Building Information - Canfield Local (48314) - Canfield Village Middle School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	2022 - Canfield Village Middle School(TDA/OFCC Validation Assessment - 9/2021)
Assessment Date (on-site; non-EEA)	2018-10-09
Kitchen Type	Warming Kitchen
Cost Set:	2022
Building Name	Canfield Village Middle School
Building IRN	70417
Building Address	100 Wadsworth St
Building City	Canfield
Building Zipcode	44406
Building Phone	330-533-4019
Acreage	9.19
Current Grades:	5-8
Teaching Stations	69
Number of Floors	2
Student Capacity	1141
Current Enrollment	783
Enrollment Date	2018-10-09
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	62
Historical Register	**NO**
Building's Principal	Judd Rubin
Building Type	Middle

Next Page

Building Pictures - Canfield Local(48314) - Canfield Village Middle School(70417)

North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

168,186 Total Existing Square Footage
1922,1922,1937,1950,1960,1992 Building Dates
5-8 Grades
783 Current Enrollment
69 Teaching Stations
9.19 Site Acreage

The Canfield Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1922, is a 2 story, 168,186 square foot brick and stone school building located in a small town, residential and commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick and stone exterior wall construction, with CMU/tile wall construction in the interior. The floor system consists of slabs on grade and supported slabs. The roof structure is steel joists. The roofing system of the overall facility is EPDM and ballasted membrane, 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 a 6849 SF Primary Gymnasium with a 4025 SF Auxiliary 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 fire alarm system. The facility is not equipped with an automated fire suppression 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 9.19 acres site adjacent to residential and commercial properties. The property and play areas are not fenced for security. Access onto the site is unrestricted. Site circulation is poor. 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

Previous Page

Next Page

Building Construction Information - Canfield Local (48314) - Canfield Village Middle School (70417)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1922	no	2	32,945	no	no
Original Construction - Board Offices	1922	yes	1	2,671	no	no
First Addition	1937	no	2	51,299	no	no
Classroom Wing Addition	1950	no	2	31,991	no	no
Classroom Wing Addition	1960	no	2	15,918	no	no
Gymnasium and Media Center Addition	1992	no	2	33,362	no	no

Previous Page

Next Page

Building Component Information - Canfield Local (48314) - Canfield Village Middle School (70417)

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 (1922)		2481					3597	2819						
Original Construction - Board Offices (1922)														
First Addition (1937)		8847												4025
Classroom Wing Addition (1950)		6185			664									
Classroom Wing Addition (1960)		2117												
Gymnasium and Media Center Addition (1992)		6445		6849	2613									
Total	0	26,075	0	6,849	3,277	0	3,597	2,819	0	0	0	0	0	4,025

Master Planning Considerations

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Canfield Village Middle School (70417)

District: Canfield Local
Name: Canfield Village Middle School
Address: 100 Wadsworth St
Canfield,OH 44406
Bldg. IRN: 70417

County: Mahoning **Area:** East Central Ohio (7)
Contact: Judd Rubin
Phone: 330-533-4019
Date Prepared: 2018-10-09 **By:** Tony Schorr
Date Revised: 2022-10-13 **By:** Joey DiOrio

Current Grades	5-8	Acreage:	9.19
Proposed Grades	N/A	Teaching Stations:	69
Current Enrollment	783	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1922	no	2	32,945
Original Construction - Board Offices	1922	yes	1	2,671
First Addition	1937	no	2	51,299
Classroom Wing Addition	1950	no	2	31,991
Classroom Wing Addition	1960	no	2	15,918
Gymnasium and Media Center Addition	1992	no	2	33,362
Total				**168,186**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	144	72%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	117	59%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	646	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	105.52%
Cost to Renovate (Cost Factor applied)	$49,572,697.16

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

	FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
A.	Heating System	3	$9,860,745.18	-
B.	Roofing	3	$2,362,522.89	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$5,671,231.92	-
E.	Plumbing and Fixtures	3	$1,706,398.24	-
F.	Windows	3	$1,453,818.50	-
G.	Structure: Foundation	1	$24,646.86	-
H.	Structure: Walls and Chimneys	2	$436,166.90	-
I.	Structure: Floors and Roofs	2	$225,500.00	-
J.	General Finishes	3	$6,479,877.67	-
K.	Interior Lighting	3	$1,281,577.32	-
L.	Security Systems	3	$758,518.86	-
M.	Emergency/Egress Lighting	3	$200,889.00	-
N.	Fire Alarm	3	$604,384.00	-
O.	Handicapped Access	2	$906,482.28	-
P.	Site Condition	3	$327,737.16	-
Q.	Sewage System	1	$26,385.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$89,125.20	-
T.	Hazardous Material	2	$344,356.99	-
U.	Life Safety	3	$1,019,340.00	-
V.	Loose Furnishings	3	$1,281,577.32	-
W.	Technology	3	$2,694,339.72	-
X.	Construction Contingency / Non-Construction Cost	-	$9,223,811.48	-
Total			$46,979,432.49	

Previous Page

Original Building (1922) Summary

District: Canfield Local
Name: Canfield Village Middle School
Address: 100 Wadsworth St
Canfield,OH 44406
Bldg. IRN: 70417

County: Mahoning **Area:** East Central Ohio (7)
Contact: Judd Rubin
Phone: 330-533-4019
Date Prepared: 2018-10-09 **By:** Tony Schorr
Date Revised: 2022-10-13 **By:** Joey DiOrio

Current Grades	5-8	Acreage:	9.19
Proposed Grades	N/A	Teaching Stations:	69
Current Enrollment	783	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1922**	**no**	**2**	**32,945**
Original Construction - Board Offices	1922	yes	1	2,671
First Addition	1937	no	2	51,299
Classroom Wing Addition	1950	no	2	31,991
Classroom Wing Addition	1960	no	2	15,918
Gymnasium and Media Center Addition	1992	no	2	33,362
Total				**168,186**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	144	72%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	117	59%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	646	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	105.52%
Cost to Renovate (Cost Factor applied)	$11,304,976.71

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

		FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
	A.	Heating System	3	$1,931,565.35	-
	B.	Roofing	3	$629,586.85	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$1,110,905.40	-
	E.	Plumbing and Fixtures	3	$397,989.21	-
	F.	Windows	3	$289,480.75	-
	G.	Structure: Foundation	1	$24,646.86	-
	H.	Structure: Walls and Chimneys	2	$110,500.00	-
	I.	Structure: Floors and Roofs	2	$205,000.00	-
	J.	General Finishes	3	$1,796,273.19	-
	K.	Interior Lighting	3	$251,040.90	-
	L.	Security Systems	3	$148,581.95	-
	M.	Emergency/Egress Lighting	3	$42,657.03	-
	N.	Fire Alarm	3	$128,335.68	-
	O.	Handicapped Access	2	$216,318.05	-
	P.	Site Condition	3	$226,742.20	-
	Q.	Sewage System	1	$26,385.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$35,181.00	-
	T.	**Hazardous Material**	**2**	**$0.00**	-
	U.	Life Safety	3	$260,101.60	-
	V.	Loose Furnishings	3	$251,040.90	-
	W.	Technology	3	$527,778.90	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,103,475.90	-
Total				$10,713,586.72	

Original Construction - Board Offices (1922) Summary

District: Canfield Local
Name: Canfield Village Middle School
Address: 100 Wadsworth St
Canfield,OH 44406
Bldg. IRN: 70417

County: Mahoning **Area:** East Central Ohio (7)
Contact: Judd Rubin
Phone: 330-533-4019
Date Prepared: 2018-10-09 **By:** Tony Schorr
Date Revised: 2022-10-13 **By:** Joey DiOrio

Current Grades	5-8	Acreage:	9.19
Proposed Grades	N/A	Teaching Stations:	69
Current Enrollment	783	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1922	no	2	32,945
Original Construction - Board Offices	**1922**	**yes**	**1**	**2,671**
First Addition	1937	no	2	51,299
Classroom Wing Addition	1950	no	2	31,991
Classroom Wing Addition	1960	no	2	15,918
Gymnasium and Media Center Addition	1992	no	2	33,362
Total				**168,186**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	144	72%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	117	59%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	646	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	105.52%
Cost to Renovate (Cost Factor applied)	$794,437.89

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

	FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
A.	Heating System	3	$156,600.73	-
B.	Roofing	3	$24,664.18	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$90,066.12	-
E.	Plumbing and Fixtures	3	$21,902.20	-
F.	Windows	3	$23,818.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$6,450.00	-
I.	Structure: Floors and Roofs	2	$20,500.00	-
J.	General Finishes	3	$91,149.79	-
K.	Interior Lighting	3	$20,353.02	-
L.	Security Systems	3	$12,046.21	-
M.	Emergency/Egress Lighting	3	$3,125.07	-
N.	Fire Alarm	3	$9,401.92	-
O.	Handicapped Access	2	$35,795.33	-
P.	Site Condition	3	$1,766.40	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	Hazardous Material	2	$12,526.99	-
U.	Life Safety	3	$11,752.40	-
V.	Loose Furnishings	3	$20,353.02	-
W.	Technology	3	$42,789.42	-
X.	Construction Contingency / Non-Construction Cost	-	$147,818.17	-
Total			$752,878.97	

First Addition (1937) Summary

District: Canfield Local
Name: Canfield Village Middle School
Address: 100 Wadsworth St
Canfield,OH 44406
Bldg. IRN: 70417

County: Mahoning **Area:** East Central Ohio (7)
Contact: Judd Rubin
Phone: 330-533-4019
Date Prepared: 2018-10-09 **By:** Tony Schorr
Date Revised: 2022-10-13 **By:** Joey DiOrio

Current Grades	5-8	Acreage:	9.19
Proposed Grades	N/A	Teaching Stations:	69
Current Enrollment	783	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1922	no	2	32,945
Original Construction - Board Offices	1922	yes	1	2,671
First Addition	**1937**	**no**	**2**	**51,299**
Classroom Wing Addition	1950	no	2	31,991
Classroom Wing Addition	1960	no	2	15,918
Gymnasium and Media Center Addition	1992	no	2	33,362
Total				**168,186**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	144	72%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	117	59%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	646	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	105.52%
Cost to Renovate (Cost Factor applied)	$14,346,208.91

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

		FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
	A.	Heating System	3	$3,007,660.37	-
	B.	Roofing	3	$503,244.35	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$1,729,802.28	-
	E.	Plumbing and Fixtures	3	$534,125.72	-
	F.	Windows	3	$247,344.75	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$172,962.50	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$1,917,304.71	-
	K.	Interior Lighting	3	$390,898.38	-
	L.	Security Systems	3	$231,358.49	-
	M.	Emergency/Egress Lighting	3	$60,019.83	-
	N.	Fire Alarm	3	$180,572.48	-
	O.	Handicapped Access	2	$249,271.52	-
	P.	Site Condition	3	$34,726.64	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$11,727.00	-
	T.	Hazardous Material	2	$158,300.00	-
	U.	Life Safety	3	$284,350.60	-
	V.	Loose Furnishings	3	$390,898.38	-
	W.	Technology	3	$821,809.98	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,669,346.92	-
Total				$13,595,724.90	

Classroom Wing Addition (1950) Summary

District: Canfield Local
Name: Canfield Village Middle School
Address: 100 Wadsworth St
Canfield,OH 44406
Bldg. IRN: 70417

County: Mahoning **Area:** East Central Ohio (7)
Contact: Judd Rubin
Phone: 330-533-4019
Date Prepared: 2018-10-09 **By:** Tony Schorr
Date Revised: 2022-10-13 **By:** Joey DiOrio

Current Grades	5-8	Acreage:	9.19
Proposed Grades	N/A	Teaching Stations:	69
Current Enrollment	783	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1922	no	2	32,945
Original Construction - Board Offices	1922	yes	1	2,671
First Addition	1937	no	2	51,299
Classroom Wing Addition	**1950**	**no**	**2**	**31,991**
Classroom Wing Addition	1960	no	2	15,918
Gymnasium and Media Center Addition	1992	no	2	33,362
Total				**168,186**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	144	72%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	117	59%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	646	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	105.52%
Cost to Renovate (Cost Factor applied)	$9,083,374.39

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

		FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
	A.	Heating System	3	$1,875,632.33	-
	B.	Roofing	3	$389,268.30	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$1,078,736.52	-
	E.	Plumbing and Fixtures	3	$317,208.56	-
	F.	Windows	3	$333,452.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$75,034.40	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$1,068,722.02	-
	K.	Interior Lighting	3	$243,771.42	-
	L.	Security Systems	3	$144,279.41	-
	M.	Emergency/Egress Lighting	3	$37,429.47	-
	N.	Fire Alarm	3	$112,608.32	-
	O.	Handicapped Access	2	$129,318.73	-
	P.	Site Condition	3	$22,126.60	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$5,863.50	-
	T.	Hazardous Material	2	$117,250.00	-
	U.	Life Safety	3	$211,122.40	-
	V.	Loose Furnishings	3	$243,771.42	-
	W.	Technology	3	$512,495.82	-
-	X.	Construction Contingency / Non-Construction Cost	-	$1,690,110.44	-
Total				$8,608,201.66	

Classroom Wing Addition (1960) Summary

District: Canfield Local
Name: Canfield Village Middle School
Address: 100 Wadsworth St
Canfield,OH 44406
Bldg. IRN: 70417

County: Mahoning **Area:** East Central Ohio (7)
Contact: Judd Rubin
Phone: 330-533-4019
Date Prepared: 2018-10-09 **By:** Tony Schorr
Date Revised: 2022-10-13 **By:** Joey DiOrio

Current Grades	5-8	Acreage:	9.19
Proposed Grades	N/A	Teaching Stations:	69
Current Enrollment	783	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1922	no	2	32,945
Original Construction - Board Offices	1922	yes	1	2,671
First Addition	1937	no	2	51,299
Classroom Wing Addition	1950	no	2	31,991
Classroom Wing Addition	**1960**	**no**	**2**	**15,918**
Gymnasium and Media Center Addition	1992	no	2	33,362
Total				**168,186**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	144	72%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	117	59%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	646	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	105.52%
Cost to Renovate (Cost Factor applied)	$4,597,223.58

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

		FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
	A.	Heating System	3	$933,272.34	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$536,754.96	-
	E.	Plumbing and Fixtures	3	$130,527.60	-
	F.	Windows	3	$381,088.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$48,650.00	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$542,321.82	-
	K.	Interior Lighting	3	$121,295.16	-
	L.	Security Systems	3	$71,790.18	-
	M.	Emergency/Egress Lighting	3	$18,624.06	-
	N.	Fire Alarm	3	$56,031.36	-
	O.	Handicapped Access	2	$98,649.84	-
	P.	Site Condition	3	$11,636.56	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$12,899.70	-
	T.	Hazardous Material	2	$56,280.00	-
	U.	Life Safety	3	$105,220.20	-
	V.	Loose Furnishings	3	$121,295.16	-
	W.	Technology	3	$255,006.36	-
-	X.	Construction Contingency / Non-Construction Cost	-	$855,388.67	-
Total				$4,356,731.97	

Gymnasium and Media Center Addition (1992) Summary

District: Canfield Local
Name: Canfield Village Middle School
Address: 100 Wadsworth St
Canfield,OH 44406
Bldg. IRN: 70417

County: Mahoning **Area:** East Central Ohio (7)
Contact: Judd Rubin
Phone: 330-533-4019
Date Prepared: 2018-10-09 **By:** Tony Schorr
Date Revised: 2022-10-13 **By:** Joey DiOrio

Current Grades	5-8	Acreage:	9.19
Proposed Grades	N/A	Teaching Stations:	69
Current Enrollment	783	Classrooms:	62
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1922	no	2	32,945
Original Construction - Board Offices	1922	yes	1	2,671
First Addition	1937	no	2	51,299
Classroom Wing Addition	1950	no	2	31,991
Classroom Wing Addition	1960	no	2	15,918
Gymnasium and Media Center Addition	**1992**	**no**	**2**	**33,362**
Total				**168,186**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	101	51%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	144	72%	Satisfactory
5.0 Educational Adequacy	200	143	72%	Satisfactory
6.0 Environment for Education	200	117	59%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	646	65%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	105.52%
Cost to Renovate (Cost Factor applied)	$9,446,475.68

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

		FACILITY ASSESSMENT Cost Set: 2022	Rating	Dollar Assessment	C
	A.	Heating System	3	$1,956,014.06	-
	B.	Roofing	3	$815,759.21	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$1,124,966.64	-
	E.	Plumbing and Fixtures	3	$304,644.95	-
	F.	Windows	3	$178,635.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$22,570.00	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$1,064,106.14	-
	K.	Interior Lighting	3	$254,218.44	-
	L.	Security Systems	3	$150,462.62	-
	M.	Emergency/Egress Lighting	3	$39,033.54	-
	N.	Fire Alarm	3	$117,434.24	-
	O.	Handicapped Access	2	$177,128.81	-
	P.	Site Condition	3	$30,738.76	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	3	$23,454.00	-
	T.	**Hazardous Material**	**2**	**$0.00**	-
	U.	Life Safety	3	$146,792.80	-
	V.	Loose Furnishings	3	$254,218.44	-
	W.	Technology	3	$534,459.24	-
-	X.	Construction Contingency / Non-Construction Cost	-	$1,757,671.38	-
Total				$8,952,308.27	

A. Heating System

Description: The school is predominately heated with (3) low-pressure, gas-fired steam boilers installed around 2004-2005. The boilers, feedwater system, condensate return units, and other components are in fair-to-poor condition. Steam and condensate return piping is routed throughout the building and serves cast iron radiators, unit ventilators, fan coil units, and heating & ventilating AHUs. Portions of this steam heating system are original to the 1922 building, and some of the units are not operational. There are (19) rooftop HVAC units (RTUs) in the building. Some have gas-fired heat exchangers while others are cooling-only. These will be further addressed in Item C., Air Conditioning, below. The HVAC system does not provide the required outdoor air per OSDM design standards and ASHRAE 62.1. The system temperature controls are pneumatic; however, RTUs are controlled by individual programmable thermostats. There is a Honeywell direct digital Control (DDC) system that controls time-of-day function for the RTUs.

Rating: 3 Needs Replacement

Recommendations: Replace the steam heating system and most of the packaged rooftop equipment since these systems are not compliant with current OSDM guidelines.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
HVAC System Replacement:	$49.25	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$8,283,160.50	(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	Required	Required	Required	Required	$1,577,584.68	(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:			$9,860,745.18	$1,931,565.35	$156,600.73	$3,007,660.37	$1,875,632.33	$933,272.34	$1,956,014.06		

Steam heating boilers

Steam cast iron radiator

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a EPDM and ballasted membrane system that is in poor condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch and ladder that is in fair condition. Fall safety protection cages have not been provided. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. There are gutters and downspouts on the original 1922 building. The roof is not equipped with overflow roof drains, though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Add gutters, downspouts and overflow drains as required. 2021 UPDATE: Significant update (compare to original).

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Built-up Asphalt:	$15.48	sq.ft. (Qty)		7,088 Required		23,305 Required	13,345 Required		26,459 Required	$1,086,649.56	
Membrane (all types / fully adhered):	$18.12	sq.ft. (Qty)		2,495 Required	746 Required		3,875 Required			$128,941.92	(unless under 10,000 sq.ft.)
Standing Metal Seam:	$22.56	sq.ft. (Qty)		13,606 Required					8,000 Required	$487,431.36	
Gutters/Downspouts	$15.36	ln.ft.		606 Required					500 Required	$16,988.16	
Overflow Roof Drains and Piping:	$3,518.10	each		8 Required	2 Required	4 Required	5 Required		8 Required	$94,988.70	
Roof Insulation:	$5.51	sq.ft. (Qty)		23,639 Required	746 Required	23,305 Required	17,220 Required		34,459 Required	$547,523.19	(tapered insulation for limited area use to correct ponding)
Sum:			$2,362,522.89	$629,586.85	$24,664.18	$503,244.35	$389,268.30	$0.00	$815,759.21		

Existing Roof

Existing Roof

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The building is partially air conditioned by the (19) RTUs. Selected classrooms, main gymnasium, media center, and the 1992 addition are air conditioned; however, the cafeteria, kitchen, auditorium, auditorium/auxiliary gymnasium, and most classrooms do not have air conditioning (8) of the RTUs were manufactured in 1999 and are in fair condition. (11) of the RTUs were manufactured between 2011 and 2014 and are in fair-to-good condition. It was not determined if the RTUs supply the required minimum outdoor ventilations to the spaces served. Classrooms have operable windows. There appears to be adequate space above most ceilings for ductwork

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Gas-fired RTU

Gymnasium heating & ventilating AHU

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the Middle School is (2) systems is installed in 1955 and 1992. The original system installed in 1955 is a 13,200 volt, with internal transformer, (1) main switch. The 1992 system is a 1600 amp, 208/120 volt, 3 phase, 4 wire and is in good condition. Power is provided to the school by a multiple district owned, pad-mounted transformers located in building vault, and in fair condition. The panel system, installed in 1974 is in good condition, and can be expanded to add additional capacity. Several 480 volt/208/120 transformers are located in various locations. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 6 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 7 general purpose outlets, while others are equipped with as few as 4 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. (Refer to item U for specific emergency generator information.) 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 (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
System Replacement:	$33.72	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$5,671,231.92	(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:			$5,671,231.92	$1,110,905.40	$90,066.12	$1,729,802.28	$1,078,736.52	$536,754.96	$1,124,966.64		

1600 amp main switch

13200 volt system

Back to Assessment Summary

E. Plumbing and Fixtures

Description: All visible domestic water piping appears to be copper. Sanitary piping is cast iron. There are (3) separate domestic water heater installations. One heater is a Rund gas-fired unit with an adjacent storage tank, installed in 2016. It is in good condition. The second heater is an A.O. Smith gas-fired unit installed in 2014. It is in fair condition. These two water heater installations are in the basement below the kitchen. The third water heater installation in the Boiler Room, below the stage. It consists of a State gas-fired water heater piped in parallel with a steam-to-hot water heat exchanger. There is a large domestic hot water storage tank in this system. All components are in poor condition. There are hot water recirculating pumps on all (3) systems, but no thermostatic mixing valves (TMVs). There are (6) single occupancy restrooms, each with a water closet and lavatory. There are (10) boys and girls group toilet rooms, plus (2) locker room toilet rooms. Water closets are floor-mounted, urinals are both wall-hung and floor-mounted, and lavatories are wall-hung. All are in fair-to-poor condition and many are out dated. Flush valves and lavatory faucets are manual operation.

Rating: 3 Needs Replacement

Recommendations: Replace the domestic hot water heating system. Replace piping and plumbing fixtures with low water consumption fixtures that comply with OSDM guidelines. 2021 UPDATE: Adjust water count; replace shower fixtures in 1927 wing. 10-13-2022: Per Then Design's assessment validation, updated the cost of shower fixture replacement from $600/unit to $700/unit.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Domestic Supply Piping:	$4.10	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$689,562.60	(remove / replace)
Sanitary Waste Piping:	$4.10	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$689,562.60	(remove / replace)
Domestic Water Heater:	$5,980.77	per unit		1 Required						$5,980.77	(remove / replace)
Toilet:	$4,456.26	unit		12 Required		14 Required	5 Required		5 Required	$160,425.36	(new)
Urinal:	$4,456.26	unit		7 Required		3 Required	6 Required			$71,300.16	(new)
Sink:	$2,931.75	unit		6 Required		10 Required	2 Required		3 Required	$61,566.75	(new)
Other: Shower Fixtures	$700.00	each		28 Required		12 Required				$28,000.00	Replace due to condition.
Sum:			$1,706,398.24	$397,989.21	$21,902.20	$534,125.72	$317,208.56	$130,527.60	$304,644.95		

Floor Mounted Urinals

Typical Water Fountain

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with Anderson thermally broken vinyl clad wood windows with double glazed insulated glazing window system, which is 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, which are in poor condition. There is a greenhouse attached to a 1992 classroom. It was noted to be in a good condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. 2021 UPDATE: Replace skylights due to condition.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Insulated Glass/Panels:	$119.09	sq.ft. (Qty)		2,400 Required	200 Required	1,800 Required	2,800 Required	3,200 Required	1,500 Required	$1,417,171.00	(includes integral blinds and removal of existing windows)
Skylights:	$146.59	sq.ft. (Qty)		25 Required		225 Required				$36,647.50	(remove and replace)
Sum:			$1,453,818.50	$289,480.75	$23,818.00	$247,344.75	$333,452.00	$381,088.00	$178,635.00		

Typical Classroom Window

Typical Classroom Windows

Back to Assessment Summary

G. Structure: Foundation

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

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time. 2021 UPDATE: Provide waterproofing & drain tile for 1922 wing.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Waterproofing Membrane:	$11.14	sq.ft. (Qty)		1,860 Required						$20,720.40	(include excavation and backfill)
Drainage Tile Systems / Foundation Drainage:	$21.11	ln.ft.		186 Required						$3,926.46	(include excavation and backfill)
Sum:			$24,646.86	$24,646.86	$0.00	$0.00	$0.00	$0.00	$0.00		

Interior Floor Settlement Issue That Is Currently Being Repaired

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system and a stone veneer at the 1937 addition, which displayed locations of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are not provided at lintel locations at doors and windows. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration. The exterior lintels are steel and are in fair condition. Chimneys are in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, caulking as required through the overall facility. 2021 UPDATE: Replace damaged brick area, parapet & coping where needed. 10-13-2022: Per Then Design's assessment validation, updated the cost of infill vents from $45/SF to $60/SF

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Tuckpointing:	$8.80	sq.ft. (Qty)		1,000 Required	200 Required	1,000 Required	2,000 Required	2,000 Required	500 Required	$58,960.00	(wall surface)
Exterior Masonry Cleaning:	$1.76	sq.ft. (Qty)		8,000 Required	1,000 Required	10,000 Required	6,000 Required	5,000 Required	5,000 Required	$61,600.00	(wall surface)
Exterior Masonry Sealing:	$1.17	sq.ft. (Qty)		8,000 Required	1,000 Required	10,000 Required	6,000 Required	5,000 Required	5,000 Required	$40,950.00	(wall surface)
Exterior Caulking:	$8.80	ln.ft.		800 Required	200 Required	800 Required	500 Required	500 Required	400 Required	$28,160.00	(removing and replacing)
Replace Brick Veneer System:	$41.04	sq.ft. (Qty)		300 Required		875 Required				$48,222.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	$293.18	ln.ft.				300 Required	80 Required			$111,408.40	(total removal and replacement including pinning and shoring)
Coping Replacement Pre-Finished Aluminum:	$26.39	ln.ft.				150 Required				$3,958.50	(removing existing coping and replacing)
Coping Replacement Stone and Masonry:	$117.27	ln.ft.		400 Required						$46,908.00	(remove and replace)
Other: Masonry infills @ unit ventilators	$60.00	sq.ft. (Qty)		200 Required			200 Required	200 Required		$36,000.00	Masonry Infills
Sum:			$436,166.90	$110,500.00	$6,450.00	$172,962.50	$75,034.40	$48,650.00	$22,570.00		

Existing Chimney That Needs Repair

Exterior Brick Issues

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor and roof construction of the original construction is wood framing construction, and is in fair condition. The floor framing in all other locations is concrete. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is steel deck on steel joist, and is in fair condition.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Fire Rated Drywall over Existing Wood Ceiling Joists	$4.10	sq.ft. (Qty)		50,000 Required	5,000 Required					$225,500.00	(per square feet of required drywall)
Sum:			$225,500.00	$205,000.00	$20,500.00	$0.00	$0.00	$0.00	$0.00		

Wood Structural Framing Under Cafeteria

Steel Joists over Gym

Back to Assessment Summary

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with various types of flooring, suspended ceilings, as well as painted wall finishes, and they are in fair condition. The overall facility has Corridors with terrazzo flooring, suspended ceilings, as well as tile/CMU wall finishes, and they are in fair condition. The overall facility has Restrooms with tile flooring, plaster/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 inadequately provided, and in fair condition. The facility is equipped with wood louvered and non-louvered interior doors that are recessed and partially recessed without proper ADA hardware clearances, and in fair condition. The Gymnasium spaces have wood flooring, open ceilings, as well as painted wall finishes, and they are in fair condition. Gymnasium telescoping and concrete fixed stands are in fair condition. Gymnasium basketball backboards are electrically operated type, and are in fair condition. The Media Center, located in the 1992 Addition, has carpet flooring, open ceilings, as well as painted wall finishes, and they are in good condition. Student Dining, located in the original 1922 building has VCT flooring, plaster ceilings, as well as painted wall finishes, and they are in fair condition. The existing Kitchen is a Warming Kitchen only and is undersized based on current enrollment, and the existing Kitchen equipment, is in fair condition. The Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system.

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. Also provide new Warming Kitchen equipment. 2021 UPDATE: Add exterior wall insulation; change to full kitchen replacement; replace wood floor and stage curtain; add plaster re-finishing. 10-13-2022: Per Then Design's assessment validation, updated the cost of the stage curtain replacement from $85,000 to $100,000.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$31.49	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$5,296,177.14	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,172.70	per stall		12 Required		14 Required	5 Required		5 Required	$42,217.20	(removing and replacing)
Toilet Accessory Replacement	$0.23	sq.ft. (of entire building addition)		Required		Required	Required		Required	$34,407.31	(per building area)
Lightweight Concrete Floor Infill at Wood Floor Removal:	$9.38	sq.ft. (Qty)		5,000 Required						$46,900.00	(partial finish - includes removal of wood flooring and sleeper system)
Resilient Wood/Synthetic Flooring	$15.07	sq.ft. (Qty)				5,305 Required				$79,946.35	(tear-out and replace per area)
Terrazzo Floor Repair	$29.32	sq.ft. (Qty)		200 Required		300 Required	200 Required	200 Required		$26,388.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	$3,752.64	each				2 Required				$7,505.28	(non-electric)
Additional Wall Insulation	$7.04	sq.ft. (Qty)		8,000 Required	1,000 Required	10,000 Required	6,000 Required	5,000 Required		$211,200.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Acoustical Plaster Replacement	$14.07	sq.ft. (Qty)				500 Required				$7,035.00	(Hazardous Material Replacement Cost - See T.)
Total Kitchen Equipment Replacement:	$222.81	sq.ft. (Qty)		2,819 Required						$628,101.39	(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: Stage Curtain	$100,000.00	each				1 Required				$100,000.00	Replace due to condition.
Sum:			$6,479,877.67	$1,796,273.19	$91,149.79	$1,917,304.71	$1,068,722.02	$542,321.82	$1,064,106.14		

Typical Classroom Casework

Corridor Mounted Coat Storage

Back to Assessment Summary

K. Interior Lighting

Description: The typical Classrooms in the 1922 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 50-60 FC, thus complying with 50 FC recommended by the OSDM. The typical Classrooms in the 1937 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 40 FC, thus complying with the 50 FC recommended by the OSDM. The typical Classrooms in the 1955 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 40-50 FC, which is less than the 50 FC recommended by the OSDM. The typical Classrooms in the 1992 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 30-60 FC, which is less than the 50 FC recommended by the OSDM. The typical Corridors in the 1937 Wing are equipped with T-8 1x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The typical Corridors in the 1955 Wing are equipped with T-8 1x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The typical Corridors in the 1992 Wing are equipped with T-8 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The 1937 Gymnasium space are equipped with 400 watt round recessed metal halide type lighting, in fair condition, providing an average illumination of 25 FC, which is less than the 50 (HS) FC recommended by the OSDM. The 1992 Gymnasium space are equipped with T8 suspended 2x4LED type lighting, in fair condition, providing an average illumination of 70 FC, thus complying with the 50 (HS) FC recommended by the OSDM. The Media Center 1992 is equipped with 1x4 lay-in T8 fluorescent fixture type lighting in good condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x2 lay-in 250 watt incandescent fixture type lighting with multi level switching. Student Dining fixtures are in good 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 2x4 lay-in T8 fluorescent fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 75-90 FC, thus complying with the 75-80 FC recommended by the OSDM. The Service Areas are equipped with 1x4 surface mount T8 fluorescent fixture and screw-in type lighting in fair condition. The typical Administrative spaces are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate illumination of 35 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 (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Complete Building Lighting Replacement	$7.62	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$1,281,577.32	Includes demo of existing fixtures
Sum:			$1,281,577.32	$251,040.90	$20,353.02	$390,898.38	$243,771.42	$121,295.16	$254,218.44		

Typical CR lighting

Gym Lighting

Back to Assessment Summary

L. Security Systems

Description: The Middle School 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 on main exterior doors. The security system is 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 pole mounted HID 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. Provide enhancement of exterior site lighting system, consisting of LED fixtures to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Security System:	$3.34	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$561,741.24	(complete, area of building)
Exterior Site Lighting:	$1.17	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$196,777.62	(complete, area of building)
Sum:			$758,518.86	$148,581.95	$12,046.21	$231,358.49	$144,279.41	$71,790.18	$150,462.62		

Building flood light

Security camera

Back to Assessment Summary

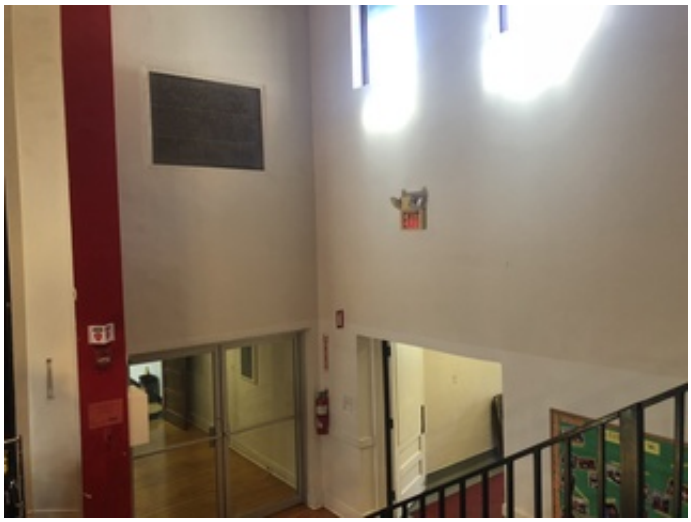
M. Emergency/Egress Lighting

Description: The Middle School is not fully 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. 2021 UPDTE: Add EE Lighting for 3,514 sf of ''Un-usable'' attic space. 10-13-2022: Per Then Design's assessment validation, updated the cost of attic space lighting from $1.00/SF to $1.17/SF

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.17	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$196,777.62	(complete, area of building)
Other: Attic Space	$1.17	sq.ft. (Qty)		3,514 Required						$4,111.38	Add Emergency Lights for ''Unusable'' attic space
Sum:			$200,889.00	$42,657.03	$3,125.07	$60,019.83	$37,429.47	$18,624.06	$39,033.54		



Combo emergency/egress/exit light

exit light/emergency heads

Back to Assessment Summary

N. Fire Alarm

Description: The overall facility is equipped with a EST Addressable fire alarm system, 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. 2021 UPDATE: Provide fire alarm for 3,514 sf of ''Un-usable'' attic space. 10-13-2022: Per Then Design's assessment validation, updated the cost of the attic space fire alarm from $2.45/SF to $3.52/SF.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Fire Alarm System:	$3.52	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$592,014.72	(complete new system, including removal of existing)
Other: Attic Space	$3.52	sq.ft. (Qty)		3,514 Required						$12,369.28	Fire Alarm for ''Un-usable+ attic space
Sum:			$604,384.00	$128,335.68	$9,401.92	$180,572.48	$112,608.32	$56,031.36	$117,434.24		

Audio/visual strobe

Main fire alarm

Back to Assessment Summary

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. There is not an accessible route connecting all or most areas of the site. The exterior entrances are not ADA accessible. Access from the parking/drop-off area to the building entries is compromised by steps. Adequate handicap parking is not provided. Exterior doors are not equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipping are not compliant. On the interior of the building, space allowances and reach ranges are not compliant. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements. Elevation changes within the overall facility are facilitated by non-compliant stairwells in fair condition. This multistory building has a compliant elevator that accesses every floor and is in fair condition. Interior doors are not recessed, are not provided adequate clearances, and are not provided with ADA-compliant hardware. ADA toilet facilities are provided in adequate numbers. ADA signage is not provided on both the interior and exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, power assist door opener, ramps, 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. 2021 UPDATE: Add another ADA shower to 1937 wing.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Signage:	$0.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$38,682.78	(per building area)
Ramps:	$46.91	sq.ft. (Qty)		50 Required		500 Required			200 Required	$35,182.50	(per ramp/interior-exterior complete)
Lifts:	$17,590.50	unit				1 Required				$17,590.50	(complete)
Electric Water Coolers:	$3,518.10	unit		1 Required		2 Required	2 Required	2 Required	2 Required	$31,662.90	(new double ADA)
Toilet/Urinals/Sinks:	$4,456.26	unit		5 Required		5 Required	5 Required		5 Required	$89,125.20	(new ADA)
Toilet Partitions:	$1,172.70	stall		2 Required		2 Required	2 Required		2 Required	$9,381.60	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$8,795.25	unit				1 Required			1 Required	$17,590.50	(openers, electrical, patching, etc)
Replace Doors:	$5,863.50	leaf		30 Required	6 Required	25 Required	15 Required	15 Required	20 Required	$650,848.50	(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				2 Required				$7,036.20	(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	2 Required		2 Required	$9,381.60	
Sum:			$906,482.28	$216,318.05	$35,795.33	$249,271.52	$129,318.73	$98,649.84	$177,128.81		

ADA wall-mounted toilet

Elevator

Back to Assessment Summary

P. Site Condition

Description: The 9.19-acre site is generally flat, and located in a small town, residential setting with sparse tree type landscaping. The site is bordered by moderately traveled county roads. Multiple 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 multiple asphalt parking lots in good condition, containing 165 parking places, which provides adequate parking for staff members and visitors. Beyond staff and visitor personal vehicle traffic, the school buses occupy around 30 stalls along the exterior of the parking lot. Parking lot circulation is good. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, mostly provides adequate evacuation of storm water, but a few problems with parking lot ponding were observed. Catch basins appeared to be clear of sediment. Concrete curbs are in good condition and are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and range from good to poor condition depending on the portion of the building the sidewalk is serving. Trash pick-up and service drive pavement is not equipped with a concrete pad area for dumpsters and trash truck weight. Handrails, stairwells, and exterior steps are all in good condition. 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: The alley to the north of the property is depressed and cracking due to being light duty and should be replaced with heavy duty to withstand the weight of the buses and trash service trucks. Although bus drop off is in the right of way and is public property, the pavement along the shoulder of Wadsworth St is beginning to sink from the weight of the buses. A new bus dropoff has been built allowing the shoulder to be replaced with a light duty course. The concrete bay on the northeast corner of the property is to be replaced. Damaged concrete pavement, sidewalk, and curb should be removed and replaced. 4 additional ADA parking stalls with updated striping and signage should be added. The non-compliant ADA ramp at the western entrance should be removed and replaced. 2021 UPDATE: Add storm drain & tie-in to 1992 wing to address flooding issues. 10-13-2022: Per Then Design's assessment validation, updated the cost of ADA parking signage from $1000/unit to $1200/unit and ADA ramp from $1000/each to $1200/each.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$35.88	sq. yard		304 Required	25 Required	473 Required	295 Required	147 Required	307 Required	$55,649.88	(including drainage / tear out for heavy duty asphalt)
New Asphalt Paving (heavy duty):	$32.60	sq. yard		31 Required	3 Required	49 Required	30 Required	15 Required		$4,172.80	
Concrete Sidewalk:	$8.80	sq.ft. (Qty)		392 Required	32 Required	610 Required	380 Required	189 Required	397 Required	$17,600.00	(5 inch exterior slab)
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 100,000 SF or larger	$150,000.00	allowance		Required						$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Other: ADA Parking and Signage	$1,200.00	each		1 Required		1 Required	1 Required	1 Required		$4,800.00	Includes signage and striping
Other: ADA Ramp	$1,200.00	each		1 Required						$1,200.00	ADA Ramp and truncated dome
Other: Concrete Pavement	$70.00	sq. yard		88 Required	7 Required	137 Required	86 Required	43 Required	89 Required	$31,500.00	Replace existing.
Other: Storm drainage	$10,000.00	lump sum							Required	$10,000.00	Entrance are has flooding issues
Sum:			$327,737.16	$226,742.20	$1,766.40	$34,726.64	$22,126.60	$11,636.56	$30,738.76		

Existing Dumpsters Location

Typical Pavement Condition

Back to Assessment Summary

Q. Sewage System

Description: The building sanitary sewer drains to a municipal sewage system. There reportedly are no issues with this system; however, much of it is more than 50 years old. There is a grease waste interceptors (GWIs) below the 3-compartment sink and the dishwasher.

Rating: 1 Satisfactory

Recommendations: Provide new sanitary piping from all toilet room fixtures. Priced under Item E- Plumbing and Fixtures. 2021 UPDATE: Replace sewage main due to history of problems.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Sewage Main:	$52.77	ln.ft.		500 Required						$26,385.00	(include excavation and backfilling)
Sum:			$26,385.00	$26,385.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Cast iron sanitary piping

Grease Waste Interceptor

Back to Assessment Summary

R. Water Supply

Description: The water supply originates from the municipal water system, which reportedly provides adequate flow capacity and pressure for the needs of the school. The water service enters the building at (2) locations south of the main school entrance. There is a water meter in a pit, upstream of the piping split into the building. Backflow preventers (BFPs) are located in the basement and below the floor in the boy's restroom. Observed piping was copper; however, we suspect portions of the domestic water system to be galvanized piping due to the age of the building. There are reduced pressure zone backflow preventers (RPZ-BFP) on the main service. A limited area sprinkler system (LASS) is tapped off of the basement water service upstream of the RPZ-BFP. The LASS system likely serves the boiler room and has a BFP installed in this line.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Incoming domestic water service

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum and steel construction, installed on aluminum and hollow metal frames, and in fair condition. Typical exterior doors feature single glazed vision panels.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,931.75	per leaf		12 Required		4 Required	2 Required	3 Required	8 Required	$85,020.75	(includes removal of existing)
Overhead doors and hardware:	$4,104.45	per leaf						1 Required		$4,104.45	(8 x 10 sectional, manual operation)
Sum:			$89,125.20	$35,181.00	$0.00	$11,727.00	$5,863.50	$12,899.70	$23,454.00		

Main Entry Doors

Entry Doors To Board Offices

Back to Assessment Summary

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: 2 Needs Repair

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 (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Environmental Hazards Form					EHA Form	EHA Form	EHA Form	EHA Form		—	
Acoustical Panel/Tile Ceiling Removal	$3.52	sq.ft. (Qty)			0 Required	5,000 Required	0 Required	0 Required		$17,600.00	See J
Resilient Flooring Removal, Including Mastic	$3.52	sq.ft. (Qty)			2,671 Required	30,000 Required	25,000 Required	12,000 Required		$245,241.92	See J
Carpet Removal (over RFC)	$1.17	sq.ft. (Qty)			2,671 Required	30,000 Required	25,000 Required	12,000 Required		$81,515.07	See J
Sum:			$344,356.99	$0.00	$12,526.99	$158,300.00	$117,250.00	$56,280.00	$0.00		

VAT in a Classroom

Back to Assessment Summary

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 existing water supply is provided by tie into 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 additional service capacity for the same system 2021 UPDATE: Revise handrail replacement count. Add sprinklers to ''Un-usable'' attic space. 10-13-2022: Per Then Design's assessment validation, updated the cost of the backflow preventer to $5863.50 and the sprinkler attic space to $4.40/SF

Item	Cost	Unit	Whole Building	Original Building (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.40	sq.ft. (Qty)		32,945 Required	2,671 Required	51,299 Required	31,991 Required	15,918 Required	33,362 Required	$740,018.40	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,863.50	per level		4 Required			6 Required	3 Required		$76,225.50	(includes associated doors, door frames and hardware)
Water Main	$58.64	ln.ft.		500 Required						$29,320.00	(new)
Handrails:	$5,863.50	level		7 Required		10 Required	6 Required	3 Required		$152,451.00	
Other: Backflow preventer	$5,863.50	lump sum		Required						$5,863.50	Backflow Preventer
Other: Sprinkler Attic Space	$4.40	sq.ft. (Qty)		3,514 Required						$15,461.60	Add sprinklers to ''Un-usable'' attic space.
Sum:			$1,019,340.00	$260,101.60	$11,752.40	$284,350.60	$211,122.40	$105,220.20	$146,792.80		

Kitchen Hood

Very Narrow & Open Stairs

Back to Assessment Summary

V. Loose Furnishings

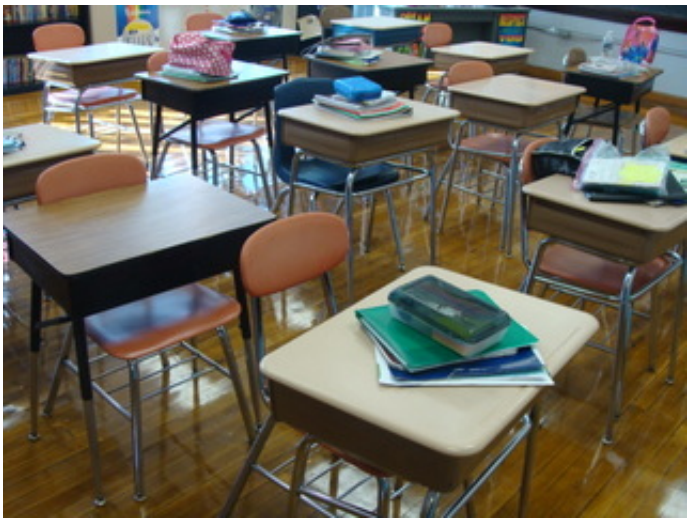
Description: The typical Classroom furniture is mismatched, and in generally fair condition, consisting of student desks and chairs, teacher desks and chairs, desk height file cabinets, reading tables, computer workstations, and bookcases. The facility's furniture and loose equipment were evaluated in 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 (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
CEFPI Rating 0 to 3	$7.62	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$1,281,577.32	
Sum:			$1,281,577.32	$251,040.90	$20,353.02	$390,898.38	$243,771.42	$121,295.16	$254,218.44		

Cafeteria Tables



Classroom Desks

Back to Assessment Summary

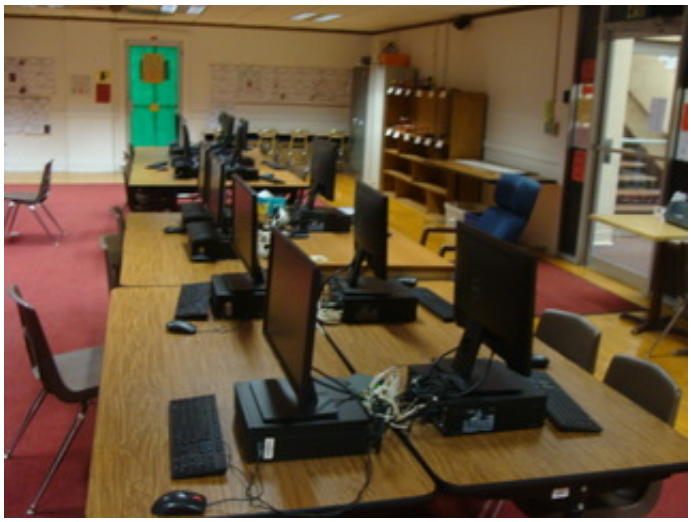
W. Technology

Description: All Classrooms and Labs have proper technology in place. There is a need, however, for a full upgrade.

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 (1922) 32,945 ft²	Original Construction - Board Offices (1922) 2,671 ft²	First Addition (1937) 51,299 ft²	Classroom Wing Addition (1950) 31,991 ft²	Classroom Wing Addition (1960) 15,918 ft²	Gymnasium and Media Center Addition (1992) 33,362 ft²	Sum	Comments
MS portion of building with total SF > 100,000	$16.02	sq.ft. (Qty)		32,945 Required	2,671 Required	51,299 Required	31,991 Required	15,918 Required	33,362 Required	$2,694,339.72	
Sum:			$2,694,339.72	$527,778.90	$42,789.42	$821,809.98	$512,495.82	$255,006.36	$534,459.24		



Small Computer Lab

Ceiling Mounted Projector

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$37,755,621.01
7.00%	Construction Contingency	$2,642,893.47
Subtotal		$40,398,514.48
16.29%	Non-Construction Costs	$6,580,918.01
Total Project		**$46,979,432.49**

Construction Contingency	$2,642,893.47
Non-Construction Costs	$6,580,918.01
Total for X.	**$9,223,811.48**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$12,119.55
Soil Borings / Phase I Envir. Report	0.10%	$40,398.51
Agency Approval Fees (Bldg. Code)	0.25%	$100,996.29
Construction Testing	0.40%	$161,594.06
Printing - Bid Documents	0.15%	$60,597.77
Advertising for Bids	0.02%	$8,079.70
Builder's Risk Insurance	0.12%	$48,478.22
Design Professional's Compensation	7.50%	$3,029,888.59
CM Compensation	6.00%	$2,423,910.87
Commissioning	0.60%	$242,391.09
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$452,463.36
Total Non-Construction Costs	**16.29%**	**$6,580,918.01**

Back to Assessment Summary

Name of Appraiser	Joey DiOrio	**Date of Appraisal**	2018-10-09
Building Name	Canfield Village Middle School		
Street Address	100 Wadsworth St		
City/Town, State, Zip Code	Canfield, OH 44406		
Telephone Number(s)	330-533-4019		
School District	Canfield Local		

Setting: Small City

Site-Acreage	9.19	Building Square Footage	168,186
Grades Housed	5-8	Student Capacity	1,141
Number of Teaching Stations	69	Number of Floors	2
Student Enrollment	783		
Dates of Construction	1922,1922,1937,1950,1960,1992		

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

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

Back to Assessment Summary

Bottom of page

Suitability Appraisal of **1.0 The School Site** for 2022 - Canfield Village Middle School(TDA/OFCC Validation Assessment - 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	25	*20*
The building is placed on a site with over 9.19 acres available.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*20*
The building is near the center of the village.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*10*
No business or traffic issues were noted.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*10*
The landscaping featured many mature trees.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*5*
The bus pickup zone is located near the intramural fields which are behind the building.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*5*
No steep inclines were noted.		
1.7 Site has stable, well drained **soil free of erosion**	5	*5*
No erosion issues were reported or noted.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*3*
There are suitable sites, but none were set up for any outdoor work.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Adequate walks were provided.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
Parking was satisfactory.		
TOTAL - 1.0 The School Site	100	*86*

Bottom of page

Suitability Appraisal of **2.0 Structural and Mechanical Features** for 2022 - Canfield Village Middle School(TDA/OFCC Validation Assessment - 9/2021)

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*8*
One elevator is provided, but the building is not fully ADA compliant.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*5*
Numerous roofing issues were reported. All are over seven years of age.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*4*
There were foundation issues reported in the 1922 portion of the building.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*4*
Exterior brick walls have numerous locations of deterioration. Interior walls were satisfactory.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are approximately located.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*2*
The windows are Anderson vinyl clad wood units in very poor condition.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*2*
The District provided the AHERA manual detailing asbestos that remains to be removed.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
No interior movable walks were noted.		

Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*5*
Adequate lighting is not fully provided.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*12*
No pressure related issues were reported.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*6*
A full electrical upgrade will be required.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*6*
The corridor panels were secured.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*8*
Adequate fountains were provided.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
Adequate restrooms were provided.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*5*
Drainage issues were noted in the 1922 portion.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*4*
Some horn-strobe units are in place but there are no sprinklers.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*4*
The PA system is very old.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
Exterior water supply is provided.		
TOTAL - 2.0 Structural and Mechanical Features	200	*101*

Bottom of page

Suitability Appraisal of **3.0 Plant Maintainability** for 2022 - Canfield Village Middle School(TDA/OFCC Validation Assessment - 9/2021)

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*1*
The windows all need to be replaced. Doors were wood. Walls were CMU or glazed tile.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Many surfaces in the building are terrazzo or carpet.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*8*
Suspended ceilings are in most areas.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
This equipment needs to be fully upgraded.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*5*
Some lever hardware was noted.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*6*
These fixtures were both floor and wall mounted.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*5*
Custodial storage could be improved.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*8*
Adequate power for cleaning is provided.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*6*
Access to these fixtures requires a lift or tall ladder.		
TOTAL - 3.0 Plant Maintainability	100	*55*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for 2022 - Canfield Village Middle School(TDA/OFCC Validation Assessment - 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	15	*5*
Proper segregation is not provided.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*6*
Walkways are adequately provided.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*5*
Sufficient signage is in place.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*1*
A separate entrance and exit is not provided.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*4*
No issues were noted with any equipment.		
Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*16*
The boilers are in the basement of the 1937 portion of the building.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*12*
Adequate stairs are in place.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
These doors do open outward and were properly equipped.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*8*
This lighting was in place and functioning.		
4.10 **Classroom doors** are recessed and open outward	10	*5*
Full recess is not provided.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*4*
A few security cameras were in use.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*5*
All flooring was being adequately cared for.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
The stairs were easy to climb.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*5*
No problems with any glass were noted.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*5*
No fixed projections presented any problems.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*5*
All corridors terminate at or near an exit.		
Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*15*
Numerous extinguishers are provided.		
4.18 There are at least **two independent exits** from any point in the building	15	*15*
Numerous exits are provided.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*10*
Walls were glazed tile/CMU. Doors were wood.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*5*
Some horn-strobe units are provided but not as required by the Design Manual.		
TOTAL - 4.0 Building Safety and Security	200	*144*

Bottom of page

Suitability Appraisal of **5.0 Educational Adequacy** for 2022 - Canfield Village Middle School(TDA/OFCC Validation Assessment - 9/2021)

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*18*
Classroom sizes ranged from approximately 600 s.f. to over 1,000 s.f.		
5.2 **Classroom space** permits arrangements for small group activity	15	*10*
Some furniture re-arrangement could take place.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
Proper segregation of these activities is provided.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*5*
Very little personal space is provided.		
5.5 **Storage for student materials** is adequate	10	*6*
Students use lockers mounted in the corridor.		
5.6 **Storage for teacher materials** is adequate	10	*4*
All teacher storage needs to be improved.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*15*
This area was well provided for. A greenhouse is included as a part of the MH program.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*10*
This area assists these students very well.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*10*
The Library, added in 1992, is very large and provides a nice space.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
There are two Gymnasiums provided. Both are very adequate.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*5*
More space is needed. Casework needs to be updated.		
5.12 **Music Program** is provided adequate sound treated space	5	*5*
The former Industrial Arts areas now serve the music program.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*4*
Adequate space is provided.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*5*
Adequate computer labs are provided.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

There are spaces available, not necessarily near the classrooms though.

5.16 **Storage for student and teacher material** is adequate	5	*2*
All storage could be improved.		

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*6*
This area was fairly large and appeared to be adequately provided for.		
5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*3*
The Kitchen area is very small - very cramped. All equipment is outdated.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*5*
These offices have good space and air conditioning.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*4*
Privacy is provided. More storage is needed.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*2*
The Clinic is not near the office.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*4*
Reception space was adequate.		
5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*4*
Sufficient work space is provided.		
TOTAL - 5.0 Educational Adequacy	200	*143*

Bottom of page

Suitability Appraisal of **6.0 Environment for Education** for 2022 - Canfield Village Middle School(TDA/OFCC Validation Assessment - 9/2021)

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The east side of the 1937 addition is very attractive.		
6.2 Site and building are **well landscaped**	10	*10*
The landscaping features many large trees.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is among residences. City Hall is across the street.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*6*
A covered walk is not provided.		
6.5 **Building materials** provide attractive color and texture	5	*3*
The building materials reflect a dated appearance.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*10*
All colors could use an upgrade.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*5*
Full central air conditioning is not provided.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*5*
Adequate ventilation is not provided.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*5*
The lighting levels need to be improved throughout the building.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
Restrooms are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*7*
Two Gymnasiums and a Cafeteria are provided.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*8*
Adequate corridors are provided.		
6.13 **Areas for students to interact** are suitable to the age group	10	*6*
More interactive space is needed.		
6.14 **Large group areas are designed** for effective management of students	10	*6*
The 1992 Gymnasium is very large. Also, there is a small stage in the 1922 portion.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*5*
Much more sound control is required.		
6.16 **Window design** contributes to a pleasant environment	10	*6*

The windows allow adequate light into each building.

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*3*

The furniture was well used and is in need of replacement.

TOTAL - 6.0 Environment for Education	200	*117*

LEED Observation Notes

School District:	Canfield Local
County:	Mahoning
School District IRN:	48314
Building:	Canfield Village Middle School
Building IRN:	70417

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points - Canfield Local

Building Name and Level: **Canfield Village Middle School**

5-8

Building features that clearly exceed criteria:

1. Great front entrance.
2. Two nice Gymnasiums.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Little air conditioning.
2. No sprinklers.
3. Asbestos to remove.
4. Poor windows.
5. Needs more horn-strobe units.
6. Poor roofs.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Canfield Local
Facility:	Canfield Village Middle School
Date of Initial Assessment:	Oct 9, 2018
Date of Assessment Update:	Oct 13, 2022
Cost Set:	2022

District IRN:	48314
Building IRN:	70417
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1922 Original Building	32,945	$0.00	$0.00
1922 Original Construction - Board Offices	2,671	$12,526.99	$12,526.99
1937 First Addition	51,299	$158,300.00	$158,300.00
1950 Classroom Wing Addition	31,991	$117,250.00	$117,250.00
1960 Classroom Wing Addition	15,918	$56,280.00	$56,280.00
1992 Gymnasium and Media Center Addition	33,362	$0.00	$0.00
Total	168,186	$344,356.99	$344,356.99
Total with Regional Cost Factor (105.52%)	—	$363,365.50	$363,365.50
Regional Total with Soft Costs & Contingency	—	$452,136.78	$452,136.78

Environmental Hazards - Canfield Local (48314) - Canfield Village Middle School (70417) - Original Construction - Board Offices

Owner: Canfield Local **Bldg. IRN:** 70417

Facility: Canfield Village Middle School **BuildingAdd:** Original Construction - Board Offices

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	Not Present	0	$16.42	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$29.32	$0.00
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	Assumed Asbestos-Containing Material	2671	$3.52	$9,401.92
30.	Carpet Mastic Removal	Not Present	0	$2.35	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	2671	$1.17	$3,125.07
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**			$12,526.99
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$12,526.99

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.	2671	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**	$12,526.99
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$12,526.99

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

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

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

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

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

Environmental Hazards - Canfield Local (48314) - Canfield Village Middle School (70417) - First Addition

Owner:	Canfield Local	**Bldg. IRN:**	70417
Facility:	Canfield Village Middle School	**BuildingAdd:**	First Addition
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	Not Present	0	$16.42	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$29.32	$0.00
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	Assumed Asbestos-Containing Material	5000	$3.52	$17,600.00
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	Assumed Asbestos-Containing Material	30000	$3.52	$105,600.00
30.	Carpet Mastic Removal	Not Present	0	$2.35	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	30000	$1.17	$35,100.00
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**			$158,300.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$158,300.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$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.	51299	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**	$158,300.00
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$158,300.00

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

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

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

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

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

Environmental Hazards - Canfield Local (48314) - Canfield Village Middle School (70417) - Classroom Wing Addition

Owner:	Canfield Local	**Bldg. IRN:**	70417
Facility:	Canfield Village Middle School	**BuildingAdd:**	Classroom Wing Addition
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	Not Present	0	$16.42	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$29.32	$0.00
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	Assumed Asbestos-Containing Material	25000	$3.52	$88,000.00
30.	Carpet Mastic Removal	Not Present	0	$2.35	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	25000	$1.17	$29,250.00
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**			$117,250.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$117,250.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$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.	31991	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**	$117,250.00
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$117,250.00

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

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

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

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

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

Environmental Hazards - Canfield Local (48314) - Canfield Village Middle School (70417) - Classroom Wing Addition

Owner:	Canfield Local	**Bldg. IRN:**	70417
Facility:	Canfield Village Middle School	**BuildingAdd:**	Classroom Wing Addition
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	Not Present	0	$16.42	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$29.32	$0.00
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	Assumed Asbestos-Containing Material	12000	$3.52	$42,240.00
30.	Carpet Mastic Removal	Not Present	0	$2.35	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	12000	$1.17	$14,040.00
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**			$56,280.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$56,280.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$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.	15918	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**	$56,280.00
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$56,280.00

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

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

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

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

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