
W. Technology			3	\$17,977.52	-		
X. Construction Contingency / Non-Construction Cost			-	\$83,819.24	-		
Total				\$426,914.66			

## Classroom Addition (1956) Summary

<b>District:</b> Cuyahoga Falls City				<b>County:</b> Summit		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Silver Lake Elementary				<b>Contact:</b> Ms. Rachael Seifert			
<b>Address:</b> 2970 Overlook Road Cuyahoga Falls, OH 44224				<b>Phone:</b> (330) 920-3632			
<b>Bldg. IRN:</b> 34603				<b>Date Prepared:</b> 2015-01-06		<b>By:</b> Bernie Merritt	
				<b>Date Revised:</b> 2018-07-03		<b>By:</b> Jeff Tuckerman	

Current Grades	K-5	Acreage:	7.50	<b>Suitability Appraisal Summary</b>			
Proposed Grades	N/A	Teaching Stations:	20				
Current Enrollment	251	Classrooms:	14				
Projected Enrollment	N/A						

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Construction</u>	1927	no	2	16,651	<u>1.0 The School Site</u>	100	70	70%	Satisfactory	
<u>Classroom Addition</u>	1946	no	1	12,027	<u>2.0 Structural and Mechanical Features</u>	200	97	49%	Poor	
<u>Classroom Addition</u>	1950	no	1	1,364	<u>3.0 Plant Maintainability</u>	100	53	53%	Borderline	
<u>Classroom Addition</u>	1956	no	1	7,564	<u>4.0 Building Safety and Security</u>	200	102	51%	Borderline	
<b>Total</b>				<b>37,606</b>	<u>5.0 Educational Adequacy</u>	200	103	52%	Borderline	
					<u>6.0 Environment for Education</u>	200	125	63%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					<b>Total</b>	<b>1000</b>	<b>550</b>	<b>55%</b>	<b>Borderline</b>	

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

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2018			
A.	<u>Heating System</u>	3	\$258,083.68
B.	<u>Roofing</u>	3	\$149,965.60
C.	<u>Ventilation / Air Conditioning</u>	2	\$0.00
D.	<u>Electrical Systems</u>	3	\$122,763.72
E.	<u>Plumbing and Fixtures</u>	3	\$87,948.00
F.	<u>Windows</u>	2	\$0.00
G.	<u>Structure: Foundation</u>	2	\$8,000.00
H.	<u>Structure: Walls and Chimneys</u>	2	\$71,264.75
I.	<u>Structure: Floors and Roofs</u>	2	\$600.00
J.	<u>General Finishes</u>	3	\$183,860.00
K.	<u>Interior Lighting</u>	3	\$37,820.00
L.	<u>Security Systems</u>	3	\$21,557.40
M.	<u>Emergency/Egress Lighting</u>	3	\$7,564.00
N.	<u>Fire Alarm</u>	3	\$13,237.00
O.	<u>Handicapped Access</u>	2	\$34,070.00
P.	<u>Site Condition</u>	2	\$51,035.80
Q.	<u>Sewage System</u>	1	\$0.00
R.	<u>Water Supply</u>	1	\$0.00
S.	<u>Exterior Doors</u>	3	\$0.00
T.	<u>Hazardous Material</u>	3	\$22,056.40
U.	<u>Life Safety</u>	3	\$120,652.30
V.	<u>Loose Furnishings</u>	3	\$37,820.00
W.	<u>Technology</u>	3	\$99,693.52
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$324,432.47
<b>Total</b>			<b>\$1,652,424.64</b>

<b>C=Under Contract</b>	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	\$1,711,911.93
<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 1927 Original Construction is a natural gas fired steam boiler type system, installed in 1927, and is in fair to poor condition. The systems in the 1946, 1950, and 1956 Additions are an extension of that found in the 1951 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 Peerless, were installed in 1999 and are in fair condition. Steam is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, air handlers, radiators. The terminal equipment is original to each addition and is in fair to poor condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The pneumatic type system temperature controls are original to each addition with incremental upgrades and are in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is not equipped with louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system in the Gymnasium is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. The existing system in the remainder of the overall facility is not ducted, except for the Basement, and floor to structural deck heights will accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The existing system in the Basement is not ducted, but 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, except for the Gymnasium to a ducted system to facilitate efficient exchange of conditioned air. Replace existing ductwork in the remainder of the overall facility to facilitate efficient exchange of conditioned air with pricing included in conversion to ducted system replacement. Provide architectural soffits in the Basement of the facility to accommodate the installation of ductwork, with funding provided in conversion to ducted system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft <sup>2</sup>	12,027 ft <sup>2</sup>	1,364 ft <sup>2</sup>	7,564 ft <sup>2</sup>		
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$982,268.72	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$300,848.00	(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:			\$1,283,116.72	\$568,132.12	\$410,361.24	\$46,539.68	\$258,083.68		



Natural Gas Fired Steam Boilers



Steam Radiators

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## B. Roofing

## Description:

The roof over the 1927 Original Construction is a combination of a fully adhered EPDM roof over the entry portico, asphalt shingles on the sloped areas, and asphalt built-up roof with gravel wear coat system over the flat areas that was installed in 1999, and is in fair condition. The roof over the 1946, 1950, and 1956 Additions is an asphalt built-up roof with gravel wear coat system that was installed in 1999, and is in fair condition. There are no District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access roof hatch with access ladder and exterior access ladders that are in fair to poor condition. Fall safety protection cages are not required, and are not provided. There were observations of standing water on the roof. Metal and clay tile cap flashings and stone copings are in fair to poor condition. Roof storm drainage for the 1927 Original Construction is addressed through a system of gutters and downspouts, which are properly located, and in good to fair condition. Roof storm drainage for the 1946, 1950, and 1956 Additions is addressed through a system of roof drains and downspouts, which are properly located, and in good condition. The roof is equipped with overflow roof drains in sufficient quantity and in good condition. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure. It was reported by district personnel, and observed, the original roof area was not removed prior to installing the current roof system. Therefore, additional tear-off costs required. Additional roof insulation required to meet LEED energy efficiency requirements.

## Rating:

3 Needs Replacement

## Recommendations:

The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to condition. The roof access hatch and access ladders require replacement due to condition. 10-02-14 Update: Original assessment did not include roof replacement for the 1950 Addition. Revise to include replacing the roof on the 1950 Addition with built-up asphalt system. 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 (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft <sup>2</sup>	12,027 ft <sup>2</sup>	1,364 ft <sup>2</sup>	7,564 ft <sup>2</sup>		
Asphalt Shingle:	\$3.00	sq.ft. (Qty)		2,047 Required				\$6,141.00	
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		2,972 Required	5,824 Required	1,364 Required	7,721 Required	\$236,029.20	
Membrane (all types):	\$8.70	sq.ft. (Qty)		184 Required				\$1,600.80	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		242 Required	190 Required		288 Required	\$13,248.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		5,203 Required	5,824 Required	1,364 Required	7,721 Required	\$64,358.40	(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)
<b>Other:</b> Additional Roof Tear-Off	\$2.00	sq.ft. (Qty)		5,203 Required	5,824 Required	1,364 Required	7,721 Required	\$40,224.00	Additional Budget for Roof Tear-Off
<b>Other:</b> Roof Ladder	\$50.00	ln.ft.		10 Required	10 Required		12 Required	\$1,600.00	Replace roof access ladder
<b>Sum:</b>			\$365,201.40	\$78,980.60	\$111,157.60	\$25,097.60	\$149,965.60		



Asphalt Shingle and EPDM Roof Over the 1927 Original Construction



Non-Compliant Roof Ladder At the 1946 Addition

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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 several Classroom locations. The ventilation system in the overall facility consists of unit ventilators, original to each addition and in fair to poor condition, providing fresh air to Classrooms, and unit ventilators and air handlers, original to each addition and in fair to poor condition, providing fresh air to other miscellaneous spaces such as the Gymnasium, Student Dining, and Media Center. Relief air venting is provided by transfer grilles to Corridors, unit ventilators, air handlers, and central relief fans. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. Dust collection systems are not required in this facility. Exhaust systems for Restrooms, Storage Rooms, Custodial Closets, Maintenance Workrooms, Kitchen Dry Food Storage, Locker Rooms, P.E. Workroom & Storage, and Art Rooms are inadequately placed, and in poor condition. The Art Program is equipped with a kiln, and the existing kiln ventilation system is inadequate. General building exhaust is included in Item A and should not be included in this line item.

**Rating:** 2 Needs Repair

**Recommendations:** Provide an air conditioning system to meet with Ohio Building Code and Ohio School Design Manual requirements. Pricing included in Item A. Replace the existing general building exhaust system. Provide the existing Art Program the required kiln ventilation system. Delete general building exhaust.

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
Kiln Exhaust System:	\$5,000.00	each		1 Required				\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00		



Unit Ventilator



Air Handler Unit

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## D. Electrical Systems

**Description:** The electrical system provided to the 1927 Original Construction is a 120/208 volts, 600 amp, 3 phase and 4 wire system installed in 1927, and is in poor condition. The systems in the 1946, 1950, and 1956 Additions are an extension of that found in the 1951 Original Construction. Power is provided to the school by a single City of Cuyahoga Falls owned, pole-mounted transformer located at the corner of the existing parking area, and in fair condition. The panel system, installed in 1927, with upgrades in 1999, is in fair condition, but cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains four (4) general purpose outlets, zero (0) dedicated outlets for each Classroom computer, and zero (0) dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as six (6) general purpose outlets, while others are equipped with as few as three (3) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in fair condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft <sup>2</sup>	12,027 ft <sup>2</sup>	1,364 ft <sup>2</sup>	7,564 ft <sup>2</sup>		
System Replacement:	\$16,235	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$610,345.38	(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:			\$610,345.38	\$270,245.73	\$195,198.21	\$22,137.72	\$122,763.72		



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, is original to each addition, and is in fair condition. The waste piping in the overall facility is cast iron and galvanized, is original to each addition, and is in fair condition. The facility is equipped with 2 Bradford White 40 gallon natural gas water heaters, installed in 1999, and in good to fair condition. The overall facility contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 1 Locker Room Restroom for boys, 1 Locker Room Restroom for girls, 0 Locker Room Restrooms for staff, 0 Kitchen Restrooms, 1 Health Clinic Restroom, 3 Restrooms associated with Kindergarten / Pre-K Classrooms / Specialty Classrooms, and 3 Restrooms for staff. Boys' Large Group Restrooms contain 4 non-ADA floor mounted flush valve toilets, 6 non-ADA (3 wall / 3 floor) mounted (3 flush valve / 3 central flush) urinals, as well as 4 non-ADA wall mounted lavatories. Girls' Large Group Restrooms contain 9 non-ADA floor mounted flush valve toilets, as well as 4 non-ADA wall mounted lavatories. Boys' Locker Room Restrooms contain 1 non-ADA floor mounted flush valve toilet, 1 non-ADA floor mounted flush valve urinal, 1 non-ADA wall mounted lavatory, as well as 3 non-ADA showers. Girls' Locker Room Restrooms contain 2 non-ADA floor mounted flush valve toilets, 2 non-ADA wall mounted lavatories, as well as 3 non-ADA showers. Staff Restrooms contain 4 non-ADA floor mounted flush valve toilets, as well as 3 non-ADA countertop mounted lavatories. Condition of fixtures is fair to poor. The facility is equipped with 2 non-ADA drinking fountains, as well as 3 ADA electric water coolers, in fair to poor condition. Elementary Classrooms are not equipped with required lavatory mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is not equipped with the required Restroom facilities. Health Clinic is equipped with the required Restroom which contains 1 non-ADA floor mounted flush valve toilets, as well as 1 non-ADA countertop mounted lavatories, and fixtures are in fair to poor condition. Kindergarten / Pre-K Classrooms are equipped with Restroom facilities which contain 5 non-ADA floor mounted flush valve toilets, 1 non-ADA floor mounted flush valve urinal, as well as 3 non-ADA wall mounted lavatories, and fixtures are in fair to poor condition. Kitchen fixtures consist of two (2) triple-compartment sinks, one (1) hand sink, and one (1) dishwashing unit with built-in Hatco water heater, which are in fair condition. The Kitchen is equipped with two (2) unsatisfactory grease interceptors due to age, condition, and insufficient capacity. The Kitchen is not provided the required 140 degree hot water supply. CONTINUED

## Rating:

3 Needs Replacement

## Recommendations:

Replace galvanized water supply piping in the overall facility with copper piping due to age and condition. Replace sanitary waste piping in the overall facility due to age and condition. To facilitate the school's compliance with OBC and OSFC requirements, provide 16 lavatory mounted type drinking fountains. Due to age, condition, and OSFC standards, replace 18 lavatories, 26 toilets, 8 urinals, and 3 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 Kitchen grease trap interceptors due to age, condition, and insufficient capacity. Provide the Kitchen with a water booster heater. Provide 2 additional exterior wall hydrants. Replace the existing Custodial Closet service sinks due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required				\$5,000.00	
Domestic Supply Piping:	\$3.50	sq. ft. (of entire building addition)		Required	Required	Required	Required	\$131,621.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq. ft. (of entire building addition)		Required	Required	Required	Required	\$131,621.00	(remove / replace)
Toilet:	\$1,500.00	unit		6 Required	10 Required		10 Required	\$39,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		1 Required			3 Required	\$6,000.00	(remove / replace)
Sink:	\$1,500.00	unit		3 Required			4 Required	\$10,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		1 Required	1 Required		1 Required	\$9,000.00	(double ADA)
Other: Exterior Wall Hydrants	\$1,400.00	per unit		2 Required				\$2,800.00	Provide 2 additional exterior wall hydrants.
Other: Kitchen Grease Trap	\$5,000.00	per unit		1 Required				\$5,000.00	Replace the Kitchen grease trap interceptors due to age, condition, and insufficient capacity.
Other: Kitchen Water Heater	\$5,100.00	per unit		1 Required				\$5,100.00	Provide the Kitchen with a water booster heater.
Other: Lavatory Mounted Type Drinking Fountain	\$1,500.00	per unit		3 Required	3 Required	5 Required	4 Required	\$22,500.00	To facilitate the school's compliance with OBC and OSFC requirements, provide 16 lavatory mounted type drinking fountains.
Other: Service Sink	\$500.00	per unit		1 Required	1 Required		1 Required	\$1,500.00	Replace the existing Custodial Closet service sinks due to age and condition.
Sum:			\$369,642.00	\$157,457.00	\$107,189.00	\$17,048.00	\$87,948.00		





Wall Hung Central Flush Urinals



Floor Mounted Flush Valve Toilet

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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 systems. The window system in the 1927 Original Construction was installed in 1982 and is good to fair condition. The window system in the 1946, 1950 and 1956 Additions was installed in 1999, and is in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features surface mounted blinds and shades, which are in good to fair condition. The window system in the 1927 Original Construction is not equipped with insect screens on operable windows. The window system in the 1946, 1950 and 1956 Additions is equipped with insect screens on operable window, 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 majority of exterior doors in the overall facility are equipped with thermally broken aluminum frame sidelights and transoms with double glazed insulated glazing, in good condition. The main entry door to the 1927 Original Construction is equipped with wood frame sidelights and transom with single pane glazing, in fair condition. The school does not contain skylights. Window security grilles are not provided for the majority of ground floor windows. Security grilles are provided for two ground floor windows in the 1946 Addition, and are in good condition. There is no Greenhouse associated with this school. 06-22-18 Assessment Update: Windows in the Original Building need replaced in order to meet LEED Energy Efficiency Requirements. Since windows will have integral blinds and operable portion with screen, line item for replacing screens, surface mounted blinds.

### Rating:

2 Needs Repair

### Recommendations:

Provide insect screens for operable windows in the 1927 Original Construction. Replace defective surface mounted blinds and shades as required through the overall facility. Recaulking of perimeter joints of all exterior windows in the 1927 Original Construction is addressed in Item H. Replace single pane glazing in the 1927 Original Construction main entry sidelights and transom. 06-22-18 Assessment Update: Replace windows in Original Building and delete window screen and surface mounted blinds.

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		16,651 ft <sup>2</sup>	12,027 ft <sup>2</sup>	1,364 ft <sup>2</sup>	7,564 ft <sup>2</sup>	\$100,295.00	(includes blinds)
Other: Replace Transom and sidelights.	\$28.00	sq.ft. (Qty)		26 Required				\$728.00	Replace single pane glazing in 1927 Original Building main entry sidelights and transom.
Sum:			\$101,023.00	\$101,023.00	\$0.00	\$0.00	\$0.00		



Typical Windows in the 1927 Original Construction



Typical Classroom Windows in the 1950 and 1956 Additions

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## G. Structure: Foundation

**Description:** The overall facility is equipped with masonry and concrete foundation walls on concrete footings. One area of differential settlement and cracking was observed at the southwest corner of the 1946 Addition. The foundations in the overall facility are in fair condition. The District reports that there has been past leaking at the exterior stairs next to the Boiler Room in the 1927 Original Construction. A site drainage deficiency was noted at the perimeter of the 1946 Addition that is contributing to the foundation settlement. 06-22-18 Assessment Update: Settling has occurred at the southeast classroom of the 1956 Addition. A significant floor crack spans the classroom floor (north to south) and exterior brick cracking on the exterior wall.

**Rating:** 2 Needs Repair

**Recommendations:** Provide drainage tile system for the existing roof drains from on the west side of the 1946 Addition. Address foundation leaking issue at the exterior Boiler Room wall in the 1927 Original Construction. 10-02-14 Update: There is significant water damage and water infiltration at the foundation along the South elevation West elevation (main entry). Revise "Foundation Leaking Issue" line item quantity from 200 sf to 600 sf and cost/sf from \$50/sf to \$95/sf to excavate, provide under drains water proofing of foundation wall. 06-22-18 Assessment Update: Provide underpinning of foundation to prevent further settlement.

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft <sup>2</sup>	Classroom Addition (1946) 12,027 ft <sup>2</sup>	Classroom Addition (1950) 1,364 ft <sup>2</sup>	Classroom Addition (1956) 7,564 ft <sup>2</sup>	Sum	Comments
Drainage Tile Systems / Foundation Drainage:	\$18.00	n.ft.			120 Required			\$2,160.00	(include excavation and backfill)
<b>Other:</b> Address Foundation Leaking Issues	\$95.00	sq.ft. (Qty)		600 Required				\$57,000.00	Address foundation leaking issue at the exterior Boiler Room wall in the 1927 Original Construction.
<b>Other:</b> Underpin Foundation	\$8,000.00	ump sum					Required	\$8,000.00	Underpin foundation
Sum:			\$67,160.00	\$57,000.00	\$2,160.00	\$0.00	\$8,000.00		



Location of Leaking in the 1927 Original Construction Boiler Room



Exterior Wall at Grade

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## H. Structure: Walls and Chimneys

**Description:** The overall facility has a brick veneer on a masonry bearing wall system, which displayed locations of deterioration, and is in good to fair condition. The exterior masonry does not contain control joints and none are needed as there is no indication of exterior masonry cracking or separation. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration and locations of staining. Architectural exterior accent materials consist of stone and painted wood trim which are in fair condition. Interior walls are glazed block, plaster and wood paneling and are in fair condition. Interior masonry does not contain control joints, and none are needed as there is no indication of cracking or separation. The window sills in the 1927 Original Construction are brick and are in good to fair condition. The window sills in the 1946, 1950 and 1956 Additions are stone and are in good condition. The exterior lintels are steel, and are rusting and in fair condition. Chimneys are in fair condition and require masonry tuckpointing, cleaning and sealing. Canopies and soffits over entrances are plaster type construction, and are in good to fair condition. A loading dock has not been provided to facilitate unloading of trucks and receipt of product / supplies / food stuffs. The stone and clay tile copings at roof lines are in fair condition and require repointing. The wood columns at the main entry to the 1927 Original Construction are deteriorating and require replacement. 06-22-18 Assessment Update: The faux wood gutter/cornice at the West, East and North elevations of the building is in poor condition and should be replaced.

**Rating:** 2 Needs Repair

**Recommendations:** Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry repairs as required through the overall facility. Provide masonry cleaning, sealing and caulking as required through the overall facility. Prep and paint exposed steel lintels through the overall facility. Prep and paint wood cornices and trim in the 1927 Original Construction and the 1956 Addition. Repoint stone copings in 1927 Original Construction and the 1946 and 1956 Additions. Repoint stone window sills in the 1946, 1950 and 1956 Additions. Repoint brick window sills in the 1927 Original Construction. Replace clay tile copings as required in the 1927 Original Construction. Replace wood columns at the 1927 Original Construction main entry. Replace perimeter window sealant in the 1927 Original Construction. Provide masonry infill for unit ventilator openings in exterior walls. Prep and paint exterior plaster soffits. 10-02-14 Update: Steel Lintels rusted and deteriorated and should be replaced. Provide for lintel replacement. Wood Cornice and Facia deteriorated. Provide budget to replace wood Cornice and Facia with Fypon of same profile. Reduce "Prep and Paint Cornice and Trim" line item from 1,512 lf to 200 lf. 06-22-18 Assessment Update: Remove faux wood gutter/cornice at the West, East and North elevations of the building and replace with new Fypon Millwork.

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		3,807 Required	4,118 Required	665 Required	1,825 Required	\$54,678.75	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		9,518 Required	10,296 Required	2,218 Required	6,082 Required	\$42,171.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		9,518 Required	10,296 Required	2,218 Required	6,082 Required	\$28,114.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		1,960 Required	2,712 Required	632 Required	1,736 Required	\$38,720.00	(removing and replacing)
Lintel Replacement:	\$250.00	ln.ft.		165 Required	62 Required	20 Required	40 Required	\$71,750.00	(total removal and replacement including pinning and shoring)
<b>Other:</b> Masonry Infill	\$12.75	sq.ft. (Qty)		48 Required	25 Required	10 Required	14 Required	\$1,236.75	Provide masonry infill for unit ventilator openings in exterior walls.
<b>Other:</b> Masonry Repairs	\$12.75	sq.ft. (Qty)		2,855 Required	3,089 Required	445 Required	1,216 Required	\$96,963.75	Provide masonry repairs as required through the overall facility.
<b>Other:</b> Prep and Paint Soffits	\$8.00	sq.ft. (Qty)		241 Required	168 Required			\$3,272.00	Prep and paint exterior plaster soffits.
<b>Other:</b> Prep and Paint Steel Lintels	\$8.00	ln.ft.		230 Required	130 Required	36 Required	60 Required	\$3,648.00	Prep and paint exposed steel lintels through the overall facility.
<b>Other:</b> Prep and Paint Wood Trim and Cornices	\$8.00	sq.ft. (Qty)		200 Required			896 Required	\$8,768.00	Prep and paint wood cornices and trim in the 1927 Original Construction and the 1956 Addition.
<b>Other:</b> Recaulk Perimeter Window Joints	\$2.50	ln.ft.		2,514 Required				\$6,285.00	Replace perimeter window sealant in the 1927 Original Construction.
<b>Other:</b> Replace Clay Tile Copings	\$25.00	ln.ft.		60 Required				\$1,500.00	Replace clay tile copings as required in the 1927 Original Construction.
<b>Other:</b> Replace Entry Columns	\$2,500.00	each		4 Required				\$10,000.00	Replace wood columns at the 1927 Original Construction main entry.
<b>Other:</b> Replace Wood Cornice and Facia	\$35.00	ln.ft.		1,256 Required				\$43,960.00	Replace Wood Cornice and Facia with Fypon of same profile
<b>Other:</b> Replace Wood Gutter/Cornice	\$12,000.00	per unit		2 Required	1 Required	1 Required	0 Required	\$48,000.00	Remove wood gutter/cornice and replace with Fypon of same profile
<b>Other:</b> Repoint Brick Sills	\$7.50	ln.ft.		230 Required	0 Required			\$1,725.00	Repoint brick window sills in the 1927 Original Construction.
<b>Other:</b> Repoint Stone Copings	\$7.50	ln.ft.		490 Required	402 Required		420 Required	\$9,840.00	Repoint stone copings in 1927 Original Construction and the 1946 and 1956 Additions.
<b>Other:</b> Repoint Stone Window Sills	\$7.50	ln.ft.			130 Required	36 Required	60 Required	\$1,695.00	Repoint stone window sills in the 1946, 1950 and 1956 Additions.
<b>Sum:</b>			\$472,327.25	\$229,338.00	\$135,853.00	\$35,871.50	\$71,264.75		



Masonry Condition in the 1948 Addition



Wood Column at the 1927 Original Construction Entry

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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 fair condition due to cracking of the floor slab in the southwest corner of the 1946 Addition. There is a tunnel space located under the Corridors of the 1946 Addition with cast-in-place reinforced concrete type construction, and is in good condition. The floor construction of the first and second floors of the overall facility precast concrete planks with concrete topping type construction, and is in good to fair condition due to some cracks in the Corridors. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations, except in the basement, where architectural soffits will be required. The roof construction of the 1927 Original Construction is wood deck on wood rafter type construction, and is in good condition. The roof construction of the 1946, 1950, and 1956 Additions is steel deck on steel joist type construction, and is in good condition.

**Rating:** 2 Needs Repair

**Recommendations:** Repair cracks in the 1927 Original Construction and 1946 Addition concrete slab. Repair cracks in the 1950 and 1956 Additions elevated floor slabs. Refer to Item U for pricing of fire suppression system for wood structures. 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 (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
Other: Floor Crack Repair and Refinish	\$60.00	ln.ft.		70 Required	35 Required	8 Required	10 Required	\$7,380.00	Repair cracks in slab.
Sum:			\$7,380.00	\$4,200.00	\$2,100.00	\$480.00	\$600.00		



Wood Roof Structure Over the 1927 Original Construction



Crack In the Floor Slab In the Southwest Classroom Of the 1946 Addition

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## J. General Finishes

**Description:** The 1927 Original Construction features conventionally partitioned Classrooms with VAT flooring, plaster ceilings, as well as plaster wall finishes, and they are in fair to poor condition. The 1927 Original Construction has Corridors with terrazzo flooring, acoustical tile ceilings, as well as plaster and painted brick wall finishes, and they are in fair condition. The 1946, 1950, and 1956 Addition features conventionally partitioned Classrooms with VAT, VCT, and carpet flooring, acoustical tile ceilings, as well as glazed block and plaster wall finishes, and they are in fair to poor condition. The 1946, 1950, and 1956 Addition has Corridors with terrazzo flooring, acoustical tile ceilings, as well as glazed block and plaster wall finishes, and they are in fair condition. The overall facility has Restrooms with terrazzo flooring, acoustical tile ceilings, as well as glazed block and plaster wall finishes, and they are in fair to poor condition. Toilet partitions are metal, and are in poor condition. Classroom casework in the overall facility is wood type construction with plastic laminate or wood tops, is adequately provided, and in poor condition. The typical Classroom contains 26 lineal feet of casework, and Classroom casework provided ranges from 16 to 32 feet. Classrooms are provided with adequate chalkboards, markerboards, and tackboards, which are in fair to poor condition. The Classroom storage cubbies and coat hooks, located in the Classrooms, are adequately provided, and in poor condition. The Art program is equipped with a kiln in fair to poor condition, and existing kiln ventilation is inadequate. The facility is equipped with wood non-louvered interior doors that are flush recessed without proper ADA hardware and clearances, and in poor condition. The Gymnasium spaces have wood flooring, acoustical tile ceilings, as well as plaster and wood panel wall finishes, and they are in fair to poor condition. Wood Gymnasium flooring has been well maintained, will accommodate no future sandings and refinishings, and is rated at an advanced stage of its product lifecycle. Gymnasium fixed stands are wood type construction in poor condition. Gymnasium basketball backboards are fixed type, and are in poor condition. The Media Center, located in the 1927 Original Construction, has carpet flooring, acoustical tile ceilings, as well as plaster wall finishes, and they are in fair condition. Student Dining, located in the 1927 Original Construction, has VAT flooring, acoustical tile ceilings, as well as plaster and glazed block wall finishes, and they are in fair to poor condition. OSDM-required fixed equipment for Stage is inadequately provided, and in poor condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in the 1950's, and is in poor condition. The Kitchen hood is in poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction material and/or installed as required by the OSDM and OBMC. Reach-in coolers and freezers are located within the Kitchen spaces, and are in fair to poor condition. 06-22-18 Assessment Update: Floor infill, patch, floor tile repair and wall tile repair will be required following removal of floor mounted urinals. The buildings was not constructed with exterior cavity and insulation construction. Additional insulation will be required to meet LEED Energy Efficiency requirements. Gandee and Associates EEA report reflects hard plaster containing ACM and wall build back will be required following plaster removal. The stage wood flooring should be replace along with the wood gym floor.

**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 due to condition. Provide for repairs to terrazzo flooring due to 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 the replacement of toilet partitions due to condition. Provide for the replacement of toilet accessories due to condition. Provide for the replacement of Gymnasium seating due to condition. Provide for the replacement of Gymnasium wood floors due to product lifecycle. Provide for the replacement of Gymnasium basketball goals due to condition. Provide for the replacement of the Art Program kiln due to condition. Provide for the replacement of hard plaster due to work in Item T. 06-22-18 Assessment Update: Provide budget for floor infill, patch, floor tile repair and wall tile repair for removal of floor mounted urinals. Provide for additional exterior wall insulation to meet LEED Energy Efficiency requirements. Provide for wall build back after hard plaster removal. Provide for replacement for stage wood flooring.

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
Complete Replacement of Finishes (excludes casework) (Elementary):	\$11.80	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$443,750.80	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		3 Required	10 Required		7 Required	\$20,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required		Required	\$7,248.40	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		24 Required	10 Required		4 Required	\$49,400.00	(non-ADA)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		300 Required				\$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$6,500.00	each		2 Required				\$13,000.00	(electric)
Bleacher Replacement	\$110.00	per seat		251 Required				\$27,610.00	(based on current enrollment)
Art Program Kiln:	\$2,750.00	each		1 Required				\$2,750.00	
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		9,518 Required	10,296 Required	2,218 Required	6,082 Required	\$168,684.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Hard Plaster Replacement	\$9.00	sq.ft. (Qty)		20,184 Required	8,958 Required	660 Required	4,920 Required	\$312,498.00	(Hazardous Material Replacement Cost - See T.)
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)		772 Required				\$146,680.00	(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 Infill and Patch	\$500.00	each		1 Required				\$500.00	Floor patch after removal of floor urinals
Other: Gymnasium Wood Floors	\$30.00	sq.ft. (Qty)		2,690 Required			4 Required	\$80,820.00	Provide for the replacement of Gymnasium wood floors due to product lifecycle.
Other: Replace Wood Stage Flooring	\$14.00	sq.ft. (Qty)		280 Required				\$3,920.00	Replace Wood Stage Flooring
Sum:			\$1,340,361.20	\$811,436.00	\$309,722.00	\$35,343.20	\$183,860.00		



Typical Corridor Finishes in the 1927 Original Construction



Typical Corridor Finishes in the 1946 Addition

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## K. Interior Lighting

**Description:** The typical Classrooms in the overall facility are equipped with T-8 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 41 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with T-8 1x4 suspended and T-8 2x4 lay-in direct fluorescent fixtures with single level switching. Corridor fixtures are in good to fair condition, providing an average illumination of 21 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with surface mount metal halide type lighting, in fair condition, providing an average illumination of 33 FC, which is less than the 50 FC recommended by the OSDM. The Media Center is equipped with T-8 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 59 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with T-8 1x4 surface mount fluorescent fixture type lighting with single level switching. Student Dining fixtures are in fair condition, providing an average illumination of 45 FC, which is less than the 50 FC recommended by the OSDM. 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 66 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with incandescent and T-12 1x4 suspended fluorescent fixture type lighting in poor condition, providing inadequate illumination. The typical Administrative spaces in the overall facility are equipped with T-8 1x4 suspended fluorescent fixture type lighting in fair condition, providing inadequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age, condition, inadequate lighting levels, lack of multi-level switching, the utilization of incandescent fixtures, and the utilization of T-12 fluorescent fixtures.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		16,651 ft <sup>2</sup>	12,027 ft <sup>2</sup>	1,364 ft <sup>2</sup>	7,564 ft <sup>2</sup>	\$188,030.00	Includes demo of existing fixtures
Sum:			\$188,030.00	\$83,255.00	\$60,135.00	\$6,820.00	\$37,820.00		



Student Dining Fluorescent Light Fixtures



Corridor Fluorescent Light Fixtures

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## L. Security Systems

**Description:** The overall facility contains a Honeywell motion sensor 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 not equipped with door contacts. An automatic visitor control system is 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 / mercury vapor entry lights in fair condition. Pedestrian walkways are not illuminated. Parking and bus pick-up / drop off areas are not illuminated. The exterior site lighting system provides inadequate coverage. 06-22-18 Assessment Update: There main entry into the building is not secured and a security vestibule is needed to limit direct access into the building. Due to the design of the existing main entrance with the multiple stairs and small entry it will difficult to modify to achieve the security point; therefore, it's recommended modifications be provided at an alternative entry point to achieve the secure vestibule.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines. Provide playground fencing to meet Ohio School Design Manual guidelines, funding included in complete replacement of security system. 06-22-18 Assessment Update: Provide for modifications on 1950 Addition Entry to provide for a security vestibule.

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft²	12,027 ft²	1,364 ft²	7,564 ft²		
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$69,571.10	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$37,606.00	(complete, area of building)
Other: Security Vestibule	\$100,000.00	allowance				Required		\$100,000.00	Security Vestibule
Sum:			\$207,177.10	\$47,455.35	\$34,276.95	\$103,887.40	\$21,557.40		



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 plastic construction exit signs, as well as OSDM compliant red lettered, cast aluminum construction, and LED illuminated exit signs and the system is in fair condition. The facility is not adequately equipped with emergency egress floodlighting, and the system is in fair 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 (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		16,651 ft²	12,027 ft²	1,364 ft²	7,564 ft²		
Sum:			\$37,606.00	\$16,651.00	\$12,027.00	\$1,364.00	\$7,564.00	\$37,606.00	(complete, area of building)



Emergency Egress Light Fixture



Non-compliant Illuminated Exit Sign

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## N. Fire Alarm

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

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft²	12,027 ft²	1,364 ft²	7,564 ft²		
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$65,810.50	(complete new system, including removal of existing)
Sum:			\$65,810.50	\$29,139.25	\$21,047.25	\$2,387.00	\$13,237.00		



Fire Alarm System Manual Pull Station and Horn and Strobe Indication Device



Fire Alarm System Smoke Detection Device

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## O. Handicapped Access

## Description:

At the site, there is not an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school due to steps at the entrance. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking / drop-off area to the building entries is compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipment are mostly compliant, including two areas with poured-in-place rubber safety surfacing. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Steps and stairwells do not meet all ADA requirements, and are insufficient due to handrails and space allowances at entries to steps. Elevation changes within the overall facility are facilitated by non-compliant steps at the stage in fair condition. Access to the Stage is not facilitated by a chair lift or ramp. Elevation changes within the overall facility are facilitated by four non-compliant stairwells in fair condition, and seven non-compliant steps in fair condition. Special provisions for floor level changes in this two story structure are insufficient due to lack of ramps, lifts or elevators. This multistory building does not have a compliant elevator that accesses every floor. Interior doors of the overall facility are fully recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. 15 ADA-compliant toilets are required, and none are currently provided. 15 ADA-compliant lavatories are required, and none are currently provided. 4 ADA-compliant urinals are required, and 4 are currently provided. No ADA-compliant showers are required for this grade level, and none are currently provided. 2 ADA-compliant electric water coolers are required, and 4 are currently provided. Toilet partitions are metal, and do not provide appropriate ADA clearances even though ADA accessories are often mounted in some restrooms in an attempt to provide access. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health Clinic Restroom is not compliant with ADA requirements due to lack of appropriate ADA clearances and ADA-compliant accessories. Kitchen and Special Education Restrooms are not provided. ADA signage is provided on both the interior and the exterior of the building.

## Rating:

2 Needs Repair

## Recommendations:

Provide 2 ADA-compliant power assist door openers, 1 elevator, 1 chair lift, 4 exterior ramps, 8 toilets, 8 sinks, 6 toilet partitions with toilet accessories, 18 doors and frames in the overall facility to facilitate the school's meeting of ADA requirements. Replace handrails at steps to the Stage with ADA compliant handrails. Remount 8 mirrors for ADA compliance. Enlarge and reconfigure new single ADA Toilet Rooms for the Health Clinic, 3 Staff, and 1 shared Toilet Room between the Kindergarten Classrooms, including 5 toilets, 5 sinks and 5 sets of ADA accessories. Add 2 new single ADA Toilet Room for the Special Education Classroom and Kitchen, including 2 toilets, 2 sinks, and 2 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. 10-02-14 Update: Change handicapped restroom conversion allowance from \$10,000 for each restroom to \$16,761.00 for each restroom. Add Allowance of \$25,707.00 for converting space to handicapped accessible Family Restroom.

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
Ramps:	\$40.00	sq.ft. (Qty)		115 Required	133 Required	48 Required		\$11,840.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit		1 Required				\$15,000.00	(complete)
Elevators:	\$42,000.00	each		3 Required				\$126,000.00	(per stop, \$84,000 minimum)
Toilet/Urinals/Sinks:	\$1,500.00	unit		4 Required	8 Required		4 Required	\$24,000.00	(replacement ADA)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required			1 Required	\$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	\$5,000.00	leaf			6 Required		4 Required	\$50,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf			8 Required			\$40,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$285.00	per restroom		2 Required	4 Required		2 Required	\$2,280.00	
Other: Add Accessible Family Restroom	\$25,707.00	each		1 Required				\$25,707.00	Add Family Rest Room to meet ADA requirements (includes fixtures, walls, door and hardware, floor drain, and supply lines from nearby existing Restroom).
Other: Add Handrails	\$20.00	in.ft.		68 Required				\$1,360.00	Add/Replace ADA Compliant handrails at the steps to the Stage
Other: Enlarge existing Restroom to meet ADA requirements	\$16,761.00	each		4 Required	2 Required			\$100,566.00	Enlarge existing Restroom to meet ADA requirements
Sum:			\$411,753.00	\$253,781.00	\$121,982.00	\$1,920.00	\$34,070.00		



Typical Classroom Corridor



Typical Stairwell

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## P. Site Condition

## Description:

The 7.5 acre flat site is located in a suburban residential setting with generous tree, shrub, and floral landscaping. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by lightly traveled city streets. A single entrance onto the site impedes proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone behind the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by an asphalt parking lot in fair condition, containing 38 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and trench drains, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete asphalt curbs in good condition are appropriately placed. Concrete and brick sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is not heavy duty and is in poor condition, and is equipped with a concrete pad area for dumpsters, which is in good condition. The exterior stairs are in poor condition and feature non-compliant handrails and guardrails. Site fencing is not provided. The play areas are separated from vehicular traffic by concrete curbing and landscaping. The playground equipment is primarily constructed of coated steel and high density plastic, is in good to fair condition, placed to provide compliant fall zones, and on a non-compliant pea gravel soft surface of sufficient and on a compliant rubber solid surface, with a basketball court being provided on an asphalt surface. The playground area is equipped with tables and benches in good condition. The athletic facilities are comprised of baseball field and a multipurpose field, and are in good condition. Site features are suitable for outdoor instruction, which is enhanced through the District's provision of benches and picnic table. Due to the proximity to the property lines there is limited room for expansion, with the exception of the south side of the site. There is also the potential to infill the existing courtyard to gain additional square footage. 06-22-18 Assessment Update: Playground equipment stairs rusting and large holes forming and should be replaced.

## Rating:

2 Needs Repair

## Recommendations:

Provide a dedicated and separated bus loading and unloading zone on the site. Provide for replacement of exterior stair due to condition. Replace exterior handrail/guardrails due to condition. Provide for the replacement of the asphalt wear layer due to condition. Provide for the replacement of asphalt pavement at the hard surface play area. Provide additional Playground mulch as the soft surface material to allow for a sufficient depth. Provide site contingency allowances for unforeseen conditions. 10-02-14 Update: Side stairwell @ SE Corner of building (leading down to media center) needs replaced and a larger catch basin and drain installed to prevent storm water from entering the lower level of building. Add allowance to rebuild stairwell and install better storm drainage. 06-22-18 Assessment Update: Replace playground equipment.

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft²	12,027 ft²	1,364 ft²	7,564 ft²		
Playground Equipment:	\$1.50	sq. ft. (Qty)		16,651 Required	12,027 Required	1,364 Required	7,564 Required	\$56,409.00	(up to \$100,000, per sq.ft. of school)
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		1,051 Required	764 Required	96 Required	478 Required	\$73,103.40	(including drainage / tear out for heavy duty asphalt)
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		490 Required	356 Required	45 Required	223 Required	\$21,166.00	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Elementary	\$110.00	per student		132 Required	96 Required	12 Required	60 Required	\$33,000.00	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Exterior Hand / Guard Rails:	\$43.00	lin.ft.		32 Required	8 Required	8 Required		\$2,064.00	
Provide Soft Surface Playground Material:	\$30.00	sq. yard		212 Required	154 Required	19 Required	96 Required	\$14,430.00	
Replace Concrete Steps:	\$32.00	sq. ft. (Qty)		62 Required				\$1,984.00	
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required				\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq. ft. (of entire building addition)		Required	Required	Required	Required	\$56,409.00	Include this one or the next. (Each addition should have this item)
Other: Rebuild NE Stairwell	\$26,895.00	allowance		Required				\$26,895.00	Rebuild NE stairwell to include installing new catch basin and storm drainage.
Sum:			\$335,460.40	\$192,558.60	\$81,747.40	\$10,118.60	\$51,035.80		





Asphalt Pavement at Hard Surface Play Area



Playground Equipment

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## Q. Sewage System

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

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft <sup>2</sup>	12,027 ft <sup>2</sup>	1,364 ft <sup>2</sup>	7,564 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Sanitary Waste Piping



Kitchen Grease Trap Interceptor

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## R. Water Supply

**Description:** The domestic water supply system is tied in to the city system, features 2" service and 1 1/2" water meter, and is in fair condition. The District was not able to provide water supply flow test data. The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

**Rating:** 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft²	12,027 ft²	1,364 ft²	7,564 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Incoming Domestic Water Service Line



Incoming Domestic Water Service Meter

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## S. Exterior Doors

**Description:** Typical exterior doors in the overall facility are hollow metal, installed on hollow metal frames, and are in fair condition. Typical exterior hollow metal doors feature no vision panels. Entrance door in the 1927 Original Construction is wood type construction, installed on wood frame, and in fair condition. Entrance doors in the 1946, 1950 and 1956 Additions are FRP type construction, installed on aluminum frames, and in good condition. The main entry door in the 1927 Original Construction features single pane glazed tempered vision panels. Entrance doors in the 1946, 1950 and 1956 Additions feature insulated tempered vision panels. There are no overhead doors in the facility. 06-22-18 Assessment Update: A total of 5 exterior door leaves need replaced on Original Building.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace all exterior hollow metal doors, due to poor condition. Replace exterior wood entry door in the 1927 Original Construction, due to condition. Replacement of single glazed transoms and sidelights is addressed in Item F. Replace fire door identified in item T. 06-22-18 Assessment Update: Change exterior door leaf replacement on Original Building from 2 to 5.

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		5 Required	3 Required			\$16,000.00	(includes removal of existing)
Fire Door Replacement	\$1,100.00	each		1 Required				\$1,100.00	(Hazardous Material Replacement Cost - See T.)
Sum:			\$17,100.00	\$11,100.00	\$6,000.00	\$0.00	\$0.00		



Wood Entry Door in the 1927 Original Construction



Hollow Metal Doors in the 1946 Addition

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## T. Hazardous Material

**Description:** The School District did not provide an AHERA three year reinspection reports, 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, hard plaster, and fire doors containing hazardous materials are located in the overall facility in fair to poor condition. These materials were open to observation and found to be in friable and non-friable condition with moderate damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

**Rating:** 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<a href="#">EEHA Form</a>	<a href="#">EEHA Form</a>	<a href="#">EEHA Form</a>	<a href="#">EEHA Form</a>	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		16,651 Required	12,027 Required	1,364 Required	7,564 Required	\$3,760.60	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		350 Required	250 Required	30 Required	200 Required	\$12,450.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		2 Required	0 Required	0 Required	0 Required	\$4,000.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		50,000 Required	0 Required	0 Required	0 Required	\$350,000.00	See J
Fire Door Removal	\$100.00	each		2 Required	0 Required	0 Required	0 Required	\$200.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		1,400 Required	1,000 Required	120 Required	800 Required	\$6,640.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		10,000 Required	9,100 Required	1,364 Required	5,400 Required	\$77,592.00	See J
Sink Undercoating Removal	\$100.00	each		0 Required	5 Required	0 Required	5 Required	\$1,000.00	
<b>Other:</b> EHA Other Hazard	\$1.00	per unit		3,000 Required				\$3,000.00	XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.
<b>Sum:</b>			\$468,642.60	\$406,915.10	\$34,752.70	\$4,918.40	\$22,056.40		



Fire Door in the Corridor



VAT in the Classrooms

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## U. Life Safety

## Description:

The overall facility is not equipped with an automated fire suppression system. Exit corridors are situated such that dead-end corridors are not present. The facility features four (4) interior stair towers, which are not protected by a two hour fire enclosure. The facility does not have any exterior stairways from intermediate floors. Handrails do not extend past the top and bottom stair risers as required by the Ohio Building Code. Guardrails are constructed with vertical bars with more than 4" clearance. The Kitchen hood is in poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction, material, and insulation and was not installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers are not provided in sufficient quantity. Existing fire extinguishers are inadequately spaced. The facility is not equipped with an emergency generator. The existing water supply is provided by a tie-in to the city system, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. 06-22-18 Assessment Update: Water meter not required for fire protection water service. A backflow preventer is required for new water service for fire protection

## Rating:

3 Needs Replacement

## Recommendations:

Provide new automated fire suppression system to meet Ohio School Design Manual guidelines and to include fire protection of the wood roof structure and deck located over the overall facility. 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. Rework existing non-compliant stair tower. Provide additional wall cabinets and fire extinguishers. Provide the new Kitchen hood with a UL 300 compliant wet chemical fire suppression system, with funding provided in Item J. Provide the interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system, with funding provided in Item J. 10-02-14 Update: Existing 2" water service not sufficient to support sprinkler system. Provide new water service for fire protection. 1-1/2" water meter will need to be increased in size to meet fire protection flow requirements. Replace water meter. Code requirement to provide UL rated assembly on 1927 Original Building wood roof trusses. Add budget to provide UL rated assembly on 1927 Original Building roof Trusses. Revise fire suppression for wood trusses from 100 sf to 2,047 sf. 06-22-18 Assessment Update: Delete water meter and add backflow preventer.

Item	Cost	Unit	Whole Building	Original Construction (1927) 16,651 ft²	Classroom Addition (1946) 12,027 ft²	Classroom Addition (1950) 1,364 ft²	Classroom Addition (1956) 7,564 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		16,651 Required	12,027 Required	1,364 Required	7,564 Required	\$120,339.20	(includes increase of service piping, if required)
New Exterior Stair Enclosure	\$42,500.00	per level		2 Required			2 Required	\$170,000.00	(all inclusive)
Demo of existing stairway:	\$12,000.00	per level		2 Required				\$24,000.00	(per stairway, two floor minimum \$12,000, includes demo and floor construction, see coordination comment)
Water Main	\$40.00	n.ft.		200 Required				\$8,000.00	(new)
Handrails:	\$5,000.00	level		2 Required			2 Required	\$20,000.00	
Provide Fire Extinguisher and Wall Cabinet:	\$585.00	each		2 Required			1 Required	\$1,755.00	(includes preparation of wall to receive recessed cabinet)
Other: Add Backflow Preventer	\$5,000.00	lump sum		Required				\$5,000.00	Backflow Preventer
Other: Fire Suppression System for Wood Roof Structure	\$3.25	sq.ft. (Qty)		2,047 Required				\$6,652.75	Provide a fire suppression system for the wood roof structure.
Other: Handrails / Guardrails	\$34.50	n.ft.					25 Required	\$862.50	Provide new guardrails to meet the requirements of the Ohio Building Code.
Other: Provide UL Fire Rated Assembly on Wood Trusses	\$6.00	sq.ft. (Qty)		2,047 Required				\$12,282.00	Provide UL Fire Rated Assembly on Wood Trusses
Sum:			\$368,891.45	\$205,387.95	\$38,486.40	\$4,364.80	\$120,652.30		



Non-compliant Guardrails



Non-compliant Handrail

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## V. Loose Furnishings

**Description:** The typical Classroom furniture is mismatched, and in generally fair to poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, computer workstations, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 2 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		16,651 ft²	12,027 ft²	1,364 ft²	7,564 ft²		
Sum:			\$188,030.00	\$83,255.00	\$60,135.00	\$6,820.00	\$37,820.00	\$188,030.00	



Typical Teacher Desk



Computer Work Stations

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## W. Technology

**Description:** The typical Classroom is equipped with one of the required four technology data ports for student use, one 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 majority of the Classrooms have an Infrared Classroom Amplification Technology systems. Two Classrooms have smart boards and wall mounted projection units. The typical Classroom is not equipped with three of the required four technology data ports for student use, one data port for teacher 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 (1927)	Classroom Addition (1946)	Classroom Addition (1950)	Classroom Addition (1956)	Sum	Comments
				16,651 ft²	12,027 ft²	1,364 ft²	7,564 ft²		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		16,651 Required	12,027 Required	1,364 Required	7,564 Required	\$495,647.08	
Sum:			\$495,647.08	\$219,460.18	\$158,515.86	\$17,977.52	\$99,693.52		



Typical Classroom Teacher and Student Computers



Infrared Classroom Amplification Technology System

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## X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$7,405,705.08
7.00%	Construction Contingency	\$518,399.36
<b>Subtotal</b>		\$7,924,104.44
16.29%	Non-Construction Costs	\$1,290,836.61
<b>Total Project</b>		<b>\$9,214,941.05</b>

Construction Contingency	\$518,399.36
Non-Construction Costs	\$1,290,836.61
<b>Total for X.</b>	<b>\$1,809,235.97</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$2,377.23
Soil Borings / Phase I Envir. Report	0.10%	\$7,924.10
Agency Approval Fees (Bldg. Code)	0.25%	\$19,810.26
Construction Testing	0.40%	\$31,696.42
Printing - Bid Documents	0.15%	\$11,886.16
Advertising for Bids	0.02%	\$1,584.82
Builder's Risk Insurance	0.12%	\$9,508.93
Design Professional's Compensation	7.50%	\$594,307.83
CM Compensation	6.00%	\$475,446.27
Commissioning	0.60%	\$47,544.63
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$88,749.97
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$1,290,836.61</b>

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<b>Name of Appraiser</b>	Jeff Tuckerman	<b>Date of Appraisal</b>	2015-01-06
<b>Building Name</b>	Silver Lake Elementary		
<b>Street Address</b>	2970 Overlook Road		
<b>City/Town, State, Zip Code</b>	Cuyahoga Falls, OH 44224		
<b>Telephone Number(s)</b>	(330) 920-3632		
<b>School District</b>	Cuyahoga Falls City		

<b>Setting:</b>	Suburban
Site-Acreage	7.50
Grades Housed	K-5
Number of Teaching Stations	20
Student Enrollment	251
Dates of Construction	1927,1946,1950,1956

Building Square Footage	37,606
Student Capacity	301
Number of Floors	2

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

**Type of Construction**

☒ Load bearing masonry

☐ Steel frame

☐ Concrete frame

☒ Wood

☐ Steel Joists

**Exterior Surfacing**

☒ Brick

☐ Stucco

☐ Metal

☒ Wood

☒ Stone

**Floor Construction**

☒ Wood Joists

☐ Steel Joists

☒ Slab on grade

☐ Structural slab

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Suitability Appraisal of 1.0 The School Site for Silver\_Lake\_ES\_June\_2009\_Jan\_2015\_EEA\_June\_2018\_Desktop\_Update

1.0 The School Site	Points Allocated	Points
<p>1.1 <b>Site is large enough</b> to meet educational needs as defined by state and local requirements</p> <p><i>The site is 7.5 acres compared to 13 acres recommended by the OSDM.</i></p>	25	10
<p>1.2 <b>Site is easily accessible</b> 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 <b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the School site.</i></p>	10	8
<p>1.4 Site is <b>well landscaped and developed</b> to meet educational needs</p> <p><i>The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i></p>	10	8
<p>1.5 ES Well equipped <b>playgrounds are separated</b> from streets and parking areas  MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking  HS Well equipped <b>athletic areas</b> 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 to fair condition, and is located on pea gravel or solid rubber play surface, which is not an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is not provided. The Playgrounds are separate for vehicular traffic by curbing and sidewalks.</i></p>	10	8
<p>1.6 <b>Topography</b> is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.</i></p>	5	4
<p>1.7 Site has stable, well drained <b>soil free of erosion</b></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 <b>special instructional needs</b>, e.g., outdoor learning</p> <p><i>The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.</i></p>	5	4
<p>1.9 <b>Pedestrian services</b> 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 <b>on-site, solid surface parking</b> for faculty and staff is provided  HS Sufficient <b>on-site, solid surface parking</b> 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 fair condition.</i></p>	5	4
<b>TOTAL - 1.0 The School Site</b>	100	70

Suitability Appraisal of 2.0 Structural and Mechanical Features for Silver\_Lake\_ES\_June\_2009\_Jan\_2015\_EEA\_June\_2018\_Desktop\_Update

2.0 Structural and Mechanical Features	Points Allocated	Points
<b>Structural</b>		
2.1 Structure meets all <b>barrier-free</b> requirements both externally and internally <i>Entire building is not ADA-compliant.</i>	15	9
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building require replacement.</i>	15	8
2.3 <b>Foundations</b> are strong and stable with no observable cracks <i>Foundations are in fair condition with an observable area of settlement.</i>	10	8
2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in good to fair condition. Some masonry repair work is required and all masonry surfaces require cleaning and sealing.</i>	10	8
2.5 <b>Entrances and exits</b> 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 <b>Building "envelope"</b> generally provides for energy conservation (see criteria) <i>Building envelope meets minimum energy conservation requirements.</i>	10	8
2.7 Structure is <b>free of friable asbestos</b> and <b>toxic materials</b> <i>The building is assumed to contain asbestos and other hazardous materials.</i>	10	4
2.8 Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes <i>Interior walls throughout the facility are fixed walls and are not flexible.</i>	10	4
<b>Mechanical/Electrical</b>	Points Allocated	Points
2.9 <b>Adequate light sources</b> 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 <b>Internal water supply</b> 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 <b>wall outlets</b> , 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 <b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible <i>Disconnect switches are not adequately provided to allow for safe servicing of equipment.</i>	10	2
2.13 <b>Drinking fountains</b> 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 not properly maintained.</i>	10	6
2.14 Number and size of <b>restrooms meet requirements</b> <i>The number and size of Restrooms meet requirements.</i>	10	8
2.15 <b>Drainage systems</b> 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	2

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

Suitability Appraisal of 3.0 Plant Maintainability for Silver\_Lake\_ES\_June\_2009\_Jan\_2015\_EEA\_June\_2018\_Desktop\_Update

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



Suitability Appraisal of 4.0 Building Safety and Security for Silver\_Lake\_ES\_June\_2009\_Jan\_2015\_EEA\_June\_2018\_Desktop\_Update

4.0 Building Safety and Security	Points Allocated	Points
<b>Site Safety</b>		
4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways <i>Student loading occurs in the street, and is not separated from other vehicular traffic.</i>	15	6
4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided both on and off-site for pedestrian safety.</i>	10	8
4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets.</i>	5	4
4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow <i>Student loading occurs in the street, and is not separated from other vehicular traffic.</i>	5	2
4.5 <b>ES Playground equipment</b> is free from hazard MS Location and types of <b>intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard <i>Playground equipment consists of plastic coated steel and high density plastic type equipment in good to fair condition, appears to be free from hazard, and is not located on an approved soft surface material.</i>	5	3
<b>Building Safety</b>	Points Allocated	Points
4.6 <b>The heating unit(s)</b> is located away from student occupied areas <i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators and radiators are located in the Classrooms and other learning areas.</i>	20	10
4.7 Multi-story buildings have at least <b>two stairways</b> for student egress <i>The building does have 4 stairways, which are not enclosed, and are not ADA and OBC compliant.</i>	15	9
4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware <i>Exterior doors open in the direction of travel and are equipped with panic hardware.</i>	10	8
4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits <i>Exit signs are on separate circuits but are inadequately provided. The facility is inadequately equipped with emergency egress light fixtures. The facility is not equipped with an emergency generator.</i>	10	2
4.10 <b>Classroom doors</b> are recessed and open outward <i>Classroom doors are recessed from the Corridor in the Additions and open outward without proper ADA clearances, but do not impede traffic flow in the Corridors.</i>	10	6
4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program <i>Security systems are inadequately provided and are in fair condition.</i>	10	2
4.12 <b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition <i>VCT, VAT, Terrazzo, Carpet, and wood parquet flooring have been well maintained throughout the facility.</i>	5	4
4.13 <b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements. Stair risers exceed 7 inches permitted by the OBC at the South exterior door.</i>	5	3
4.14 <b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury <i>There is no glass in the interior door systems.</i>	5	3
4.15 <b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall	5	4

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

4.16 <b>Traffic areas</b> terminate at an exit or a stairway leading to an egress	5	5
<i>Exits are properly located to allow safe egress from the building.</i>		
<b>Emergency Safety</b>	Points Allocated	Points
4.17 Adequate <b>fire safety equipment</b> is properly located	15	2
<i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are inadequately provided.</i>		
4.18 There are at least <b>two independent exits</b> from any point in the building	15	8
<i>There are no dead-end Corridors in the building.</i>		
4.19 <b>Fire-resistant materials</b> are used throughout the structure	15	9
<i>The exterior walls are a masonry load bearing system. Wood rafters are located at roof of the 1927 Original Construction.</i>		
4.20 Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided	15	4
<i>The fire alarm is equipped with automatic actuation devices and is not provided with adequate visual indicating devices.</i>		
<b>TOTAL - 4.0 Building Safety and Security</b>	200	102

## Suitability Appraisal of 5.0 Educational Adequacy for Silver\_Lake\_ES\_June\_2009\_Jan\_2015\_EEA\_June\_2018\_Desktop\_Update

5.0 Educational Adequacy	Points Allocated	Points
<b>Academic Learning Space</b>		
5.1 <b>Size of academic learning areas</b> meets desirable standards	25	15
<i>The average Classroom in the 1927 Original Construction is 580 SF compared to 900 SF required by the OSDM. The average Classroom in the 1946, 1950, and 1956 Addition is 792 SF compared to 900 SF required by the OSDM.</i>		
5.2 <b>Classroom space</b> permits arrangements for small group activity	15	9
<i>Undersized Classrooms do not allow sufficient space for effective small group activities.</i>		
5.3 <b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise	10	8
<i>The Gymnasium and Music program are properly isolated from the academic learning areas to reduce distractions.</i>		
5.4 <b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students	10	4
<i>Undersized Classrooms do not permit privacy time for individual students.</i>		
5.5 <b>Storage for student materials</b> is adequate	10	4
<i>Coat hooks and shelving, located in the Classroom, are inadequately provided for student storage.</i>		
5.6 <b>Storage for teacher materials</b> is adequate	10	8
<i>Casework is adequately provided for storage of teacher materials.</i>		
<b>Special Learning Space</b>		
5.7 <b>Size of special learning area(s)</b> meets standards	15	9
<i>The Special Education Classroom is 755 SF compared to 900 SF recommended in the OSDM. Special Education Classrooms are undersized compared to standards.</i>		
5.8 <b>Design of specialized learning area(s)</b> is compatible with instructional need	10	4
<i>Special Education spaces are not adequately provided to meet instructional needs.</i>		
5.9 <b>Library/Resource/Media Center</b> provides appropriate and attractive space	10	8
<i>The Media Center is 913 SF compared to 879 SF recommended in the OSDM.</i>		
5.10 <b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction	5	2
<i>The Gymnasium is 2,690 SF compared to 3,500-5,000 SF recommended in the OSDM.</i>		
5.11 <b>ES Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction	10	4
<i>MS/HS Science program is provided sufficient space and equipment</i>		
<i>Kindergarten spaces are undersized, and do not provide adequate instruction space.</i>		
5.12 <b>Music Program</b> is provided adequate sound treated space	5	2
<i>The Music Room is 424 SF compared to 1,800-3,000 recommended in the OSDM. Music instruction is provided in a standard Classroom without any sound treatment.</i>		
5.13 <b>Space for art</b> is appropriate for special instruction, supplies, and equipment	5	2
<i>The Art Room is 1,088 SF compared to 1,200 SF recommended in the OSDM. The Art Room is undersized and does not provide sufficient space for storage of supplies and equipment.</i>		
<b>School Facility Appraisal</b>		
5.14 <b>Space for technology education</b> permits use of state-of-the-art equipment	5	0
<i>The facility is not provided with Computer Labs for student use.</i>		

5.15 Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms	5	2
<i>No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.</i>		
5.16 <b>Storage for student and teacher material</b> is adequate	5	3
<i>Storage for students has not been adequately provided throughout the facility. Casework has been adequately provided for storage of teacher materials.</i>		
<b>Support Space</b>	Points Allocated	Points
5.17 <b>Teacher's lounge and work areas</b> reflect teachers as professionals	10	8
<i>The Teacher's Lounge is 917 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.</i>		
5.18 <b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
<i>The Kitchen space is 772 SF compared to 879 SF recommended in the OSDM. The Student Dining space is 1,317 SF compared to 3,000 SF recommended in the OSDM. The Student Dining space has limited visual appeal with limited seating capacity.</i>		
5.19 <b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served	5	2
<i>Administrative Offices are not adequately provided for Elementary School students.</i>		
5.20 <b>Counselor's office</b> insures privacy and sufficient storage	5	1
<i>There is no dedicated Counselor's Office in this facility.</i>		
5.21 <b>Clinic</b> is near administrative offices and is equipped to meet requirements	5	1
<i>The Clinic is 126 SF compared to 370 SF recommended in the OSDM.</i>		
5.22 <b>Suitable reception space</b> is available for students, teachers, and visitors	5	2
<i>Reception space consists of approximately 143 SF compared to 200-400 SF recommended by the OSDM.</i>		
5.23 <b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b>	5	1
<i>The Administrative area consists of approximately 598 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.</i>		
<b>TOTAL - 5.0 Educational Adequacy</b>	200	103

Suitability Appraisal of 6.0 Environment for Education for Silver\_Lake\_ES\_June\_2009\_Jan\_2015\_EEA\_June\_2018\_Desktop\_Update

6.0 Environment for Education	Points Allocated	Points
<b>Exterior Environment</b>		
6.1 Overall <b>design is aesthetically pleasing</b> to age of students	15	12
<i>The building is a historical design with standard detailing, which is aesthetically acceptable.</i>		
6.2 Site and building are <b>well landscaped</b>	10	8
<i>The site is generously landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.</i>		
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning	10	8
<i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather	10	8
<i>The main entrance to the School is partially sheltered.</i>		
6.5 <b>Building materials</b> provide attractive color and texture	5	4
<i>Exterior building materials consist of brick and stone, which provides an attractive color and texture.</i>		
<b>Interior Environment</b>		
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning	20	16
<i>The color palette is comprised of neutral hues with accent colors of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials give the building some unity and a sense of consistency, which enhances the learning environment.</i>		
6.7 <b>Year around comfortable temperature and humidity</b> 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 <b>Ventilating system</b> 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 <b>Lighting system</b> 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 <b>Drinking fountains and restroom facilities</b> are conveniently located	15	12
<i>Drinking fountains and Restroom facilities are conveniently located.</i>		
6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization	10	8
<i>There are locations for students to gather in the Student Dining and Gymnasium, as well as gathering areas in the outdoor play areas.</i>		
6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors	10	8
<i>Corridors and Foyers are adequately designed for efficient traffic flow.</i>		
6.13 <b>Areas for students to interact</b> are suitable to the age group	10	8
<i>There are locations for students to gather in the Student Dining and Gymnasium, as well as gathering areas in the outdoor play areas.</i>		
6.14 <b>Large group areas are designed</b> for effective management of students	10	7
<i>The Gymnasium and Student Dining space is adequately designed to manage large groups of students, but the Student Dining is in the Basement.</i>		
6.15 <b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control	10	4

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

6.16 <b>Window design</b> contributes to a pleasant environment	10	8
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*The windows are well designed and contribute to a pleasant environment.*

6.17 <b>Furniture and equipment</b> provide a pleasing atmosphere	10	2
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*Classroom furniture is mismatched and in fair to poor condition.*

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<b>TOTAL - 6.0 Environment for Education</b>	200	125
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# LEED Observation Notes

**School District:** Cuyahoga Falls City  
**County:** Summit  
**School District IRN:** 43836  
**Building:** Silver Lake Elementary  
**Building IRN:** 34603

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## 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)

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## 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)

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## 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)

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## 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)

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## 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)

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## 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)

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***Justification for Allocation of Points***

Building Name and Level: **Silver Lake Elementary**

**K-5**

**Building features that clearly exceed criteria:**

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

**Building features that are non-existent or very inadequate:**

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

[Back to Assessment Summary](#)

# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Cuyahoga Falls City
<b>Facility:</b>	Silver Lake Elementary
<b>Date of Initial Assessment:</b>	Jan 6, 2015
<b>Date of Assessment Update:</b>	Jul 3, 2018
<b>Cost Set:</b>	2018

<b>District IRN:</b>	43836
<b>Building IRN:</b>	34603
<b>Firm:</b>	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1927 Original Construction	16,651	\$406,915.10	\$393,915.10
1946 Classroom Addition	12,027	\$34,752.70	\$34,752.70
1950 Classroom Addition	1,364	\$4,918.40	\$4,918.40
1956 Classroom Addition	7,564	\$22,056.40	\$22,056.40
<b>Total</b>	<b>37,606</b>	<b>\$468,642.60</b>	<b>\$455,642.60</b>
Total with Regional Cost Factor (103.60%)	—	\$485,513.73	\$472,045.73
Regional Total with Soft Costs & Contingency	—	\$604,126.20	\$587,367.92

**Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Silver Lake Elementary (34603) - Original Construction**

**Owner:** Cuyahoga Falls City **Bldg. IRN:** 34603  
**Facility:** Silver Lake Elementary **BuildingAdd:** Original Construction  
**Date On-Site:** 2015-01-06 **Consultant Name:** Gandee & Associates, Inc.

<b>A. Asbestos Containing Material (ACM)</b>			AFM=Asbestos Free Material	
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	350	\$15.00	\$5,250.00
10. Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	2	\$2,000.00	\$4,000.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported Asbestos-Containing Material	50000	\$7.00	\$350,000.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Assumed Asbestos-Containing Material	2	\$100.00	\$200.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1400	\$2.00	\$2,800.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	10000	\$3.00	\$30,000.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$392,250.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$392,250.00

<b>B. Removal Of Underground Storage Tanks</b>						<input checked="" type="checkbox"/> None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1. (Sum of Lines 1-0)	<b>Total Cost For Removal Of Underground Storage Tanks</b>					\$0.00

<b>C. Lead-Based Paint (LBP) - Renovation Only</b>				<input type="checkbox"/> Addition Constructed after 1980
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups				\$5,000.00
2. Special Engineering Fees for LBP Mock-Ups				\$5,000.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b>			\$10,000.00

<b>D. Fluorescent Lamps &amp; Ballasts Recycling/Incineration</b>				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 16651	16651	\$0.10	\$1,665.10	

<b>E. Other Environmental Hazards/Remarks</b>			<input type="checkbox"/> None Reported
Description		Cost Estimate	
1. See Bulk Sample Record Nos. 1, 4, 5, 6, & 10 for sampling results in this addition.		\$0.00	
2. XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.		\$3,000.00	
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b>		\$3,000.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b>		\$0.00

<b>F. Environmental Hazards Assessment Cost Estimate Summaries</b>			
1. A35, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b>		\$406,915.10
2. A36, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b>		\$393,915.10

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

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

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

**Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Silver Lake Elementary (34603) - Classroom Addition**

Owner: Cuyahoga Falls City Bldg. IRN: 34603  
 Facility: Silver Lake Elementary BuildingAdd: Classroom Addition  
 Date On-Site: 2015-01-06 Consultant Name: Gandee & Associates, Inc.

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	250	\$15.00	\$3,750.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	1000	\$2.00	\$2,000.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	9100	\$3.00	\$27,300.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	5	\$100.00	\$500.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$33,550.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$33,550.00

B. Removal Of Underground Storage Tanks						<input checked="" type="checkbox"/> None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1. (Sum of Lines 1-0)	<b>Total Cost For Removal Of Underground Storage Tanks</b>					\$0.00

C. Lead-Based Paint (LBP) - Renovation Only		<input type="checkbox"/> Addition Constructed after 1980
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		\$0.00
2. Special Engineering Fees for LBP Mock-Ups		\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b>	\$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 12027	12027	\$0.10	\$1,202.70	

E. Other Environmental Hazards/Remarks		<input type="checkbox"/> None Reported
Description	Cost Estimate	
1. Costs for lead-based paint mock-ups are included in assessment for 1927 (Original Construction).	\$0.00	
2. See Bulk Sample Record Nos. 1, 3, 8, 9, & 10 for sampling results in this addition.	\$0.00	
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b>	\$0.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b>	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$34,752.70
2. A36, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$34,752.70

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

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

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

**Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Silver Lake Elementary (34603) - Classroom Addition**

Owner: Cuyahoga Falls City Bldg. IRN: 34603  
 Facility: Silver Lake Elementary BuildingAdd: Classroom Addition  
 Date On-Site: 2015-01-06 Consultant Name: Gandee & Associates, Inc.

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	30	\$15.00	\$450.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	120	\$2.00	\$240.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	1364	\$3.00	\$4,092.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$4,782.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$4,782.00

B. Removal Of Underground Storage Tanks						<input checked="" type="checkbox"/> None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1. (Sum of Lines 1-0)	<b>Total Cost For Removal Of Underground Storage Tanks</b>					\$0.00

C. Lead-Based Paint (LBP) - Renovation Only		<input type="checkbox"/> Addition Constructed after 1980
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		\$0.00
2. Special Engineering Fees for LBP Mock-Ups		\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b>	\$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 1364	1364	\$0.10	\$136.40	

E. Other Environmental Hazards/Remarks		<input type="checkbox"/> None Reported
Description	Cost Estimate	
1. Costs for lead-based paint mock-ups are included in assessment for 1927 (Original Construction).	\$0.00	
2. See Bulk Sample Record Nos. 1, 8, & 10 for sampling results in this addition.	\$0.00	
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b>	\$0.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b>	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A35, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$4,918.40
2. A36, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$4,918.40

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

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

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



**Environmental Hazards(Enhanced) - Cuyahoga Falls City (43836) - Silver Lake Elementary (34603) - Classroom Addition**

**Owner:** Cuyahoga Falls City **Bldg. IRN:** 34603  
**Facility:** Silver Lake Elementary **BuildingAdd:** Classroom Addition  
**Date On-Site:** 2015-01-06 **Consultant Name:** Gandee & Associates, Inc.

<b>A. Asbestos Containing Material (ACM)</b>		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	200	\$15.00	\$3,000.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	800	\$2.00	\$1,600.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	5400	\$3.00	\$16,200.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	5	\$100.00	\$500.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$21,300.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$21,300.00

<b>B. Removal Of Underground Storage Tanks</b>						<input checked="" type="checkbox"/> None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1. (Sum of Lines 1-0)	<b>Total Cost For Removal Of Underground Storage Tanks</b>					\$0.00

<b>C. Lead-Based Paint (LBP) - Renovation Only</b>		<input type="checkbox"/> Addition Constructed after 1980
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		\$0.00
2. Special Engineering Fees for LBP Mock-Ups		\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b>	\$0.00

<b>D. Fluorescent Lamps &amp; Ballasts Recycling/Incineration</b>				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1. 7564	7564	\$0.10	\$756.40	

<b>E. Other Environmental Hazards/Remarks</b>		<input type="checkbox"/> None Reported
Description	Cost Estimate	
1. Costs for lead-based paint mock-ups are included in assessment for 1927 (Original Construction).	\$0.00	
2. See Bulk Sample Record Nos. 1, 2, 7, & 10 for sampling results in this addition.	\$0.00	
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b>	\$0.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b>	\$0.00

<b>F. Environmental Hazards Assessment Cost Estimate Summaries</b>		
1. A35, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$22,056.40
2. A36, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$22,056.40

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

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