

Building Information - Canfield Local (48314) - C.H. Campbell Elementary

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	2022 - C.H. Campbell Elementary School (TDA/OFCC Validation Update - 9/2021)
Assessment Date (on-site; non-EEA)	2018-10-09
Kitchen Type	Warming Kitchen
Cost Set:	2022
Building Name	C.H. Campbell Elementary
Building IRN	4697
Building Address	300 Moreland Dr
Building City	Canfield
Building Zipcode	44406
Building Phone	330-533-5959
Acreage	14.00
Current Grades:	K-4
Teaching Stations	33
Number of Floors	1
Student Capacity	479
Current Enrollment	425
Enrollment Date	2018-10-09
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	29
Historical Register	NO
Building's Principal	Travis Lavery
Building Type	Elementary

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Building Pictures - Canfield Local(48314) - C.H. Campbell Elementary(4697)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

59,924 Total Existing Square Footage
1961,1999 Building Dates
K-4 Grades
425 Current Enrollment
33 Teaching Stations
14.00 Site Acreage

The C.H. Campbell Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1961, is a 1 story, 59,924 square foot brick and stone school building located in a small town, residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick exterior wall construction, with CMU/tile wall construction in the interior. The floor system consists of slabs on grade. The roof structure is steel joists and wood/tectum. The roofing system of the overall facility is EPDM, installed over 7 years ago. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building does not have a compliant automatic fire alarm system. The building is reported to contain asbestos. The overall building is not fully compliant with ADA accessibility requirements. The school is located on a 14 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors, and community events is inadequate.

No Significant Findings

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Building Construction Information - Canfield Local (48314) - C.H. Campbell Elementary (4697)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1961	no	1	41,330	no	no
First Addition	1999	no	1	18,594	no	no

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Building Component Information - Canfield Local (48314) - C.H. Campbell Elementary (4697)

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 Building (1961)		7339		4380	2605			1053						
First Addition (1999)		3454			1302		2482							
Total	0	10,793	0	4,380	3,907	0	2,482	1,053	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - C.H. Campbell Elementary (4697)

District: Canfield Local				County: Mahoning		Area: East Central Ohio (7)	
Name: C.H. Campbell Elementary				Contact: Travis Lavery			
Address: 300 Moreland Dr Canfield,OH 44406				Phone: 330-533-5959			
Bldg. IRN: 4697				Date Prepared: 2018-10-09		By: Tony Schorr	
				Date Revised: 2022-10-13		By: Joey DiOrio	
Current Grades		K-4	Acreage:		14.00		
Proposed Grades		N/A	Teaching Stations:		33		
Current Enrollment		425	Classrooms:		29		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original Building</u>		1961	no	1	41,330		
<u>First Addition</u>		1999	no	1	18,594		
Total				59,924			
		*HA	=	Handicapped Access			
		*Rating	=	1 Satisfactory			
			=	2 Needs Repair			
			=	3 Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
FACILITY ASSESSMENT Cost Set: 2022				Rating	Dollar Assessment		
	A. <u>Heating System</u>			3	\$3,513,344.12		
	B. <u>Roofing</u>			3	\$1,497,419.52		
	C. <u>Ventilation / Air Conditioning</u>			1	\$0.00		
	D. <u>Electrical Systems</u>			3	\$2,020,637.28		
	E. <u>Plumbing and Fixtures</u>			3	\$719,232.41		
	F. <u>Windows</u>			3	\$1,019,192.30		
	G. <u>Structure: Foundation</u>			1	\$885,255.00		
	H. <u>Structure: Walls and Chimneys</u>			2	\$74,690.00		
	I. <u>Structure: Floors and Roofs</u>			3	\$169,453.00		
	J. <u>General Finishes</u>			3	\$2,269,828.76		
	K. <u>Interior Lighting</u>			3	\$456,620.88		
	L. <u>Security Systems</u>			3	\$562,757.24		
	M. <u>Emergency/Egress Lighting</u>			3	\$70,111.08		
	N. <u>Fire Alarm</u>			3	\$210,932.48		
	O. <u>Handicapped Access</u>			3	\$369,696.97		
	P. <u>Site Condition</u>			3	\$877,988.52		
	Q. <u>Sewage System</u>			3	\$18,469.50		
	R. <u>Water Supply</u>			1	\$0.00		
	S. <u>Exterior Doors</u>			3	\$61,566.75		
	T. <u>Hazardous Material</u>			3	\$46,564.76		
	U. <u>Life Safety</u>			3	\$317,776.10		
	V. <u>Loose Furnishings</u>			3	\$456,620.88		
	W. <u>Technology</u>			3	\$843,130.68		
-	X. <u>Construction Contingency / Non-Construction Cost</u>			-	\$4,021,542.10		
Total					\$20,482,830.33		
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>		—		—		—	
<u>1.0 The School Site</u>		100		98		98% Excellent	
<u>2.0 Structural and Mechanical Features</u>		200		136		68% Borderline	
<u>3.0 Plant Maintainability</u>		100		71		71% Satisfactory	
<u>4.0 Building Safety and Security</u>		200		156		78% Satisfactory	
<u>5.0 Educational Adequacy</u>		200		131		66% Borderline	
<u>6.0 Environment for Education</u>		200		139		70% Satisfactory	
<u>LEED Observations</u>		—		—		—	
<u>Commentary</u>		—		—		—	
Total		1000		731		73% Satisfactory	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
C=Under Contract							
Renovation Cost Factor				105.52%			
Cost to Renovate (Cost Factor applied)				\$21,613,482.56			
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							

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Original Building (1961) Summary

District: Canfield Local				County: Mahoning		Area: East Central Ohio (7)	
Name: C.H. Campbell Elementary				Contact: Travis Lavery			
Address: 300 Moreland Dr Canfield,OH 44406				Phone: 330-533-5959			
Bldg. IRN: 4697				Date Prepared: 2018-10-09		By: Tony Schorr	
				Date Revised: 2022-10-13		By: Joey DiOrio	
Current Grades		K-4	Acreage:		14.00		
Proposed Grades		N/A	Teaching Stations:		33		
Current Enrollment		425	Classrooms:		29		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Building		1961	no	1	41,330		
First Addition		1999	no	1	18,594		
Total					59,924		
		*HA	=	Handicapped Access			
		*Rating	=1	Satisfactory			
			=2	Needs Repair			
			=3	Needs Replacement			
		*Const P/S	=	Present/Scheduled Construction			
FACILITY ASSESSMENT Cost Set: 2022				Rating	Dollar Assessment		
	A.	Heating System		3	\$2,423,177.90		
	B.	Roofing		3	\$1,036,934.70		
	C.	Ventilation / Air Conditioning		1	\$0.00		
	D.	Electrical Systems		3	\$1,393,647.60		
	E.	Plumbing and Fixtures		3	\$500,269.52		
	F.	Windows		3	\$547,814.00		
	G.	Structure: Foundation		1	\$0.00		
	H.	Structure: Walls and Chimneys		2	\$46,880.00		
	I.	Structure: Floors and Roofs		3	\$169,453.00		
	J.	General Finishes		3	\$1,661,033.66		
	K.	Interior Lighting		3	\$314,934.60		
	L.	Security Systems		3	\$478,898.30		
	M.	Emergency/Egress Lighting		3	\$48,356.10		
	N.	Fire Alarm		3	\$145,481.60		
	O.	Handicapped Access		3	\$296,231.05		
	P.	Site Condition		3	\$673,527.45		
	Q.	Sewage System		3	\$12,717.57		
	R.	Water Supply		1	\$0.00		
	S.	Exterior Doors		3	\$32,249.25		
	T.	Hazardous Material		3	\$46,564.76		
	U.	Life Safety		3	\$235,962.50		
	V.	Loose Furnishings		3	\$314,934.60		
	W.	Technology		3	\$581,513.10		
-	X.	Construction Contingency / Non-Construction Cost		-	\$2,677,702.88		
Total					\$13,638,284.14		
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage	Rating Category
Cover Sheet		—		—		—	—
1.0 The School Site		100		98		98%	Excellent
2.0 Structural and Mechanical Features		200		136		68%	Borderline
3.0 Plant Maintainability		100		71		71%	Satisfactory
4.0 Building Safety and Security		200		156		78%	Satisfactory
5.0 Educational Adequacy		200		131		66%	Borderline
6.0 Environment for Education		200		139		70%	Satisfactory
LEED Observations		—		—		—	—
Commentary		—		—		—	—
Total		1000		731		73%	Satisfactory
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor				105.52%			
Cost to Renovate (Cost Factor applied)				\$14,391,117.43			
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							

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First Addition (1999) Summary

District: Canfield Local Name: C.H. Campbell Elementary Address: 300 Moreland Dr Canfield,OH 44406 Bldg. IRN: 4697				County: Mahoning Area: East Central Ohio (7) Contact: Travis Lavery Phone: 330-533-5959 Date Prepared: 2018-10-09 By: Tony Schorr Date Revised: 2022-10-13 By: Joey DiOrio					
Current Grades		K-4	Acreage:		14.00	Suitability Appraisal Summary			
Proposed Grades		N/A	Teaching Stations:		33				
Current Enrollment		425	Classrooms:		29				
Projected Enrollment		N/A							
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>	Section			
<u>Original Building</u>		1961	no	1	41,330	Points Possible			
First Addition		1999	no	1	18,594	Points Earned			
Total					59,924	Percentage			
		*HA	=	Handicapped Access		Rating			
		*Rating	=1	Satisfactory		Category			
			=2	Needs Repair					
			=3	Needs Replacement					
		*Const P/S	=	Present/Scheduled Construction					
						<u>1.0 The School Site</u>			
						<u>2.0 Structural and Mechanical Features</u>			
						<u>3.0 Plant Maintainability</u>			
						<u>4.0 Building Safety and Security</u>			
						<u>5.0 Educational Adequacy</u>			
						<u>6.0 Environment for Education</u>			
						<u>LEED Observations</u>			
						<u>Commentary</u>			
						Total			
						Enhanced Environmental Hazards Assessment Cost Estimates			
						C=Under Contract			
						Renovation Cost Factor			
						105.52%			
						Cost to Renovate (Cost Factor applied)			
						\$7,222,365.13			
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>			

Facility Assessment

A. Heating System

Description: The existing system for the overall structure consists of two Peerless gas-fired boilers installed around 2003 and (3) base-mounted pumps which are in good condition. The boilers supply water to unit ventilators (UVs) in each classroom, and unit heaters/cabinet unit heaters and finned radiation in various locations in the building. The boilers and UVs are in fair condition. The classrooms are not air conditioned. The gymnasium is heated and ventilated by a separate air handler. There are (7) rooftop units (RTUs) that serve various areas of the building. These are described further in Item C. The HVAC system does not provide the required CFM as per OSDM design standards. The system temperature controls for the UVs are pneumatic. Controls for the rooftop HVAC units are individual programmable thermostats. There is a Honeywell direct digital control (DDC) system that controls time-of-day function for each RTU.

Rating: 3 Needs Replacement

Recommendations: Provide new overall HVAC System and ductwork to meet OSDM guidelines including full air conditioning.

Item	Cost	Unit	Whole Building	Original Building (1961) 41,330 ft²	First Addition (1999) 18,594 ft²	Sum	Comments
HVAC System Replacement:	\$49.25	sq.ft. (of entire building addition)		Required	Required	\$2,951,257.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$9.38	sq.ft. (of entire building addition)		Required	Required	\$562,087.12	(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:			\$3,513,344.12	\$2,423,177.90	\$1,090,166.22		



Heating water boilers



Classroom Univ Ventilator

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Facility Assessment

B. Roofing

Description: The roof over the overall facility is a adhered EPDM system that is in fair condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by a ladder. There were no observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains through they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There is a covered walkway attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Provide overflow roof drains as well.

Item	Cost	Unit	Whole Building	Original Building (1961) 41,330 ft²	First Addition (1999) 18,594 ft²	Sum	Comments
Membrane (all types / fully adhered):	\$18.12	sq.ft. (Qty)		42,500 Required	18,594 Required	\$1,107,023.28	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,518.10	each		8 Required	6 Required	\$49,253.40	
Roof Insulation:	\$5.51	sq.ft. (Qty)		42,500 Required	18,594 Required	\$336,627.94	(tapered insulation for limited area use to correct ponding)
Roof Access, Ladder & Fall Protection Cage:	\$4,514.90	each		1 Required		\$4,514.90	(provide when no roof access currently exists)
Sum:			\$1,497,419.52	\$1,036,934.70	\$460,484.82		



Existing EPDM Roofing



Existing EPDM Roofing

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The building is partially air conditioned by (7) gas-fired RTUs. (3) serve the library, (1) serves the computer lab, (1) serves the school office and lobby, and (2) serve the cafeteria/kitchen. Most of the RTUs were manufactured in 1999 and are in fair condition. There appears to be adequate space above ceilings for ductwork. It was not determined if the RTU's supply the required minimum outdoor ventilation to the spaces served. The UVs do not supply sufficient outdoor air to the classrooms; however, there are operable windows.

Rating: 1 Satisfactory

Recommendations: Due to the age of the rooftop units and duct distribution systems, and the condition of some air distribution devices, provide a new air conditioning system throughout that meets OSDM design standards. Cost for replacement included in Plate A - Heating System.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Library RTU



Classroom Univ Ventilator

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Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the C.H. Campbell is a 1200 amp, 208/120 volt, 3 phase, 4 wire system is 1200 amp, 298/120 volt, 3 phase, 4 wire installed in 1999 and is in good condition. Power is provided to the school by a multiple utility owned, pole-mounted transformers located behind building, and in fair condition. The panel system, installed in 1999 is in good condition, and can be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 7 general purpose outlets, 1 dedicated outlet for each Classroom computer, and 0 dedicated outlets for each Classroom television. Some Classrooms are equipped with as many as 6 general purpose outlets, while others are equipped with as few as 5 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. The existing facility is not equipped with stage power or lighting system. 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 due to condition and age and to accommodate the addition of an air conditioning system.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
System Replacement:	\$33.72	sq.ft. (of entire building addition)		41,330 ft ²	18,594 ft ²	\$2,020,637.28	(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:			\$2,020,637.28	\$1,393,647.60	\$626,989.68		



Switchgear



Pole mounted transformer

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Facility Assessment

E. Plumbing and Fixtures

Description: All visible domestic water piping appears to be copper. Sanitary piping is cast iron. There is (1) domestic water heater and storage tank located in the mechanical room. It is a State Industries, atmospheric gas-fired, 360 MBH input, 70 gallon tank, manufactured in 1999. Water heater is in fair condition and the storage tank is in good condition. The domestic hot water system has a recirculating pump, but no thermostatic mixing valve. There are (3) single occupancy restrooms, each with a water closet and lavatory. There are (3) boys and (3) girls group toilet rooms. Fixtures are both floor-mounted and wall-hung and appear to be in good-to-fair condition, but out dated. Flush valves and lavatory faucets are manual operation.

Rating: 3 Needs Replacement

Recommendations: Provide new toilets to replace existing wall/floor mounted toilets. Provide new urinals to replace existing wall/floor mounted urinals. Provide two new water heaters to replace existing gas-fired heater.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Domestic Supply Piping:	\$4.10	sq.ft. (of entire building addition)		Required	Required	\$245,688.40	(remove / replace)
Sanitary Waste Piping:	\$4.10	sq.ft. (of entire building addition)		Required	Required	\$245,688.40	(remove / replace)
Domestic Water Heater:	\$5,980.77	per unit		2 Required		\$11,961.54	(remove / replace)
Toilet:	\$4,456.26	unit		15 Required	7 Required	\$98,037.72	(new)
Urinal:	\$4,456.26	unit		8 Required	2 Required	\$44,562.60	(new)
Sink:	\$2,931.75	unit		16 Required	9 Required	\$73,293.75	(new)
Sum:			\$719,232.41	\$500,269.52	\$218,962.89		



Domestic Water Heater & Storage Tank



Floor-mounted urinals w/manual flush vales

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Facility Assessment

F. Windows

Description: The overall facility is equipped with poor Anderson thermally broken vinyl frame windows, double glazed insulated glazing windows. They are in very poor condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. 2021 UPDATE: Adjust area of window replacement. Add shades to newly replaced windows. 10-13-2022: Per Then Design's assessment validation, updated the cost of the window blinds from \$1800/each to \$2100/each.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Insulated Glass/Panels:	\$119.09	sq.ft. (Qty)		4,600 Required	3,870 Required	\$1,008,692.30	(includes integral blinds and removal of existing windows)
Other: Window Blinds	\$2,100.00	each			5 Required	\$10,500.00	Newly replaced windows do not have built-in shades.
Sum:			\$1,019,192.30	\$547,814.00	\$471,378.30		



Media Center Windows



Typical Classroom Windows

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Facility Assessment

G. Structure: Foundation

Description:	The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which now displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. A structural settlement issue was repaired a number of years ago. The District reports that there have been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation/wall structural deterioration.
Rating:	1 Satisfactory
Recommendations:	Existing conditions require no renovation or replacement at the present time. 2021 UPDATE: Evidence of cracking at wall/floor. A potential solution was estimated for a budget. Further analysis is required. 10-13-2022: Per Then Design's assessment validation, updated the cost of the crack repair to \$885,255.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
Other: Repair cracks	\$885,255.00	lump sum		41,330 ft²	18,594 ft²		
Sum:			\$885,255.00	\$0.00	\$885,255.00		Evidence of cracking at wall/floor. A potential solution was estimated for a budget. Further analysis is required.



Area Where Exterior Wall Needed To Be Relocated

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed minor locations of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of very minor mortar deterioration. Architectural exterior accent materials consist of stone, which are in fair condition. The window sills are an element of the aluminum window system and are in fair condition. The exterior lintels are steel and are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Also provide masonry cleaning, sealing, caulking as required through the overall facility. 2021 UPDATE: Repair/paint fascia and overhang. 10-13-2022: Per Then Design's assessment validation, updated the cost of the infill vents from \$45/SF to \$60/SF and the fascia repair from \$6000 LS to \$7000 LS

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Tuckpointing:	\$8.80	sq.ft. (Qty)		1,000 Required	600 Required	\$14,080.00	(wall surface)
Exterior Masonry Cleaning:	\$1.76	sq.ft. (Qty)		8,000 Required	5,000 Required	\$22,880.00	(wall surface)
Exterior Masonry Sealing:	\$1.17	sq.ft. (Qty)		8,000 Required	5,000 Required	\$15,210.00	(wall surface)
Exterior Caulking:	\$8.80	in.ft.		300 Required	100 Required	\$3,520.00	(removing and replacing)
Other: Masonry infills @ unit ventilators	\$60.00	sq.ft. (Qty)		200 Required		\$12,000.00	Masonry Infills
Other: Repair fascia & overhang	\$7,000.00	lump sum			Required	\$7,000.00	Facia & overhang needs repaired/painted.
Sum:			\$74,690.00	\$46,880.00	\$27,810.00		



Exterior CMU That Needs To Be Cleaned

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade construction, and is in good condition. There is no crawl space. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work required in renovations. The roof construction of the original building is tectum over a structural wood framing system.

Rating: 3 Needs Replacement

Recommendations: Provide fire separation assembly for wood roof structure in the original building.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
Fire Rated Drywall over Existing Wood Ceiling Joists	\$4.10	sq.ft. (Qty)		41,330 ft ²	18,594 ft ²		
				41,330 Required		\$169,453.00	(per square feet of required drywall)
Sum:			\$169,453.00	\$169,453.00	\$0.00		



Wood Roof Beams in Classroom



Wood Roof Trusses in Gymnasium

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Facility Assessment

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with carpet flooring, tectum/suspended ceilings, as well as tile/painted wall finishes, and they are in fair condition. The overall facility has Corridors with tile flooring, suspended ceilings, as well as tile/CMU wall finishes, and they are in fair condition. The overall facility has Restrooms with tile flooring, suspended ceilings, as well as tile wall finishes, and they are in fair condition. Toilet partitions are metal and plastic, and are in fair condition. Classroom casework in the overall facility is wood construction with plastic laminate tops, is in adequately provided, and in fair condition. The facility is equipped with wood louvered and non-louvered interior doors that are recessed and partially recessed with and without proper ADA hardware and clearances and in fair condition. The Gymnasium space has wood flooring, open ceilings, as well as painted wall finishes, and they are in fair condition. Gymnasium basketball backboards are fixed type, and are in fair condition. The Media Center has carpet flooring, suspended ceilings, as well as painted type wall finishes, and they are in fair condition. Student Dining has VCT flooring, suspended ceilings, as well as painted wall finishes, and they are in fair condition. The existing Kitchen is a Warming Kitchen only, is undersized based on current enrollment, and the existing Kitchen equipment, is in fair condition.

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, and U. Also provide new warming Kitchen equipment. 2021 UPDATE: 1961 wing: Replace damaged terrazzo floor area; add exterior wall insulation; replace resilient wood flooring; replace BB backboards; add wall padding in gymnasium. 10-13-2022: Per Then Design's assessment validation, updated the cost of the gym wall padding from \$13/SF to \$14.50/SF

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$32.07	sq.ft. (of entire building addition)		41,330 ft ² Required	18,594 ft ² Required	\$1,921,762.68	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,172.70	per stall		15 Required	7 Required	\$25,799.40	(removing and replacing)
Toilet Accessory Replacement	\$0.23	sq.ft. (of entire building addition)		Required	Required	\$13,782.52	(per building area)
Resilient Wood/Synthetic Flooring	\$15.07	sq.ft. (Qty)		5,146 Required		\$77,550.22	(tear-out and replace per area)
Terrazzo Floor Repair	\$29.32	sq.ft. (Qty)		200 Required		\$5,864.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$7,622.55	each		3 Required		\$22,867.65	(electric)
Additional Wall Insulation	\$7.04	sq.ft. (Qty)		8,000 Required		\$56,320.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Warming Kitchen Replacement	\$131.93	sq.ft. (Qty)		1,053 Required		\$138,922.29	(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: Gym Wall Padding	\$14.50	sq.ft. (Qty)		480 Required		\$6,960.00	Missing wall padding in gymnasium.
Sum:			\$2,269,828.76	\$1,661,033.66	\$608,795.10		



Typical Classroom Arrangement



Typical Classroom Storage

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the CH Campbell are equipped with T-8 1x4 surface mount fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 20 FC, which is less than the 50 FC recommended by the OSDM. The 1999 Addition has 2x4 lay-in T-8 with dual level switching and average illumination of 40-60 FC. The typical Corridors in the CH Campbell are equipped with T-8 2x2 and 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 35 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with pendant LED type fixtures, in good condition, providing an average illumination of 20 FC, which is less than the 50 (ES) FC recommended by the OSDM. The Media Center is equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The Media Center Addition is equipped with 1x4 lay-in T8 fixtures in good condition and providing an average of 75-80 FC. The Student Dining spaces are equipped with 1x4 lay-in T8 fluorescent fixture type lighting with multi level switching. Student Dining fixtures are in good condition, providing an average illumination of 55 FC, thus complying with the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 lay-in T8 fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in good condition, providing an average illumination of 100 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas in the CH Campbell are equipped with 1x4 surface mount T8 fluorescent fixture and CFL type lighting in fair condition. The typical Administrative spaces in the CH Campbell are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate illumination of 55 FC based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching and installation of new fire suppression and air conditioning systems.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
Complete Building Lighting Replacement	\$7.62	sq.ft. (of entire building addition)		41,330 ft ²	18,594 ft ²	\$456,620.88	Includes demo of existing fixtures
Sum:			\$456,620.88	\$314,934.60	\$141,686.28		



2X4 lay-in



Gym Pendant LED

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Facility Assessment

L. Security Systems

Description: The CH Campbell contains a CCTV type security system in good condition. Motion detectors are adequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not equipped with door contacts. An automatic visitor control system is not provided. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of TV, recording device and multiplexer. The system is not equipped with card / biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with HID metal halide entry lights in fair condition. Parking and bus pick-up / drop off areas are illuminated by wall pack HID and pole mounted flood lights in good condition. The exterior site lighting system provides adequate coverage.

Rating: 3 Needs Replacement

Recommendations: Provide a full security system upgrade, consisting of additional door controls, cameras to meet Ohio School Design Manual guidelines due to the extensive renovations that will take place. Provide enhancement of exterior site lighting system, consisting of LED fixtures to meet Ohio School Design Manual guidelines. 2021 UPDATE: Provide Secure Vestibule; change security replacement to full replacement. 10-13-2022: Per Then Design's assessment validation, updated the cost of the secure vestibule from \$250,000 to \$292,500.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Security System:	\$3.34	sq.ft. (of entire building addition)		Required	Required	\$200,146.16	(complete, area of building)
Exterior Site Lighting:	\$1.17	sq.ft. (of entire building addition)		Required	Required	\$70,111.08	(complete, area of building)
Other: Security Vestibule	\$292,500.00	lump sum		Required		\$292,500.00	No secure vestibule is present.
Sum:			\$562,757.24	\$478,898.30	\$83,858.94		



Security Monitor



Exterior flood lights

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Facility Assessment

M. Emergency/Egress Lighting

Description: The CH Campbell is equipped with an emergency egress lighting system consisting of OSDM compliant red lettered, cast aluminum construction, LED illuminated exit signs and emergency floodlighting. The system is in fair condition, and is provided with appropriate battery backup. The system is not adequately 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 Building (1961)	First Addition (1999)	Sum	Comments
Emergency/Egress Lighting:	\$1.17	sq.ft. (of entire building addition)		41,330 ft ²	18,594 ft ²		
				Required	Required	\$70,111.08	(complete, area of building)
Sum:			\$70,111.08	\$48,356.10	\$21,754.98		



Typical emergency fixture



Typical exit fixture

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Facility Assessment

N. Fire Alarm

Description: The overall facility is equipped with a Simplex Addressable fire alarm system, installed in 1999, and in good condition, consisting of manual pull stations, bells, 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 and strobe indicating devices. 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 Building (1961)	First Addition (1999)	Sum	Comments
Fire Alarm System:	\$3.52	sq. ft. (of entire building addition)		41,330 ft²	18,594 ft²		
Sum:			\$210,932.48	\$145,481.60	\$65,450.88		(complete new system, including removal of existing)



Horn strobe



Horn strobe

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Facility Assessment

O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. Access from the parking/drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. The main entry is not equipped with an ADA power assist door. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are not compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Special provisions for floor level changes in this single story structure are not required. Access to the Stage is not facilitated by a chair lift. Interior doors are not fully recessed and are not provided adequate clearances. ADA toilet facilities are provided. ADA signage is not provided on both the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, power assist door opener, chair lifts, electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories, doors and frames and door hardware in the overall facility to facilitate the school's meeting of ADA requirements.

Item	Cost	Unit	Whole Building	Original Building (1961) 41,330 ft²	First Addition (1999) 18,594 ft²	Sum	Comments
Signage:	\$0.23	sq.ft. (of entire building addition)		Required	Required	\$13,782.52	(per building area)
Lifts:	\$17,590.50	unit		1 Required		\$17,590.50	(complete)
Electric Water Coolers:	\$3,518.10	unit		2 Required	1 Required	\$10,554.30	(new double ADA)
Toilet/Urinals/Sinks:	\$4,456.26	unit		5 Required	5 Required	\$44,562.60	(new ADA)
Toilet Partitions:	\$1,172.70	stall		2 Required	2 Required	\$4,690.80	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$8,795.25	unit		1 Required		\$8,795.25	(openers, electrical, patching, etc)
Replace Doors:	\$1,524.51	leaf			10 Required	\$15,245.10	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,863.50	leaf		38 Required	4 Required	\$246,267.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide ADA Shower:	\$3,518.10	each		1 Required		\$3,518.10	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,172.70	per restroom		2 Required	2 Required	\$4,690.80	
Sum:			\$369,696.97	\$296,231.05	\$73,465.92		



ADA wall-mounted toilet

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P. Site Condition

Description:

The 14-acre site is generally flat, and located in a small town, residential setting with sparse tree type landscaping with exception to the dense vegetation to the southwest. There are considerable problems with stormwater ponding. This is evident in large portions of the green areas and along the perimeter of parking lots, sidewalks, and drives. The site is bordered by heavy vegetation to the south and west and a locally traveled city road to the north and east. Two entrances are provided onto the site. Traffic signals are not provided to facilitate site entry and egress. Based on staff reports, the multiple site entry and egress points do not appear to warrant traffic studies or other evaluation regarding the propriety of adding turn lanes etc. for safety considerations. Staff and visitor surface parking is facilitated by 2 asphalt parking lots in poor to moderate condition, containing 197 parking places, which provides adequate parking for staff members and visitors. Staff reports indicate that on days of events, visitors are forced to park in green areas or find alternative parking off site. Parking lot circulation appears to be good. The site drainage design consists of catch basins, storm sewers, and roof drains, and although this provides adequate evacuation of storm water from around the base of the building, significant ponding in the surrounding green areas were observed. Ponding also occurs in areas with existing catch basins. Regrading and re-adjusting catch basins required for these catch basins to be effective. Existing catch basins appeared to be clear of sediment. Although new concrete curb and sidewalk is appropriately placed and properly sloped, old concrete curb and sidewalk is in poor condition. Old concrete sidewalk is being displaced by roots of surrounding trees and concrete curb is separated from sidewalk. Current sidewalks are located to provide a logical flow of pedestrian traffic, and range from good to poor condition depending on the part of the building the sidewalk is serving. Trash pick-up and service drive pavement is heavy duty, but it is not equipped with a concrete pad area for dumpsters. Handrails, stairwells, and exterior steps are all in good condition. Site fencing is for the most part in good condition, with the exception of some near the parking lot due to ponding. Site features are suitable for outdoor gathering or relaxation with benches and picnic tables, as well as a large green area.

Rating:

3 Needs Replacement

Recommendations:

New drainage system needs to be placed throughout the entirety of the site. Severe ponding and flooding occurs around the site and has impacted the quality of the pavement. Estimated prices of drainage structures have been included, though accurate price assessment for development of a new drainage system could not be provided without the calculation of regrading. Estimated structures are based off of half acre tributaries draining to individual catch basins distributed throughout the site. Public storm drain was recently placed in an easement along the north property line to help with drainage along public road to the northeast of the property. Existing ditch is in poor condition and does not provides adequate drainage. Grass island between parking lot and bus drop off is ponding and causing pavement to crack and depress in some areas. Perimeter of primary parking lot is cracking due to ponding along exterior of pavement. Light duty pavement to replace parking lot and full duty pavement to replace bus drop off lane. Old sidewalk along bus drop off is separating from curb, cracking, and being lifted from what appeared to be roots from surrounding trees. Maintenance worker reported that sanitary line backs up at least once a year during heavy use and floods the boiler room with raw sewage. New sanitary service to be provided in Plate Q. 2021 UPDATE: Provide separate car-drop; remove old playground and provide new. Adjust asphalt quantities. 10-13-2022: Per Then Design's assessment validation, updated the cost of the concrete structure collar from \$1200/unit to \$1400/unit, the ditch grading to \$64/LF, the inlet adjusted grade from \$500/unit to \$585/unit, and the catch basin and drainage from \$12,500 to \$14,625

Item	Cost	Unit	Whole Building	Original Building (1961) 41,330 ft²	First Addition (1999) 18,594 ft²	Sum	Comments
Playground Equipment:	\$1.76	sq.ft. (Qty)		10,000 Required		\$17,600.00	(up to \$142,000; per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,345.40	lump sum		Required		\$2,345.40	
Replace Existing Asphalt Paving (heavy duty):	\$35.88	sq. yard		2,492 Required	1,119 Required	\$129,562.68	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$33.54	sq. yard		4,014 Required	1,815 Required	\$195,504.66	(including drainage / tear out for light duty asphalt)
Bus Drop-Off for Middle	\$129.00	per student		425 Required		\$54,825.00	(Number of students should be rounded up to the nearest 100. 40 students per bus; 80% of middle school students riding)
Concrete Curb:	\$37.53	ln.ft.		145 Required	65 Required	\$7,881.30	(new)
Concrete Sidewalk:	\$8.80	sq.ft. (Qty)		435 Required	195 Required	\$5,544.00	(5 inch exterior slab)
Provide Soft Surface Playground Material:	\$35.18	sq. yard		690 Required	310 Required	\$35,180.00	
Provide Concrete Dumpster Pad:	\$2,814.48	each		1 Required		\$2,814.48	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required		\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	\$89,886.00	Include this one or the next. (Each addition should have this item)
Other: concrete collars	\$1,400.00	per unit		1 Required		\$1,400.00	For existing structure.
Other: Ditch Grading	\$64.00	ln.ft.		69 Required	31 Required	\$6,400.00	For existing ditch.
Other: Inlet adjusted to grade	\$585.00	per unit		2 Required	0 Required	\$1,170.00	Existing CB to be adjusted to grade.
Other: Provide catch basins and drainage system	\$14,625.00	per unit		15 Required	4 Required	\$277,875.00	Includes cost of storm structure and approximate 200' +/- of pipe per structure. (Does not include site grading for proposed structures)
Sum:			\$877,988.52	\$673,527.45	\$204,461.07		



Ponding near Pavement Approach



Severe Ponding Areas Behind Building

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Facility Assessment

Q. Sewage System

Description: The sanitary sewer drains to a municipal system with reported problems. There is a grease waste interceptor below the floor in the kitchen, serving a 3-compartment sink.

Rating: 3 Needs Replacement

Recommendations: Provide for a new sanitary sewer main from the building to the municipal system.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
Sewage Main:	\$52.77	in.ft.		41,330 ft²	18,594 ft²	\$18,469.50	(include excavation and backfilling)
Sum:			\$18,469.50	\$12,717.57	\$5,751.93		



Grease Waste Interceptor Below Dishwasher

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Facility Assessment

R. Water Supply

Description: The 3" water supply with 2" meter comes from a municipal system, which provides adequate pressure and capacity for the needs of the school. There is a reduced pressure zone (RPZ) backflow preventer on the incoming water service.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Sum:			\$0.00	\$0.00	\$0.00		



Heating water pumps

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Facility Assessment

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum construction, installed on aluminum frames, and in fair condition. Typical exterior doors feature insulated vision panels.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. 2021 UPDATE: Adjust door counts.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
Door Leaf/Frame and Hardware	\$2,931.75	per leaf		11 Required	10 Required	\$61,566.75	(includes removal of existing)
Sum:			\$61,566.75	\$32,249.25	\$29,317.50		



Main Entry Doors

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Facility Assessment

T. Hazardous Material

- Description:** The School District provided the AHERA three year reinspection reports, prepared by AGX and dated January 2018, documenting known and assumed locations of asbestos and other hazardous materials.
- 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. An Enhanced Environmental Assessment (EEA) will need to be performed by OFCC EEA Consultant to establish scope and budget.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
<i>Environmental Hazards Form</i>				41,330 ft²	18,594 ft²	—	
Pipe Insulation Removal	\$16.42	in.ft.		14 Required		\$229.88	
Pipe Fitting Insulation Removal	\$29.32	each		4 Required		\$117.28	
Resilient Flooring Removal, Including Mastic	\$3.52	sq.ft. (Qty)		13,130 Required		\$46,217.60	See J
Sum:			\$46,564.76	\$46,564.76	\$0.00		



VAT in a Classroom

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Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. The Kitchen hood is in good condition and is equipped with the required UL 300 compliant wet chemical fire suppression system. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. The existing water supply is provided by tie into the city system and is not sufficient to meet the future fire suppression needs of the school.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines and provide additional service capacity for this new system. 2021 UPDATE: Add FE cabinet replacement and handrail replacement. 10-13-2022: Per Then Design's assessment validation, updated the cost of the backflow preventer to \$5863.50 and the ADA fire extinguisher cabinet from \$100/each to \$1200/each.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
Sprinkler / Fire Suppression System:	\$4.40	sq.ft. (Qty)		41,330 ft ²	18,594 ft ²	\$263,665.60	(includes increase of service piping, if required)
Water Main	\$58.64	in.ft.		500 Required		\$29,320.00	(new)
Handrails:	\$5,863.50	level		2 Required		\$11,727.00	
Other: Backflow preventer	\$5,863.50	lump sum		Required		\$5,863.50	Backflow Preventer
Other: Fire extinguisher & cabinet	\$1,200.00	each		6 Required		\$7,200.00	Replace out of code units.
Sum:			\$317,776.10	\$235,962.50	\$81,813.60		



Existing water service

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Facility Assessment

V. Loose Furnishings

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

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
				41,330 ft²	18,594 ft²		
CEFPI Rating 0 to 3	\$7.62	sq.ft. (of entire building addition)		Required	Required	\$456,620.88	
Sum:			\$456,620.88	\$314,934.60	\$141,686.28		



A Few Newer Cafeteria Tables



Older Cafeteria Tables

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Facility Assessment

W. Technology

Description: The typical Classroom is properly equipped with the required technology available at the time of installation. Much more can be provided.

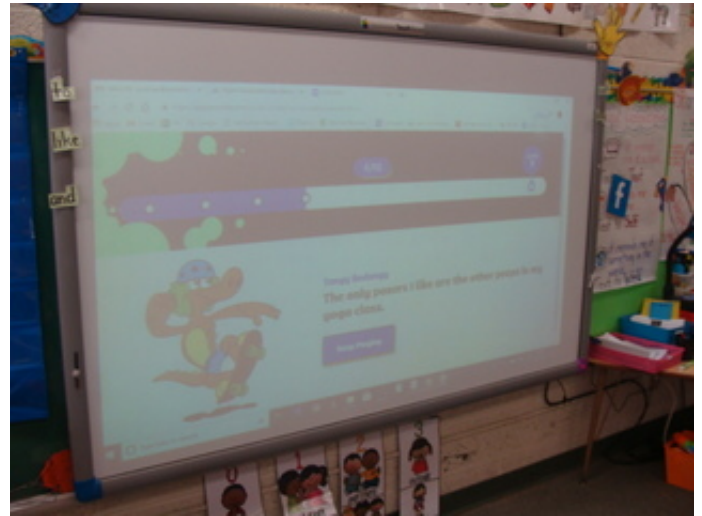
Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements, and to sustain the capacity to keep pace with technological development due to the extensive renovations that will be undertaken.

Item	Cost	Unit	Whole Building	Original Building (1961)	First Addition (1999)	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	\$14.07	sq.ft. (Qty)		41,330 ft²	18,594 ft²		
Sum:			\$843,130.68	\$581,513.10	\$261,617.58	\$843,130.68	



Ceiling Mounted Projector



SMART Board

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$16,461,288.23
7.00%	Construction Contingency	\$1,152,290.18
Subtotal		\$17,613,578.41
16.29%	Non-Construction Costs	\$2,869,251.92
Total Project		\$20,482,830.33

Construction Contingency	\$1,152,290.18
Non-Construction Costs	\$2,869,251.92
Total for X.	\$4,021,542.10

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$5,284.07
Soil Borings / Phase I Envir. Report	0.10%	\$17,613.58
Agency Approval Fees (Bldg. Code)	0.25%	\$44,033.95
Construction Testing	0.40%	\$70,454.31
Printing - Bid Documents	0.15%	\$26,420.37
Advertising for Bids	0.02%	\$3,522.72
Builder's Risk Insurance	0.12%	\$21,136.29
Design Professional's Compensation	7.50%	\$1,321,018.38
CM Compensation	6.00%	\$1,056,814.70
Commissioning	0.60%	\$105,681.47
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$197,272.08
Total Non-Construction Costs	16.29%	\$2,869,251.92

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School Facility Appraisal - Canfield Local

Name of Appraiser	Joey DiOrio	Date of Appraisal	2018-10-09
Building Name	C.H. Campbell Elementary		
Street Address	300 Moreland Dr		
City/Town, State, Zip Code	Canfield, OH 44406		
Telephone Number(s)	330-533-5959		
School District	Canfield Local		

Setting: Small City

Site-Acreage	14.00	Building Square Footage	59,924
Grades Housed	K-4	Student Capacity	479
Number of Teaching Stations	33	Number of Floors	1
Student Enrollment	425		
Dates of Construction	1961,1999		

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

Type of Construction

☒ Load bearing masonry
☐ Steel frame
☐ Concrete frame
☒ Wood
☒ Steel Joists

Exterior Surfacing

☒ Brick
☐ Stucco
☐ Metal
☐ Wood
☒ Stone

Floor Construction

☐ Wood Joists
☐ Steel Joists
☒ Slab on grade
☐ Structural slab

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Suitability Appraisal of 1.0 The School Site for 2022 - C.H. Campbell Elementary School (TDA/OFCC Validation Update - 9/2021)

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements <i>The building is set on a 14 acres site that meets OSDM standards.</i>	25	25
1.2 Site is easily accessible and conveniently located for the present and future population <i>The building is placed in a residential setting.</i>	20	20
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The building is in a very natural setting with a number of mature trees.</i>	10	10
1.4 Site is well landscaped and developed to meet educational needs <i>The landscaping was satisfactory.</i>	10	8
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>The playgrounds were properly separated.</i>	10	10
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>No steep inclines were noted.</i>	5	5
1.7 Site has stable, well drained soil free of erosion <i>No erosion issues were observed.</i>	5	5
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The two courtyards offer very nice learning opportunities.</i>	5	5
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Adequate walks are provided.</i>	5	5
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Sufficient parking was provided.</i>	5	5
TOTAL - 1.0 The School Site	100	98

Suitability Appraisal of 2.0 Structural and Mechanical Features for 2022 - C.H. Campbell Elementary School (TDA/OFCC Validation Update - 9/2021)

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>The building is generally ADA compliant.</i>	15	12
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs are older EPDM systems.</i>	15	7
2.3 Foundations are strong and stable with no observable cracks <i>A foundation issue at the east end of the building was reported. The repair has proven to be satisfactory.</i>	10	7
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>All masonry appeared to be in a satisfactory condition.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Efficient traffic flow has been provided.</i>	10	10
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>The windows are Anderson vinyl clad units in very poor condition.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>Asbestos still is present in the building.</i>	10	2
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>No movable walls were in use.</i>	10	6
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Lighting levels varied, but were generally adequate.</i>	15	10
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>No pressure issues were reported.</i>	15	15
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Adequate power was provided.</i>	15	12
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Corridor panels were generally secured.</i>	10	8
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Adequate fountains are provided.</i>	10	8
2.14 Number and size of restrooms meet requirements <i>Adequate restrooms are provided.</i>	10	8
2.15 Drainage systems are properly maintained and meet requirements <i>No drainage issues were reported.</i>	10	8

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	4
<i>There are no sprinklers in place. The fire alarm system needs to be upgraded.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	4
<i>The PA system needs to be upgraded.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Exterior hose bibbs were observed.</i>		
TOTAL - 2.0 Structural and Mechanical Features	200	136

Suitability Appraisal of 3.0 Plant Maintainability for 2022 - C.H. Campbell Elementary School (TDA/OFCC Validation Update - 9/2021)

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>The windows were vinyl clad. Doors were wood and walls were CMU/Tile.</i>	15	6
3.2 Floor surfaces throughout the building require minimum care <i>The flooring was VCT, ceramic tile, terrazzo, and carpet.</i>	15	15
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Ceilings were generally suspended tiles.</i>	10	8
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>The equipment was noted to be in a fair condition.</i>	10	6
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Some lever operated hardware was in place.</i>	10	7
3.6 Restroom fixtures are wall mounted and of quality finish <i>Fixtures were generally wall mounted.</i>	10	7
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Adequate space is provided.</i>	10	8
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate power is provided.</i>	10	8
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>A ladder is required to access these fixtures.</i>	10	6
TOTAL - 3.0 Plant Maintainability	100	71

Suitability Appraisal of 4.0 Building Safety and Security for 2022 - C.H. Campbell Elementary School (TDA/OFCC Validation Update - 9/2021)

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Proper segregation is not provided.</i>	15	5
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Adequate walks are provided.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>There is just one entrance/exit provided.</i>	5	2
4.4 Vehicular entrances and exits permit safe traffic flow <i>Better traffic control is required.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>The playground equipment was in good condition.</i>	5	4
Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas <i>The boilers were in a separate room.</i>	20	20
4.7 Multi-story buildings have at least two stairways for student egress <i>This is a one-story building.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>These doors were properly equipped and do open outward.</i>	10	10
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>This lighting was in place and functioning.</i>	10	10
4.10 Classroom doors are recessed and open outward <i>Most doors are recessed but some lack proper ADA reach distance.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>The security system is functioning but will need to be upgraded to meet OSDM standards.</i>	10	6
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>The flooring was being properly maintained.</i>	5	5
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>This is a one-story building.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>No problems with any glass were noted.</i>	5	5
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>No fixed projections presented any problems.</i>	5	5

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	5
<i>All corridors terminated at or near an exit.</i>		
Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	15
<i>Numerous extinguishers were in place.</i>		
4.18 There are at least two independent exits from any point in the building	15	15
<i>Numerous exits are provided.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	5
<i>The original portion of the building is wood framed.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	8
<i>Some horn/strobe units are in place. A full upgrade will be required.</i>		
TOTAL - 4.0 Building Safety and Security	200	156

Suitability Appraisal of 5.0 Educational Adequacy for 2022 - C.H. Campbell Elementary School (TDA/OFCC Validation Update - 9/2021)

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>Most classrooms were of adequate size - 700 to 800 sf.</i>	25	16
5.2 Classroom space permits arrangements for small group activity <i>Furniture could possibly be arranged to allow for this activity.</i>	15	10
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>Reasonable segregation is provided.</i>	10	6
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>There is very little personal space available.</i>	10	5
5.5 Storage for student materials is adequate <i>Student storage is fair.</i>	10	4
5.6 Storage for teacher materials is adequate <i>Teacher storage must be improved.</i>	10	2
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>These areas have appropriate space.</i>	15	12
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Appropriate design efforts have been provided.</i>	10	7
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The media center is generously sized and well appointed.</i>	10	5
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The gym is very adequate.</i>	5	5
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Kindergarten spaces are well sized.</i>	10	7
5.12 Music Program is provided adequate sound treated space <i>The music program could use more acoustical control.</i>	5	3
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The art program has generous space.</i>	5	5
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment <i>A full computer lab is provided.</i>	5	5
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	3

There were several "breakout" areas provided.

5.16 **Storage for student and teacher material** is adequate 5 2

All storage needs to be improved.

Support Space

Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 6

The lounge was of adequate size.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 6

The kitchen is a warming unit. The cafeteria is satisfactory.

5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served 5 3

The offices are fairly well sized.

5.20 **Counselor's office** insures privacy and sufficient storage 5 4

There was adequate privacy provided.

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

The clinic was part of the office.

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

Reception space is adequate.

5.23 **Administrative personnel** are provided **sufficient work space and privacy** 5 5

There was sufficient space provided.

TOTAL - 5.0 Educational Adequacy 200 131

Suitability Appraisal of 6.0 Environment for Education for 2022 - C.H. Campbell Elementary School (TDA/OFCC Validation Update - 9/2021)

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>The 1999 addition greatly assisted in this effort.</i>	15	12
6.2 Site and building are well landscaped <i>The landscaping includes many mature trees.</i>	10	10
6.3 Exterior noise and poor environment do not disrupt learning <i>The setting is a residential area.</i>	10	10
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>There is a canopy at the main entrance.</i>	10	8
6.5 Building materials provide attractive color and texture <i>The brick presents a slightly dated appearance, but the 1999 work assisted the situation very well.</i>	5	3
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The colors were adequate.</i>	20	15
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>Some AC was provided.</i>	15	5
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The ventilation could be improved.</i>	15	8
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>The lighting system levels were generally adequate.</i>	15	10
6.10 Drinking fountains and restroom facilities are conveniently located <i>There facilities were adequately located.</i>	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization <i>The media center and two nice courtyards are provided.</i>	10	8
6.12 Traffic flow is aided by appropriate foyers and corridors <i>No problems with traffic flow were observed.</i>	10	8
6.13 Areas for students to interact are suitable to the age group <i>The gym provided a space of adequate size.</i>	10	8
6.14 Large group areas are designed for effective management of students <i>The gym is the only large group area provided.</i>	10	8
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>More acoustical control could be provided.</i>	10	5
6.16 Window design contributes to a pleasant environment	10	6

The windows allow adequate light into each room.

6.17 **Furniture and equipment** provide a pleasing atmosphere

10

3

The furniture was older and needs a full replacement.

TOTAL - 6.0 Environment for Education

200

139

LEED Observation Notes

School District: Canfield Local
County: Mahoning
School District IRN: 48314
Building: C.H. Campbell Elementary
Building IRN: 4697

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points - Canfield Local

Building Name and Level: **C.H. Campbell Elementary**
 K-4

Building features that clearly exceed criteria:

1. Very nice site with many mature trees.
2. Two nice courtyards.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. No sprinklers.
2. Asbestos remains to be fully removed.
3. Full air conditioning not provided.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Canfield Local
Facility:	C.H. Campbell Elementary
Date of Initial Assessment:	Oct 9, 2018
Date of Assessment Update:	Oct 13, 2022
Cost Set:	2022

District IRN:	48314
Building IRN:	4697
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1961 Original Building	41,330	\$46,564.76	\$46,564.76
1999 First Addition	18,594	\$0.00	\$0.00
Total	59,924	\$46,564.76	\$46,564.76
Total with Regional Cost Factor (105.52%)	—	\$49,135.13	\$49,135.13
Regional Total with Soft Costs & Contingency	—	\$61,139.00	\$61,139.00

Environmental Hazards - Canfield Local (48314) - C.H. Campbell Elementary (4697) - Original Building

Environmental Hazards - Canfield Local (48314) - C.H. Campbell Elementary (4697) - Original Building

Owner: Canfield Local

Bldg. IRN: 4697

Facility: C.H. Campbell Elementary

BuildingAdd: Original Building

Date On-Site:

Consultant Name:

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	\$11.73	\$0.00
2.	Breeching Insulation Removal	Not Present	0	\$11.73	\$0.00
3.	Tank Insulation Removal	Not Present	0	\$9.38	\$0.00
4.	Duct Insulation Removal	Not Present	0	\$9.38	\$0.00
5.	Pipe Insulation Removal	Reported Asbestos-Containing Material	14	\$16.42	\$229.88
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	4	\$29.32	\$117.28
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$18.76	\$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$41.04	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$22.28	\$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,345.40	\$0.00
11.	Flexible Duct Connection Removal	Not Present	0	\$117.27	\$0.00
12.	Acoustical Plaster Removal	Not Present	0	\$8.21	\$0.00
13.	Fireproofing Removal	Not Present	0	\$29.32	\$0.00
14.	Hard Plaster Removal	Not Present	0	\$8.21	\$0.00
15.	Gypsum Board Removal	Not Present	0	\$7.04	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.52	\$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$117.27	\$0.00
18.	Cement Board Removal	Not Present	0	\$5.86	\$0.00
19.	Electric Cord Insulation Removal	Not Present	0	\$1.17	\$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	\$58.64	\$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.69	\$0.00
22.	Fire Door Removal	Not Present	0	\$117.27	\$0.00
23.	Door and Window Panel Removal	Not Present	0	\$117.27	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.52	\$0.00
25.	Soil Removal	Not Present	0	\$175.91	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.35	\$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$351.81	\$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$351.81	\$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	13130	\$3.52	\$46,217.60
30.	Carpet Mastic Removal	Not Present	0	\$2.35	\$0.00
31.	Carpet Removal (over RFC)	Not Present	0	\$1.17	\$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	\$3.52	\$0.00
33.	Sink Undercoating Removal	Not Present	0	\$117.27	\$0.00
34.	Roofing Removal	Not Present	0	\$2.35	\$0.00
35.	Chalkboards/Mastic		0	\$351.81	\$0.00
36.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$46,564.76
37.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$46,564.76

B. Removal Of Underground Storage Tanks						☐ None Reported
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost	
1.	(Sum of Lines 1-0)					
Total Cost For Removal Of Underground Storage Tanks						\$0.00

C. Lead-Based Paint (LBP) - Renovation Only				☐ Addition Constructed after 1980
1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups			\$0.00
2.	Special Engineering Fees for LBP Mock-Ups			\$0.00
3.	(Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups		\$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration				☐ Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1.	#1330 0	\$0.12	\$0.00	

E. Other Environmental Hazards/Remarks			☐ None Reported
	Description	Cost Estimate	
1.	(Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Renovation		\$0.00
2.	(Sum of Lines 1-0) Total Cost for Other Environmental Hazards - Demolition		\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries			
1.	A36, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$46,564.76
2.	A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$46,564.76

* 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.

