

Building Information - Canfield Local (48314) - Canfield High

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	2022 - Canfield High School (TDA/OFCC Validation Update - Sept 2021)
Assessment Date (on-site; non-EEA)	2018-10-16
Kitchen Type	Full Kitchen
Cost Set:	2022
Building Name	Canfield High
Building IRN	4796
Building Address	100 Cardinal Dr
Building City	Canfield
Building Zipcode	44406
Building Phone	330-533-5507
Acreage	29.51
Current Grades:	9-12
Teaching Stations	63
Number of Floors	1
Student Capacity	987
Current Enrollment	871
Enrollment Date	2018-10-16
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	57
Historical Register	NO
Building's Principal	Michael Moldovan
Building Type	High

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Building Pictures - Canfield Local(48314) - Canfield High(4796)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

163,965 Total Existing Square Footage
1966,1966,1999,1999 Building Dates
9-12 Grades
871 Current Enrollment
63 Teaching Stations
29.51 Site Acreage

Canfield High School, which is not on the National Register of Historic Buildings, and originally constructed in 1966, is a 1 story, 162,914 square foot brick and stone school building located in small town, residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The structure of the overall facility contains brick/CMU exterior wall construction, with CMU wall construction in the interior. The floor system consists of slabs on grade. 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 generally adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic 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 reasonably compliant with ADA accessibility requirements. The school is located on a 29.51 acre site adjacent to residential properties. The property and athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Canfield Local (48314) - Canfield High (4796)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1966	no	1	130,380	no	no
Original Building-Auditorium	1966	yes	1	1,651	no	no
Renovations & Addition	1999	no	1	27,863	no	no
Renovations & Addition-Auditorium	1999	yes	1	4,071	no	no

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Building Component Information - Canfield Local (48314) - Canfield High (4796)

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 (1966)		19728		11997	8897		7042	1765						
Original Building-Auditorium (1966)	1651													
Renovations & Addition (1999)		9497												
Renovations & Addition-Auditorium (1999)	4071													
Total	5,722	29,225	0	11,997	8,897	0	7,042	1,765	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Canfield High (4796)

District: Canfield Local					County: Mahoning		Area: East Central Ohio (7)				
Name: Canfield High					Contact: Michael Moldovan						
Address: 100 Cardinal Dr Canfield,OH 44406					Phone: 330-533-5507						
Bldg. IRN: 4796					Date Prepared: 2018-10-16				By: Tony Schorr		
					Date Revised: 2022-10-13				By: Joey DiOrio		
Current Grades		9-12		Acreage:		29.51		Suitability Appraisal Summary			
Proposed Grades		N/A		Teaching Stations:		63					
Current Enrollment		871		Classrooms:		57					
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet						
<u>Original Building</u>		1966	no	1	130,380						
<u>Original Building-Auditorium</u>		1966	yes	1	1,651						
<u>Renovations & Addition</u>		1999	no	1	27,863						
<u>Renovations & Addition-Auditorium</u>		1999	yes	1	4,071						
Total					163,965						
		*HA	=	Handicapped Access							
		*Rating	=	1 Satisfactory							
			=	2 Needs Repair							
			=	3 Needs Replacement							
		*Const P/S	=	Present/Scheduled Construction							
FACILITY ASSESSMENT Cost Set: 2022						Rating	Dollar Assessment				
A. <u>Heating System</u>						3	\$9,613,267.95				
B. <u>Roofing</u>						3	\$3,991,228.45				
C. <u>Ventilation / Air Conditioning</u>						2	\$29,317.50				
D. <u>Electrical Systems</u>						3	\$5,528,899.80				
E. <u>Plumbing and Fixtures</u>						3	\$1,757,891.18				
F. <u>Windows</u>						3	\$417,613.89				
G. <u>Structure: Foundation</u>						1	\$0.00				
H. <u>Structure: Walls and Chimneys</u>						2	\$63,450.00				
I. <u>Structure: Floors and Roofs</u>						1	\$1,809,015.39				
J. <u>General Finishes</u>						3	\$6,149,946.90				
K. <u>Interior Lighting</u>						3	\$1,249,413.30				
L. <u>Security Systems</u>						3	\$739,482.15				
M. <u>Emergency/Egress Lighting</u>						3	\$191,839.05				
N. <u>Fire Alarm</u>						3	\$577,156.80				
O. <u>Handicapped Access</u>						3	\$558,977.10				
P. <u>Site Condition</u>						3	\$1,714,138.27				
Q. <u>Sewage System</u>						1	\$0.00				
R. <u>Water Supply</u>						1	\$0.00				
S. <u>Exterior Doors</u>						3	\$119,029.05				
T. <u>Hazardous Material</u>						2	\$62,870.72				
U. <u>Life Safety</u>						3	\$772,229.50				
V. <u>Loose Furnishings</u>						3	\$1,249,413.30				
W. <u>Technology</u>						3	\$1,729,830.75				
X. <u>Construction Contingency / Non-Construction Cost</u>						-	\$9,362,915.17				
Total					\$47,687,926.22						
						Renovation Cost Factor				105.52%	
						Cost to Renovate (Cost Factor applied)				\$50,320,299.75	
						The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					

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Original Building (1966) Summary

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Original Building-Auditorium (1966) Summary

District: Canfield Local				County: Mahoning		Area: East Central Ohio (7)	
Name: Canfield High				Contact: Michael Moldovan			
Address: 100 Cardinal Dr Canfield, OH 44406				Phone: 330-533-5507			
Bldg. IRN: 4796				Date Prepared: 2018-10-16		By: Tony Schorr	
				Date Revised: 2022-10-13		By: Joey DiOrio	

Current Grades	9-12	Acreage:	29.51	Suitability Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	63					
Current Enrollment	871	Classrooms:	57					
Projected Enrollment	N/A							

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building</u>	1966	no	1	130,380	<u>Cover Sheet</u>	—	—	—	—	—
<u>Original Building-Auditorium</u>	1966	yes	1	1,651	<u>1.0 The School Site</u>	100	93	93%	Excellent	
<u>Renovations & Addition</u>	1999	no	1	27,863	<u>2.0 Structural and Mechanical Features</u>	200	135	68%	Borderline	
<u>Renovations & Addition-Auditorium</u>	1999	yes	1	4,071	<u>3.0 Plant Maintainability</u>	100	66	66%	Borderline	
Total				163,965	<u>4.0 Building Safety and Security</u>	200	169	85%	Satisfactory	
					<u>5.0 Educational Adequacy</u>	200	166	83%	Satisfactory	
					<u>6.0 Environment for Education</u>	200	172	86%	Satisfactory	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	801	80%	Satisfactory	

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

FACILITY ASSESSMENT Cost Set: 2022			Rating	Dollar Assessment
A.	<u>Heating System</u>	3	\$96,798.13	-
B.	<u>Roofing</u>	3	\$39,013.13	-
C.	<u>Ventilation / Air Conditioning</u>	2	\$0.00	-
D.	<u>Electrical Systems</u>	3	\$55,671.72	-
E.	<u>Plumbing and Fixtures</u>	3	\$13,538.20	-
F.	<u>Windows</u>	3	\$0.00	-
G.	<u>Structure: Foundation</u>	1	\$0.00	-
H.	<u>Structure: Walls and Chimneys</u>	2	\$0.00	-
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-
J.	<u>General Finishes</u>	3	\$6,769.10	-
K.	<u>Interior Lighting</u>	3	\$12,580.62	-
L.	<u>Security Systems</u>	3	\$7,446.01	-
M.	<u>Emergency/Egress Lighting</u>	3	\$1,931.67	-
N.	<u>Fire Alarm</u>	3	\$5,811.52	-
O.	<u>Handicapped Access</u>	3	\$35,560.73	-
P.	<u>Site Condition</u>	3	\$14,935.56	-
Q.	<u>Sewage System</u>	1	\$0.00	-
R.	<u>Water Supply</u>	1	\$0.00	-
S.	<u>Exterior Doors</u>	3	\$0.00	-
T.	<u>Hazardous Material</u>	2	\$0.00	-
U.	<u>Life Safety</u>	3	\$7,264.40	-
V.	<u>Loose Furnishings</u>	3	\$12,580.62	-
W.	<u>Technology</u>	3	\$17,418.05	-
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$79,965.13	-
Total			\$407,284.59	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			

Renovation Cost Factor		105.52%
Cost to Renovate (Cost Factor applied)		\$429,766.70

Renovations & Addition-Auditorium (1999) Summary

District: Canfield Local					County: Mahoning		Area: East Central Ohio (7)																																																																																																					
Name: Canfield High					Contact: Michael Moldovan																																																																																																							
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A. Heating System				3	\$238,682.73	105.52%																																																																																																						
B. Roofing				3	\$103,233.93	\$955,064.39																																																																																																						
C. Ventilation / Air Conditioning				2	\$0.00																																																																																																							
D. Electrical Systems				3	\$137,274.12																																																																																																							
E. Plumbing and Fixtures				3	\$33,382.20																																																																																																							
F. Windows				3	\$0.00																																																																																																							
G. Structure: Foundation				1	\$0.00																																																																																																							
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I. Structure: Floors and Roofs				1	\$0.00																																																																																																							
J. General Finishes				3	\$16,691.10																																																																																																							
K. Interior Lighting				3	\$31,021.02																																																																																																							
L. Security Systems				3	\$18,360.21																																																																																																							
M. Emergency/Egress Lighting				3	\$4,763.07																																																																																																							
N. Fire Alarm				3	\$14,329.92																																																																																																							
O. Handicapped Access				3	\$936.33																																																																																																							
P. Site Condition				3	\$36,840.26																																																																																																							
Q. Sewage System				1	\$0.00																																																																																																							
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T. Hazardous Material				2	\$0.00																																																																																																							
U. Life Safety				3	\$17,912.40																																																																																																							
V. Loose Furnishings				3	\$31,021.02																																																																																																							
W. Technology				3	\$42,949.05																																																																																																							
X. Construction Contingency / Non-Construction Cost				-	\$177,705.36																																																																																																							
Total					\$905,102.72																																																																																																							

Facility Assessment

A. Heating System

Description: The school is heated and cooled by a total of (30) rooftop packaged HVAC units. All are natural gas fired. Units serving classrooms, offices, and other multi-use spaces are variable air volume units, while the gymnasium and cafeteria units are single-zone units. Most units were reportedly installed around 1999. They are in fair condition but approaching the end of a useful life. Gas piping is routed above the roof to each unit and assumed to be low pressure (7-14 in H₂O). There is a central heating system in the building, consisting of (10) Burnham boilers with an input of 594 MBH each. The boilers were manufactured in 1999 and are in fair-to-good condition. The temperature controls are pneumatic for reheat valves and dampers throughout the building. Controls for the rooftop HVAC units are individual programmable thermostats. There is a Honeywell DDC system that controls time-of-day function for each RTU.

Rating: 3 Needs Replacement

Recommendations: Replace all of the packaged rooftop equipment since these systems are not compliant with current OSDM guidelines. 2021 UPDATE: 1 units have been replaced in 2021 and more is scheduled, however, since these are not OSDM compliant, a new system is budgeted.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft ²	Original Building-Auditorium (1966) 1,651 ft ²	Renovations & Addition (1999) 27,863 ft ²	Renovations & Addition-Auditorium (1999) 4,071 ft ²	Sum	Comments
HVAC System Replacement:	\$49.25	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$8,075,276.25	(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	\$1,537,991.70	(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:			\$9,613,267.95	\$7,644,179.40	\$96,798.13	\$1,633,607.69	\$238,682.73		



Heating Water Boilers



Temperature Control Air Compressor

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Facility Assessment

B. Roofing

Description: The roofs over the overall facility are EPDM and ballasted membrane systems in poor to fair condition. A new EPDM roof was installed 2 years ago over the Music Area. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by a ladder. Fall safety protection cages are not provided. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are located properly, and in fair condition. 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.

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. Also, overflow drains need to be installed. 2021 UPDATE: Add replacement of soffits and fascia due to condition. Add partial roof deck replacement due to rust.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Deck Replacement:	\$6.16	sq.ft. (Qty)		12,800 Required				\$78,848.00	(wood or metal, including insulation)
Membrane (all types / fully adhered):	\$18.12	sq.ft. (Qty)		128,000 Required	1,651 Required	27,863 Required	4,071 Required	\$2,927,920.20	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,518.10	each		12 Required		6 Required	2 Required	\$70,362.00	
Roof Insulation:	\$5.51	sq.ft. (Qty)		128,000 Required	1,651 Required	27,863 Required	4,071 Required	\$890,333.35	(tapered insulation for limited area use to correct ponding)
Roof Access, Ladder & Fall Protection Cage:	\$4,514.90	each		1 Required				\$4,514.90	(provide when no roof access currently exists)
Other: Fascia and soffit	\$35.00	ln.ft.		550 Required				\$19,250.00	Deteriorated in many areas will require replacement.
Sum:			\$3,991,228.45	\$3,169,470.10	\$39,013.13	\$679,511.29	\$103,233.93		



Typical Roof Membrane



Standing Water on Adhered Membrane

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Facility Assessment

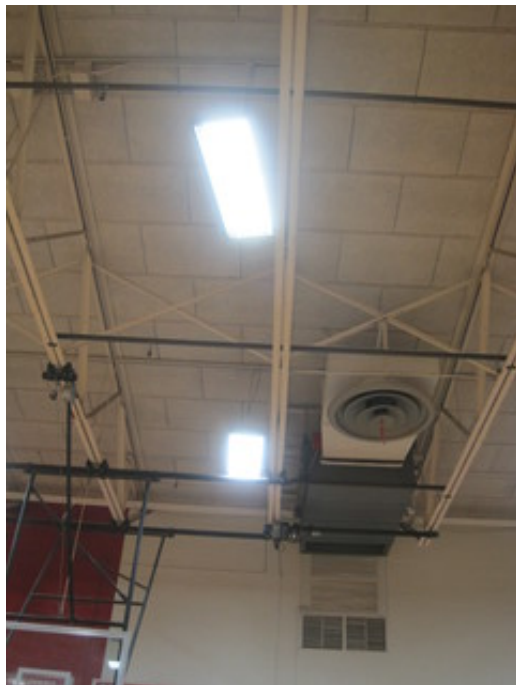
C. Ventilation / Air Conditioning

Description: The building is fully air conditioned. The air distribution supply and return is fully ducted to the respective rooftop units from classrooms, gymnasium, cafeteria, and other areas of the building. Many of the rooftop units are variable air volume units, supplying variable air reheat terminals in the classrooms and other zones. The RTU's do not have variable frequency drives but vary the air volume through inlet vanes on the fans. This is not an energy efficient method for fan control. It was not determined if the air-handling systems supply the required minimum outside ventilation air to the spaces. Most classrooms have operable windows. The dust collection system in the Wood Shop is not fully functional. The dust collector is in fair condition; however, ductwork is not fully extended to individual pieces of shop equipment.

Rating: 2 Needs Repair

Recommendations: Provide for new OSDM compliant air conditioning. Costs are included in Plate A. Provide for a new dust collection system in the wood shop area.

Item	Cost	Unit	Whole Building	Original Building (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
				130,380 ft ²	1,651 ft ²	27,863 ft ²	4,071 ft ²		
Dust Collection System:	\$29,317.50	per system		1 Required				\$29,317.50	(complete w/installation)
Sum:			\$29,317.50	\$29,317.50	\$0.00	\$0.00	\$0.00		



Gymnasium H&V unit



Wood Shop Dust Collection

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Facility Assessment

D. Electrical Systems

Description: The electrical system provided to the High School system installed in 1999 and is in good condition. The service has (6) switches (3) 480/277/3 switches and (3) 208/120/3 switches. Power is provided to the school by two district owned, pad-mounted transformers located outside on grade and in good condition. The panel system, installed in 1999 is in good condition, and can be expanded to add additional capacity. Several 1966 panels are located throughout the building. 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 Classroom television. Some Classrooms are equipped with as many as 6 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. Adequate lightning protection safeguards are not provided. The existing facility is equipped with stage lighting in fair condition. 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. Provide adequate lightning protection safeguards in the overall facility, including associated grounding system, with funding included in the electrical system replacement.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
System Replacement:	\$33.72	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$5,528,899.80	(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:			\$5,528,899.80	\$4,396,413.60	\$55,671.72	\$939,540.36	\$137,274.12		



Two pad mounted transformers



Typical Main Switch

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Facility Assessment

E. Plumbing and Fixtures

Description: All visible domestic water piping appears to be copper. Sanitary piping is cast iron. There are (2) domestic water heaters and a storage tank. The water heaters are Bradford-White gas-fired units, each with 199 MBH input and 100 gallon storage. The heaters were installed around 2016 and are in good condition. The storage tank is much older and is in poor condition. There are (14) single occupancy restrooms, with water closet and lavatory. There are (10) boys and girls group toilet rooms, plus (4) locker room toilet rooms. All fixtures are wall-hung and appear to be in good condition but outdated. Flush valve and lavatory faucet are manual operation.

Rating: 3 Needs Replacement

Recommendations: Replace the domestic hot water system. Replace plumbing fixtures with low water consumption fixtures that comply with OSDM guidelines. Replace domestic water and sanitary piping. 2021 UPDATE: Add replacement of shower fixtures due to condition. 10-12-2022: 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 (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Domestic Supply Piping:	\$4.10	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$672,256.50	(remove / replace)
Sanitary Waste Piping:	\$4.10	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$672,256.50	(remove / replace)
Domestic Water Heater:	\$5,980.77	per unit		2 Required				\$11,961.54	(remove / replace)
Toilet:	\$4,456.26	unit		24 Required		16 Required		\$178,250.40	(new)
Urinal:	\$4,456.26	unit		20 Required		4 Required		\$106,950.24	(new)
Sink:	\$2,931.75	unit		19 Required		13 Required		\$93,816.00	(new)
Other: Shower Fixture	\$700.00	each		28 Required		4 Required		\$22,400.00	Replace due to condition.
Sum:			\$1,757,891.18	\$1,352,456.23	\$13,538.20	\$358,514.55	\$33,382.20		



Wall Hung Toilet



Wall-hung urinals

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Facility Assessment

F. Windows

Description: The overall facility is equipped with thermally broken aluminum with double glazed insulated glazing window system, which was installed in over 20 years ago. These units are in fair condition. Window system seals are in fair condition, with minimal air infiltration being experienced. Window system hardware is in fair condition. The window system features no blinds.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements due to age of the windows. 2021: Adjust sf amounts for window replacement & add skylight replacements.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Insulated Glass/Panels:	\$119.09	sq.ft. (Qty)		1,326 Required		970 Required		\$273,430.64	(includes integral blinds and removal of existing windows)
Skylights:	\$146.59	sq.ft. (Qty)		105 Required				\$15,391.95	(remove and replace)
Storefront System:	\$67.43	sq.ft. (Qty)		380 Required		1,530 Required		\$128,791.30	(includes demo of existing and replacement with new)
Sum:			\$417,613.89	\$198,928.69	\$0.00	\$218,685.20	\$0.00		



Typical Classroom Window



Typical Classroom Window

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Facility Assessment

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which 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.

Item	Cost	Unit	Whole Building	Original Building (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
				130,380 ft²	1,651 ft²	27,863 ft²	4,071 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed very few locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in good condition. The exterior masonry has not been cleaned and sealed in recent years, and shows very little evidence of mortar deterioration. Interior walls are concrete masonry units and glazed block and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. The window sills are brick and are in good condition. The exterior lintels are steel, and are in fair condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, caulking as required through the overall facility. Provide brick infill where unit ventilators louvers are removed. 10-12-2022: 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 (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
				130,380 ft ²	1,651 ft ²	27,863 ft ²	4,071 ft ²		
Tuckpointing:	\$8.80	sq.ft. (Qty)		1,000 Required		500 Required		\$13,200.00	(wall surface)
Exterior Masonry Cleaning:	\$1.76	sq.ft. (Qty)		10,000 Required		3,000 Required		\$22,880.00	(wall surface)
Exterior Masonry Sealing:	\$1.17	sq.ft. (Qty)		10,000 Required		3,000 Required		\$15,210.00	(wall surface)
Exterior Caulking:	\$8.80	ln.ft.		500 Required		200 Required		\$6,160.00	(removing and replacing)
Other: Masonry infills @ unit ventilators	\$60.00	sq.ft. (Qty)		100 Required				\$6,000.00	Masonry Infills
Sum:			\$63,450.00	\$48,500.00	\$0.00	\$14,950.00	\$0.00		



Brick Wall To Be Cleaned



Unit Ventilator to Be Filled In

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single story structure. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is steel deck on steel joist, and is in good condition.

Rating: 1 Satisfactory

Recommendations: Existing conditions require no renovation or replacement at the present time. 2021 UPDATE: There are two areas that are observed to have cracking and what appears to be foundation settlement. It is recommended that a structural analysis be conducted to investigate the cause of these conditions. A potential solution has been developed an a cost estimate/budget provided. 10-12-2022: Per Then Design's assessment validation, updated the cost of the cracked wall repairs from \$1,546,167 to \$1,809,015.39

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Other: repair of cracked walls	\$1,809,015.39	lump sum		Required				\$1,809,015.39	Apparent foundation settlement damage repair based on possible repair solution. Further analysis is required.
Sum:			\$1,809,015.39	\$1,809,015.39	\$0.00	\$0.00	\$0.00		



Gym Roof Deck



Lobby Roof Deck

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Facility Assessment

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VCT/VAT 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 glazed tile wall finishes, and they are in good condition. The overall facility has Restrooms with ceramic tile flooring, plaster 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 is in fair condition. The lockers located in the Corridors are in poor to fair condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate. The facility is equipped with wood louvered and non-louvered interior doors that are partially recessed without proper ADA hardware and clearances, and in fair condition. The Gymnasium space has a wood floor, open ceilings, as well as painted wall finishes, and they are in good condition. Gymnasium telescoping stands are plastic type construction in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center has carpeted flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. Student Dining has VCT flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. The existing Kitchen which serves all four schools in the District is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1966, 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. Walk-in coolers/freezers are located within the Kitchen spaces and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, and U. Also, provide all new Kitchen equipment. 2021 UPDATE: Replace stage curtain due to condition; replace damaged terrazzo floor areas; adjust door count and toilet partition count. Add exterior wall insulation. 10-12-2022: Per Then Design's assessment validation, updated the cost of the stage curtain replacement from \$100,000 to \$120,000

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Acoustic Ceiling:	\$4.10	sq.ft. (Qty)			1,651 Required		4,071 Required	\$23,460.20	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Complete Replacement of Finishes and Casework (High):	\$31.49	sq.ft. (of entire building addition)		Required		Required		\$4,983,072.07	(high school, per building area, with removal of existing)
Toilet Partitions:	\$1,172.70	per stall		19 Required		19 Required		\$44,562.60	(removing and replacing)
Toilet Accessory Replacement	\$0.23	sq.ft. (of entire building addition)		Required		Required		\$36,395.89	(per building area)
Door, Frame, and Hardware:	\$1,524.51	each		235 Required				\$358,259.85	(non-ADA)
Resilient Wood/Synthetic Flooring	\$15.07	sq.ft. (Qty)		2,000 Required				\$30,140.00	(tear-out and replace per area)
Terrazzo Floor Repair	\$29.32	sq.ft. (Qty)		300 Required				\$8,796.00	(floor area affected; max. area to be 300 sf)
Additional Wall Insulation	\$7.04	sq.ft. (Qty)		21,591 Required				\$152,000.64	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	\$222.81	sq.ft. (Qty)		1,765 Required				\$393,259.65	(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	\$120,000.00	each		1 Required				\$120,000.00	Replace due to condition.
Sum:			\$6,149,946.90	\$5,220,391.04	\$6,769.10	\$906,095.66	\$16,691.10		



Typical Classroom Casework

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Facility Assessment

K. Interior Lighting

Description:

The typical Classrooms in the High School are equipped with T-8 1x4 surface mount fluorescent fixtures with dual level switching. Classroom fixtures are in good condition, providing an average illumination of 40-60 FC, thus complying with the 50 FC recommended by the OSDM. The typical Corridors in the High School are equipped with T-8 2x4 lay-in and 1x4 surface mount fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 20 FC, thus complying with the 20 FC recommended by the OSDM. The Gymnasium spaces are equipped with T8 pendant mounted fluorescent fixtures type lighting, in good condition, providing an average illumination of 55 FC, thus complying with the 50 (HS) FC recommended by the OSDM. The Media Center is equipped with 2x4 surface mounted 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 LED fixture type lighting with single level switching. Student Dining fixtures are in good condition, providing an average illumination of 30-40 FC, which is less than the 50 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x2 lay-in LED fixture type lighting with single level switching. Kitchen fixtures are in good condition, providing an average illumination of 70 FC, which is less than the 75-80 FC recommended by the OSDM. The Service Areas High School are equipped with 1x4 surface mount T8 fluorescent fixture type lighting in good condition, providing an average illumination of 10-15 FC. The typical Administrative spaces in the High School are equipped with 2x4 lay-in T8 fluorescent fixture type lighting in good condition, providing adequate illumination of 40-55 FC. 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 (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Complete Building Lighting Replacement	\$7.62	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$1,249,413.30	Includes demo of existing fixtures
Sum:			\$1,249,413.30	\$993,495.60	\$12,580.62	\$212,316.06	\$31,021.02		



Gym Lights



CR Lights

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Facility Assessment

L. Security Systems

Description:	The High 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. Three exterior doors are equipped with door contacts. 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 equipped with card / biometric readers for (3) exterior doors. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. The exterior site lighting system is equipped with HID metal halide wall packs 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 (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Security System:	\$3.34	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$547,643.10	(complete, area of building)
Exterior Site Lighting:	\$1.17	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$191,839.05	(complete, area of building)
Sum:			\$739,482.15	\$588,013.80	\$7,446.01	\$125,662.13	\$18,360.21		



Call Button at Front Entry



Control Desk at Main Lobby

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Facility Assessment

M. Emergency/Egress Lighting

Description: The High School is equipped with an emergency egress lighting system consisting of OSDM compliant red lettered, cast aluminum construction, LED illuminated exit signs and emergency floodlighting. The system is in fair condition and is provided with appropriate battery backup. The system is not adequately provided throughout and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.17	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$191,839.05	(complete, area of building)
Sum:			\$191,839.05	\$152,544.60	\$1,931.67	\$32,599.71	\$4,763.07		



Typical Exit Light



Typical Emergency Light

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Facility Assessment

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.

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Fire Alarm System:	\$3.52	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$577,156.80	(complete new system, including removal of existing)
Sum:			\$577,156.80	\$458,937.60	\$5,811.52	\$98,077.76	\$14,329.92		



Typical Horn/Strobe Unit



Audio/visual strobe

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Facility Assessment

O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not fully ADA accessible due to steps. Access from the parking/drop-off area to the main building entry is not compromised by steps or steep ramps. Adequate handicap parking is provided. The main entry is equipped with an ADA power assist door, which is in fair condition. On the interior of the building, space allowances and reach ranges are mostly not compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are generally compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by ramps in good condition. Access to the Stage is not facilitated by a chair lift or ramp. Interior doors are partially recessed, are generally not provided with adequate clearances, and are generally not provided with ADA-compliant hardware. ADA-compliant toilets have been installed as required but will need to be upgraded. Toilet partitions are metal and plastic and do provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. ADA signage is not provided on both the interior or the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage, chair lifts, electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories, doors and frames, door hardware in the overall facility to facilitate the school's meeting of ADA requirements. 2021 UPDATE: Adjusted Toilet Partition count.

Item	Cost	Unit	Whole Building	Original Building (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
Signage:	\$0.23	sq.ft. (of entire building addition)		130,380 ft ² Required	1,651 ft ² Required	27,863 ft ² Required	4,071 ft ² Required	\$37,711.95	(per building area)
Lifts:	\$17,590.50	unit		1 Required				\$17,590.50	(complete)
Electric Water Coolers:	\$3,518.10	unit		8 Required		4 Required		\$42,217.20	(new double ADA)
Toilet/Urinals/Sinks:	\$4,456.26	unit		10 Required		10 Required		\$89,125.20	(new ADA)
Toilet Partitions:	\$1,172.70	stall		2 Required		7 Required		\$10,554.30	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$8,795.25	unit				1 Required		\$8,795.25	(openers, electrical, patching, etc)
Replace Doors:	\$5,863.50	leaf		40 Required	6 Required	12 Required		\$340,083.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Provide ADA Shower:	\$3,518.10	each		1 Required				\$3,518.10	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$1,172.70	per restroom		4 Required		4 Required		\$9,381.60	
Sum:			\$558,977.10	\$365,379.60	\$35,560.73	\$157,100.44	\$936.33		



Power Door Opener at Main Entry



ADA Toilet Stall

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Facility Assessment

P. Site Condition

Description:

The 29.51-acre site is located on a slope, with the toe of the slope being around the center of the site. The site is located in a small town, residential setting with sparse tree type landscaping. Outbuildings include a field house and multiple athletic events buildings in addition to the High School. The site is bordered by locally traveled city roads. Two entrances are provided onto the site. Traffic signals are not provided to facilitate site entry and egress. Based on staff reports, the multiple site entry and egress points do not appear to warrant traffic studies or other evaluation regarding the propriety of adding turn lanes etc. for safety considerations. Staff and visitor surface parking is facilitated by multiple asphalt parking lots in average condition, containing 641 parking places, which provides adequate parking for staff members and visitors. Parking lot circulation is good. The site and parking lot drainage design, consisting of catch basins, storm sewers, and roof drains provides adequate evacuation of storm water from around the site. Ponding issues appear to occur around existing catch basins, most likely due to sunken and broken collars. Existing catch basins appeared to be clear of sediment. Concrete curbs, while in poor condition, are appropriately placed. Concrete sidewalks are properly sloped, and 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 heavy duty, and is equipped with a concrete pad area for dumpsters and trash truck weight. Handrails, stairwells, and exterior steps are all in good condition. Site fencing is for the most part in good condition. Site features are suitable for outdoor gathering or relaxation with benches as well as a large green area.

Rating:

3 Needs Replacement

Recommendations:

Pavement should be milled out and replaced with a standard duty course throughout the site. Heavy duty pavement replacement should be performed along the southern face of the main school building, where bus drop off appears to have caused structural damage to the existing subbase. Sidewalks should be removed and replaced where damaged. Concrete curbs should be removed and replaced where crumbling and where cars appear to frequently clip it making sharp turns. Collars on existing catch basins should be removed and replaced if cracked or sunken. ADA striping and signage should be updated to meet current standards and regulations. 2021 UPDATE: Added one Dumpster Pad. 10-12-2022: Per Then Design's assessment validation, updated the cost of ADA parking signage from \$1000/unit to \$1200/unit and the concrete structure collar from \$1200/unit to \$1400/unit

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$35.88	sq. yard		2,902 Required	37 Required	620 Required	91 Required	\$130,962.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$33.54	sq. yard		30,493 Required	386 Required	6,517 Required	952 Required	\$1,286,191.92	(including drainage / tear out for light duty asphalt)
Concrete Curb:	\$37.53	ln.ft.		970 Required	12 Required	207 Required	30 Required	\$45,749.07	(new)
Concrete Sidewalk:	\$8.80	sq.ft. (Qty)		1,881 Required	24 Required	402 Required	59 Required	\$20,820.80	(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 Signage/Striping	\$1,200.00	per unit		7 Required		2 Required		\$10,800.00	ADA Signage and striping for existing ADA stalls.
Other: Concrete structure collar	\$1,400.00	per unit		10 Required		2 Required		\$16,800.00	for existing structures.
Sum:			\$1,714,138.27	\$1,405,030.36	\$14,935.56	\$257,332.09	\$36,840.26		



Typical Pavement Condition



Typical Sidewalk Condition

[Back to Assessment Summary](#)

Facility Assessment

Q. Sewage System

Description: The building sanitary sewer drains to a municipal sewage system. There reportedly are no issues with this system. There are grease waste interceptors (GWI's) below the 3-compartment sink and below the dishwasher.

Rating: 1 Satisfactory

Recommendations: Provide new sanitary piping from all toilet room fixtures. Pricing is included in Item E- Plumbing and Fixtures.

Item	Cost	Unit	Whole Building	Original Building (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
				130,380 ft ²	1,651 ft ²	27,863 ft ²	4,071 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Grease Waste Interceptor Below Dishwasher



Grease Waste Interceptor

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Facility Assessment

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. Gauge pressure downstream of the regulating valve was noted at 89 psig. There is a 4" water service with a 4" water meter and 3" reduced-pressure principle backflow preventer. Observed piping was copper.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Original Building (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
				130,380 ft ²	1,651 ft ²	27,863 ft ²	4,071 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Incoming domestic Water Service



Domestic Water Pressure Regulating Valve

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Facility Assessment

S. Exterior Doors

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

Rating: 3 Needs Replacement

Recommendations: Replace exterior doors as noted below to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. 2021 UPDATE:
Adjusted man-door count

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,931.75	per leaf		13 Required		22 Required		\$102,611.25	(includes removal of existing)
Overhead doors and hardware:	\$4,104.45	per leaf		4 Required				\$16,417.80	(8 x 10 sectional, manual operation)
Sum:			\$119,029.05	\$54,530.55	\$0.00	\$64,498.50	\$0.00		



Main Entry Doors



Athletic Lobby Entrance

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Facility Assessment

T. Hazardous Material

Description:	The School District provided their 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. 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 (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
Environmental Hazards Form				130,380 ft²	1,651 ft²	27,863 ft²	4,071 ft²	—	
Resilient Flooring Removal, Including Mastic	\$3.52	sq.ft. (Qty)		17,861 Required				\$62,870.72	See J
Sum:			\$62,870.72	\$62,870.72	\$0.00	\$0.00	\$0.00		



VAT in a Classroom



VAT in a classroom

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Facility Assessment

U. Life Safety

Description: The overall facility is not equipped with an automated fire suppression system. The Kitchen hood is in good condition and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction / material / insulation / and/or installed as required by the OSDM and OBCMC. The cooking equipment is interlocked to shut down in the event of discharge of the fire suppression system. 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. Provide increased water service of capacity sufficient to support the fire suppression system. 2021 UPDATE: Provide ADA fire extinguishers & cabinets. 10-12-2022: Per Then Design's assessment validation, updated the cost of ADA fire extinguisher cabinet from \$1000/each to \$1200/each and the backflow preventer to \$5,863.50

Item	Cost	Unit	Whole Building	Original Building (1966) 130,380 ft²	Original Building-Auditorium (1966) 1,651 ft²	Renovations & Addition (1999) 27,863 ft²	Renovations & Addition-Auditorium (1999) 4,071 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$4.40	sq.ft. (Qty)		130,380 Required	1,651 Required	27,863 Required	4,071 Required	\$721,446.00	(includes increase of service piping, if required)
Water Main	\$58.64	in.ft.		500 Required				\$29,320.00	(new)
Other: ADA Fire Extinguisher/Cabinet	\$1,200.00	each		13 Required				\$15,600.00	Replace with ADA type.
Other: Backflow preventer	\$5,863.50	ump sum		Required				\$5,863.50	Backflow Preventer
Sum:			\$772,229.50	\$624,455.50	\$7,264.40	\$122,597.20	\$17,912.40		



Kitchen Hood

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Facility Assessment

V. Loose Furnishings

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

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	Original Building (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
CEFPI Rating 0 to 3	\$7.62	sq.ft. (of entire building addition)		130,380 ft²	1,651 ft²	27,863 ft²	4,071 ft²	\$1,249,413.30	
Sum:			\$1,249,413.30	\$993,495.60	\$12,580.62	\$212,316.06	\$31,021.02		



Cafeteria Tables & Chairs



Classroom Desks

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Facility Assessment

W. Technology

Description: The typical Classroom is equipped with good technology and equipment, but a full OSDM required upgrade is necessary.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual guidelines, due to the extent of renovations undertaken.

Item	Cost	Unit	Whole Building	Original Building (1966)	Original Building-Auditorium (1966)	Renovations & Addition (1999)	Renovations & Addition-Auditorium (1999)	Sum	Comments
				130,380 ft²	1,651 ft²	27,863 ft²	4,071 ft²		
HS portion of building with total SF 133,601 to 200,400	\$10.55	sq.ft. (Qty)		130,380 Required	1,651 Required	27,863 Required	4,071 Required	\$1,729,830.75	
Sum:			\$1,729,830.75	\$1,375,509.00	\$17,418.05	\$293,954.65	\$42,949.05		



Ceiling Mounted Projector



Computer Lab

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$38,325,011.05
7.00%	Construction Contingency	\$2,682,750.77
Subtotal		\$41,007,761.82
16.29%	Non-Construction Costs	\$6,680,164.40
Total Project		\$47,687,926.22

Construction Contingency	\$2,682,750.77
Non-Construction Costs	\$6,680,164.40
Total for X.	\$9,362,915.17

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$12,302.33
Soil Borings / Phase I Envir. Report	0.10%	\$41,007.76
Agency Approval Fees (Bldg. Code)	0.25%	\$102,519.40
Construction Testing	0.40%	\$164,031.05
Printing - Bid Documents	0.15%	\$61,511.64
Advertising for Bids	0.02%	\$8,201.55
Builder's Risk Insurance	0.12%	\$49,209.31
Design Professional's Compensation	7.50%	\$3,075,582.14
CM Compensation	6.00%	\$2,460,465.71
Commissioning	0.60%	\$246,046.57
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$459,286.93
Total Non-Construction Costs	16.29%	\$6,680,164.40

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School Facility Appraisal - Canfield Local

Name of Appraiser	Joey DiOrio	Date of Appraisal	2018-10-16
Building Name	Canfield High		
Street Address	100 Cardinal Dr		
City/Town, State, Zip Code	Canfield, OH 44406		
Telephone Number(s)	330-533-5507		
School District	Canfield Local		

Setting:	Small City		
Site-Acreage	29.51	Building Square Footage	163,965
Grades Housed	9-12	Student Capacity	987
Number of Teaching Stations	63	Number of Floors	1
Student Enrollment	871		
Dates of Construction	1966,1966,1999,1999		

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

Type of Construction	Exterior Surfacing	Floor Construction
<input checked="" type="checkbox"/> Load bearing masonry	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Wood Joists
<input checked="" type="checkbox"/> Steel frame	<input type="checkbox"/> Stucco	<input type="checkbox"/> Steel Joists
<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Slab on grade
<input type="checkbox"/> Wood	<input type="checkbox"/> Wood	<input type="checkbox"/> Structural slab
<input checked="" type="checkbox"/> Steel Joists	<input checked="" type="checkbox"/> Stone	

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Suitability Appraisal of 1.0 The School Site for 2022 - Canfield High School (TDA/OFCC Validation Update - Sept 2021)

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements <i>The building is placed on a site with over 29.51 acres available.</i>	25	25
1.2 Site is easily accessible and conveniently located for the present and future population <i>The building is very appropriately placed in the District.</i>	20	20
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The setting is residential.</i>	10	10
1.4 Site is well landscaped and developed to meet educational needs <i>The landscaping was satisfactory.</i>	10	8
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>The various athletic fields were in very good condition.</i>	10	8
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is quite level.</i>	5	5
1.7 Site has stable, well drained soil free of erosion <i>No erosion issues were noted.</i>	5	5
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>No outdoor areas were observed.</i>	5	3
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Adequate walks were provided.</i>	5	5
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>Sufficient parking was provided unless a rival school was the competition for an event.</i>	5	4
TOTAL - 1.0 The School Site	100	93

Suitability Appraisal of 2.0 Structural and Mechanical Features for 2022 - Canfield High School (TDA/OFCC Validation Update - Sept 2021)

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>The building is generally quite accessible.</i>	15	12
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs are dated and need to be replaced.</i>	15	5
2.3 Foundations are strong and stable with no observable cracks <i>No foundation issues were reported or observed.</i>	10	8
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>No masonry issues of significance were observed.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Numerous exits are provided.</i>	10	10
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>The roofs need to be replaced for better energy conservation.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>Asbestos remains to be removed.</i>	10	2
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>No movable walls were observed.</i>	10	6
Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Lighting levels varied throughout the building.</i>	15	10
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>No pressure related issues were reported.</i>	15	15
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Adequate power is provided.</i>	15	10
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Corridor panels were generally secured.</i>	10	8
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Adequate fountains were in place.</i>	10	8
2.14 Number and size of restrooms meet requirements <i>Adequate restrooms were provided.</i>	10	10
2.15 Drainage systems are properly maintained and meet requirements <i>No drainage issues were reported.</i>	10	10

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2
<i>There were no sprinklers in service. There were horn/strobe units in service.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	4
<i>This system needs a full replacement.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Exterior hose bibbs were observed.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	135

Suitability Appraisal of 3.0 Plant Maintainability for 2022 - Canfield High School (TDA/OFCC Validation Update - Sept 2021)

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Windows were aluminum clad. Walls were tile/CMU.</i>	15	12
3.2 Floor surfaces throughout the building require minimum care <i>The flooring was tile, terrazzo, and carpet.</i>	15	12
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>The ceilings were generally suspended tile systems.</i>	10	8
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>This equipment is dated and well worn and in need of replacement.</i>	10	4
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>There were numerous doors with lever hardware.</i>	10	6
3.6 Restroom fixtures are wall mounted and of quality finish <i>Most fixtures were wall mounted.</i>	10	6
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Adequate space is provided.</i>	10	6
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Adequate power is available.</i>	10	6
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>A lift or ladder is required to service these fixtures.</i>	10	6
TOTAL - 3.0 Plant Maintainability	100	66

Suitability Appraisal of 4.0 Building Safety and Security for 2022 - Canfield High School (TDA/OFCC Validation Update - Sept 2021)

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Some segregation is provided.</i>	15	8
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Adequate walks are provided.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>Proper signage is provided.</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>The south parking lot has its own entrance, but confusion exists at other locations.</i>	5	2
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>The athletic fields were in good condition.</i>	5	5
Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas <i>The boilers are properly segregated.</i>	20	18
4.7 Multi-story buildings have at least two stairways for student egress <i>This is a one-story building.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>These doors do open outward and are properly equipped.</i>	10	10
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>This lighting was in place and functioning.</i>	10	10
4.10 Classroom doors are recessed and open outward <i>Most doors are recessed. Proper ADA reach is not always provided.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>The security system needs to be fully upgraded.</i>	10	6
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>The flooring is being well maintained.</i>	5	5
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>This is a one-story building.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>No problems with any glass were noted.</i>	5	5
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>No fixed projections were observed.</i>	5	5

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	5
<i>All corridors end at or near an exit way.</i>		
Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	15
<i>Numerous extinguishers are in place.</i>		
4.18 There are at least two independent exits from any point in the building	15	15
<i>There are many exits provided.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	12
<i>Most building materials offer some fire resistance.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	10
<i>Horn/strobe units are in place. More are needed.</i>		
<hr/>		
TOTAL - 4.0 Building Safety and Security	200	169

Suitability Appraisal of 5.0 Educational Adequacy for 2022 - Canfield High School (TDA/OFCC Validation Update - Sept 2021)

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>Classroom sizes varied greatly. Most were about 700 - 900 sf.</i>	25	20
5.2 Classroom space permits arrangements for small group activity <i>Some furniture rearrangement is possible.</i>	15	12
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>These activities are properly segregated.</i>	10	10
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>There were several "breakout" areas provided.</i>	10	8
5.5 Storage for student materials is adequate <i>Students use corridor mounted lockers.</i>	10	6
5.6 Storage for teacher materials is adequate <i>Teacher storage could be greatly improved.</i>	10	4
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards <i>These areas were of good size.</i>	15	15
5.8 Design of specialized learning area(s) is compatible with instructional need <i>These areas were very compatible with the need that is required.</i>	10	10
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The library was very large and well appointed.</i>	10	10
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The gym was very large.</i>	5	5
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>These rooms just need upgraded equipment.</i>	10	6
5.12 Music Program is provided adequate sound treated space <i>These areas were very well provided for.</i>	5	4
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>This area was very large and well provided for.</i>	5	5
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment <i>Numerous computer labs are provided.</i>	5	5
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	5

There are spaces provided.

5.16 **Storage for student and teacher material** is adequate 5 3

All storage could be improved.

Support Space Points Allocated Points

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

The lounge was adequately provided for.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 7

The cafeteria was of substantial size. The kitchen cooks for all four schools in the district and needs to be enlarged.

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

These offices are well appointed.

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

There was very good privacy provided.

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

The clinic was a part of the main office.

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

Suitable space is provided.

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

There is very good space and privacy provided.

TOTAL - 5.0 Educational Adequacy 200 166

Suitability Appraisal of 6.0 Environment for Education for 2022 - Canfield High School (TDA/OFCC Validation Update - Sept 2021)

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>The overall design is not bad. It could possible be improved.</i>	15	10
6.2 Site and building are well landscaped <i>The landscaping was satisfactory.</i>	10	8
6.3 Exterior noise and poor environment do not disrupt learning <i>There are no noise or other environmental problems present.</i>	10	10
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>A small canopy is at the front entrance.</i>	10	8
6.5 Building materials provide attractive color and texture <i>The overall appearance is satisfactory.</i>	5	4
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The interior color schemes could be improved.</i>	20	12
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>Air conditioning is provided.</i>	15	10
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The overall ventilation in the building can be improved even with most of the building having AC.</i>	15	
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>The overall lighting is adequate.</i>	15	10
6.10 Drinking fountains and restroom facilities are conveniently located <i>Adequate facilities are provided.</i>	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization <i>Students have a great cafeteria, a nice gym, and a huge auditorium.</i>	10	8
6.12 Traffic flow is aided by appropriate foyers and corridors <i>No traffic flow issues were observed.</i>	10	8
6.13 Areas for students to interact are suitable to the age group <i>These areas are quite adequate.</i>	10	10
6.14 Large group areas are designed for effective management of students <i>These areas can be effectively managed.</i>	10	10
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>More acoustical control is possible.</i>	10	45
6.16 Window design contributes to a pleasant environment	10	4

Most classrooms are on the inside of the building. Those with windows could use more natural light.

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

10

3

The furniture is mismatched and needs a full replacement.

TOTAL - 6.0 Environment for Education

200

172

LEED Observation Notes

School District: Canfield Local
County: Mahoning
School District IRN: 48314
Building: Canfield High
Building IRN: 4796

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points - Canfield Local

Building Name and Level: **Canfield High**
 9-12

Building features that clearly exceed criteria:

1. Very nice auditorium.
2. Very nice cafeteria.
3. Attractive entry.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. Asbestos to remove.
2. No sprinklers.
3. Kitchen needs to be enlarged with upgraded equipment.
4. Older roofs.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Canfield Local
Facility:	Canfield High
Date of Initial Assessment:	Oct 16, 2018
Date of Assessment Update:	Oct 13, 2022
Cost Set:	2022

District IRN:	48314
Building IRN:	4796
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1966 Original Building	130,380	\$62,870.72	\$62,870.72
1966 Original Building-Auditorium	1,651	\$0.00	\$0.00
1999 Renovations & Addition	27,863	\$0.00	\$0.00
1999 Renovations & Addition-Auditorium	4,071	\$0.00	\$0.00
Total	163,965	\$62,870.72	\$62,870.72
Total with Regional Cost Factor (105.52%)	—	\$66,341.18	\$66,341.18
Regional Total with Soft Costs & Contingency	—	\$82,548.53	\$82,548.53

Environmental Hazards - Canfield Local (48314) - Canfield High (4796) - Original Building

Environmental Hazards - Canfield Local (48314) - Canfield High (4796) - Original Building

Owner: Canfield Local

Bldg. IRN: 4796

Facility: Canfield High

BuildingAdd: Original Building

Date On-Site:

Consultant Name:

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found		Status	Quantity	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$11.73
2.	Breeching Insulation Removal	Not Present	0	\$11.73
3.	Tank Insulation Removal	Not Present	0	\$9.38
4.	Duct Insulation Removal	Not Present	0	\$9.38
5.	Pipe Insulation Removal	Not Present	0	\$16.42
6.	Pipe Fitting Insulation Removal	Not Present	0	\$29.32
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$18.76
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$41.04
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$22.28
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,345.40
11.	Flexible Duct Connection Removal	Not Present	0	\$117.27
12.	Acoustical Plaster Removal	Not Present	0	\$8.21
13.	Fireproofing Removal	Not Present	0	\$29.32
14.	Hard Plaster Removal	Not Present	0	\$8.21
15.	Gypsum Board Removal	Not Present	0	\$7.04
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.52
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$117.27
18.	Cement Board Removal	Not Present	0	\$5.86
19.	Electric Cord Insulation Removal	Not Present	0	\$1.17
20.	Light (Reflector) Fixture Removal	Not Present	0	\$58.64
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.69
22.	Fire Door Removal	Not Present	0	\$117.27
23.	Door and Window Panel Removal	Not Present	0	\$117.27
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.52
25.	Soil Removal	Not Present	0	\$175.91
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.35
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$351.81
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$351.81
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	17861	\$3.52
30.	Carpet Mastic Removal	Not Present	0	\$2.35
31.	Carpet Removal (over RFC)	Not Present	0	\$1.17
32.	Acoustical Tile Mastic Removal	Not Present	0	\$3.52
33.	Sink Undercoating Removal	Not Present	0	\$117.27
34.	Roofing Removal	Not Present	0	\$2.35
35.	Chalkboards/Mastic		0	\$351.81
36.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work		\$62,870.72
37.	(Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work		\$62,870.72

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration				<input type="checkbox"/> Not Applicable
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost	
1.	130380	0	\$0.12	\$0.00

E. Other Environmental Hazards/Remarks			<input type="checkbox"/> 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	\$62,870.72
2.	A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$62,870.72

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

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

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