

Building Information - Wadsworth City (44974) - Central Intermediate School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Hammond Copy of Central Intermediate - EEA (7/25/08)
Assessment Date (on-site; non-EEA)	2008-07-18
Kitchen Type	
Cost Set:	2016
Building Name	Central Intermediate School
Building IRN	5710
Building Address	151 Main Street
Building City	Wadsworth, Ohio
Building Zipcode	44281
Building Phone	330-335-1480
Acreage	4.48
Current Grades:	5-6
Teaching Stations	38
Number of Floors	4
Student Capacity	895
Current Enrollment	720
Enrollment Date	2008-10-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	29
Historical Register	NO
Building's Principal	Ms. Paula Canterbury
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

111,421 Total Existing Square Footage

1907,1927,1927,1962,1973,1990 Building Dates

5-6 Grades

720 Current Enrollment

38 Teaching Stations

4.48 Site Acreage

Central Intermediate School is a four (4) story structure totaling 111,421 sf. The original facility of 37,162 sf was constructed in 1907. An Auditorium/Student Dining/Classroom wing addition of 44,635 sf was constructed in 1927. A second classroom wing addition, consisting of two (2) classroom area additions that were consecutively constructed in 1962 and 1966, totaling 6,925 sf was added to the complex in the 1960's. Recent renovations rendered the 1960's additions undistinguishable from each other and for the convenience of this report, are accounted under one addition. A gymnasium addition of 5,613 sf was constructed in 1973. A third classroom addition of 17,086 sf was constructed in 1990. The complex underwent extensive interior renovations in 2001 and currently contains one (1) gymnasium of 5,613 sf, one (1) student dining of 4,149 sf, one (1) kitchen of 1,358 sf, one (1) media center of 1,554 sf, and one (1) auditorium of 7,897 sf. Central Intermediate School currently provides space for grades 5-6. The 2001 facility renovations provided accessible accommodations but renovations do not fully conform to the provisions of the Americans with Disabilities Act Guidelines. Typical classrooms throughout the complex vary in size. The school facility is located on a 4.48 acre site in a central business area. School buses load/unload along a separated drive near the main entrance to the school complex. The existing structure was constructed with supported decks and slab-on-grade construction and includes steel, concrete, and wood assemblies. The structure is outfitted with a fire alarm system, a suppression system, and an air conditioning system.

No Significant Findings

Building Construction Information - Wadsworth City (44974) - Central Intermediate School (5710)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition
Original Building	1907	yes	3	37,162	no
Auditorium	1927	yes	2	7,897	no
Classroom Wing Addition	1927	yes	4	36,738	no
2nd Classroom Wing Addition	1962	yes	1	6,925	no
Gymnasium Addition	1973	yes	1	5,613	no
3rd Classroom Wing Addition	1990	yes	1	17,086	no

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Building Component Information - Wadsworth City (44974) - Central Intermediate School (5710)

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 (1907)		7478			1554									
Auditorium (1927)	7897													
Classroom Wing Addition (1927)		8613					2132	1358						
2nd Classroom Wing Addition (1962)		288					2017							
Gymnasium Addition (1973)				5613										
3rd Classroom Wing Addition (1990)		3805												
Total	7,897	20,184	0	5,613	1,554	0	4,149	1,358	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 - Central Intermediate School (5710)

District: Wadsworth City Name: Central Intermediate School Address: 151 Main Street Wadsworth, Ohio, OH 44281 Bldg. IRN: 5710				County: Medina Contact: Ms. Paula Canterbury Phone: 330-335-1480 Date Prepared: 2008-07-18 Date Revised: 2008-07-26				Area: North Central Ohio (4) By: Tony Schorr By: Jeff Tuckerman				
Current Grades		5-6		Acreage:		4.48		CEFPI Appraisal Summary				
Proposed Grades		N/A		Teaching Stations:		38						
Current Enrollment		720		Classrooms:		29						
Projected Enrollment		N/A										
Addition		Date	HA	Number of Floors	Current Square Feet							
Original Building		1907	yes	3	37,162		1.0 <u>The School Site</u>					
Auditorium		1927	yes	2	7,897		2.0 <u>Structural and Mechanical Features</u>					
Classroom Wing Addition		1927	yes	4	36,738		3.0 <u>Plant Maintainability</u>					
2nd Classroom Wing Addition		1962	yes	1	6,925		4.0 <u>Building Safety and Security</u>					
Gymnasium Addition		1973	yes	1	5,613		5.0 <u>Educational Adequacy</u>					
3rd Classroom Wing Addition		1990	yes	1	17,086		6.0 <u>Environment for Education</u>					
Total						111,421		LEED Observations				
								Commentary				
								Total				
								Enhanced Environmental Hazards Assessment Cost Estimates				
								C=Under Contract				
								Renovation Cost Factor				
								Cost to Renovate (Cost Factor applied)				
								100.73%				
								\$13,946,958.88				
								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: 2016		Rating		Dollar Assessment		C				
A. Heating System				3		\$3,801,684.52		-				
B. Roofing				3		\$494,690.70		-				
C. Ventilation / Air Conditioning				1		\$0.00		-				
D. Electrical Systems				3		\$603,139.26		-				
E. Plumbing and Fixtures				3		\$152,700.00		-				
F. Windows				3		\$519,120.00		-				
G. Structure: Foundation				1		\$0.00		-				
H. Structure: Walls and Chimneys				3		\$297,632.75		-				
I. Structure: Floors and Roofs				1		\$0.00		-				
J. General Finishes				3		\$774,907.30		-				
K. Interior Lighting				3		\$557,105.00		-				
L. Security Systems				3		\$261,839.35		-				
M. Emergency/Egress Lighting				3		\$111,421.00		-				
N. Fire Alarm				3		\$55,743.00		-				
O. Handicapped Access				3		\$226,784.20		-				
P. Site Condition				3		\$449,366.78		-				
Q. Sewage System				1		\$0.00		-				
R. Water Supply				1		\$0.00		-				
S. Exterior Doors				3		\$46,000.00		-				
T. Hazardous Material				1		\$1,061,342.10		-				
U. Life Safety				3		\$556,547.20		-				
V. Loose Furnishings				3		\$103,524.00		-				
W. Technology				3		\$1,053,874.32		-				
X. Construction Contingency / Non-Construction Cost				-		\$2,718,462.45		-				
Total						\$13,845,883.93						

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Original Building (1907) Summary

District: Wadsworth City				County: Medina		Area: North Central Ohio (4)	
Name: Central Intermediate School				Contact: Ms. Paula Canterbury			
Address: 151 Main Street Wadsworth, Ohio, OH 44281				Phone: 330-335-1480			
Bldg. IRN: 5710				Date Prepared: 2008-07-18		By: Tony Schorr	
				Date Revised: 2008-07-26		By: Jeff Tuckerman	

Current Grades	5-6	Acreage:	4.48	CEFPI Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	38					
Current Enrollment	720	Classrooms:	29					
Projected Enrollment	N/A							

	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original Building	1907	yes	3	37,162	Cover Sheet	—	—	—	—	—
Auditorium	1927	yes	2	7,897	1.0 The School Site	100	56	56%	Borderline	
Classroom Wing Addition	1927	yes	4	36,738	2.0 Structural and Mechanical Features	200	166	83%	Satisfactory	
2nd Classroom Wing Addition	1962	yes	1	6,925	3.0 Plant Maintainability	100	86	86%	Satisfactory	
Gymnasium Addition	1973	yes	1	5,613	4.0 Building Safety and Security	200	178	89%	Satisfactory	
3rd Classroom Wing Addition	1990	yes	1	17,086	5.0 Educational Adequacy	200	179	90%	Excellent	
					6.0 Environment for Education	200	169	85%	Satisfactory	
					LEED Observations	—	—	—	—	
					Commentary	—	—	—	—	
Total				111,421	Total	1000	834	83%	Satisfactory	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
100.73%			
\$5,985,728.60			

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

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2016			
A.	Heating System	3	\$1,267,967.44 -
B.	Roofing	3	\$108,723.90 -
C.	Ventilation / Air Conditioning	1	\$0.00 -
D.	Electrical Systems	3	\$603,139.26 -
E.	Plumbing and Fixtures	3	\$140,100.00 -
F.	Windows	3	\$262,560.00 -
G.	Structure: Foundation	1	\$0.00 -
H.	Structure: Walls and Chimneys	3	\$171,574.00 -
I.	Structure: Floors and Roofs	1	\$0.00 -
J.	General Finishes	3	\$178,074.70 -
K.	Interior Lighting	3	\$185,810.00 -
L.	Security Systems	3	\$87,330.70 -
M.	Emergency/Egress Lighting	3	\$37,162.00 -
N.	Fire Alarm	3	\$55,743.00 -
O.	Handicapped Access	3	\$97,432.40 -
P.	Site Condition	3	\$342,971.88 -
Q.	Sewage System	1	\$0.00 -
R.	Water Supply	1	\$0.00 -
S.	Exterior Doors	3	\$12,000.00 -
T.	Hazardous Material	1	\$610,666.20 -
U.	Life Safety	3	\$198,918.40 -
V.	Loose Furnishings	3	\$37,162.00 -
W.	Technology	3	\$378,309.16 -
X.	Construction Contingency / Non-Construction Cost	-	\$1,166,704.41 -
Total			\$5,942,349.45

Auditorium (1927) Summary

District: Wadsworth City				County: Medina		Area: North Central Ohio (4)	
Name: Central Intermediate School				Contact: Ms. Paula Canterbury			
Address: 151 Main Street Wadsworth, Ohio, OH 44281				Phone: 330-335-1480			
Bldg. IRN: 5710				Date Prepared: 2008-07-18		By: Tony Schorr	
				Date Revised: 2008-07-26		By: Jeff Tuckerman	

Current Grades	5-6	Acreage:	4.48	CEFPI Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	38				
Current Enrollment	720	Classrooms:	29				
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>	1907	yes	3	37,162	1.0 <u>The School Site</u>	100	56	56%	Borderline	
Auditorium	1927	yes	2	7,897	2.0 <u>Structural and Mechanical Features</u>	200	166	83%	Satisfactory	
<u>Classroom Wing Addition</u>	1927	yes	4	36,738	3.0 <u>Plant Maintainability</u>	100	86	86%	Satisfactory	
<u>2nd Classroom Wing Addition</u>	1962	yes	1	6,925	4.0 <u>Building Safety and Security</u>	200	178	89%	Satisfactory	
<u>Gymnasium Addition</u>	1973	yes	1	5,613	5.0 <u>Educational Adequacy</u>	200	179	90%	Excellent	
<u>3rd Classroom Wing Addition</u>	1990	yes	1	17,086	6.0 <u>Environment for Education</u>	200	169	85%	Satisfactory	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
Total				111,421	Total	1000	834	83%	Satisfactory	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
100.73%			
\$809,389.93			

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

FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2016				
A.	<u>Heating System</u>	3	\$269,445.64	-
B.	<u>Roofing</u>	3	\$68,703.90	-
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-
D.	<u>Electrical Systems</u>	3	\$0.00	-
E.	<u>Plumbing and Fixtures</u>	3	\$0.00	-
F.	<u>Windows</u>	3	\$0.00	-
G.	<u>Structure: Foundation</u>	1	\$0.00	-
H.	<u>Structure: Walls and Chimneys</u>	3	\$0.00	-
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-
J.	<u>General Finishes</u>	3	\$43,433.50	-
K.	<u>Interior Lighting</u>	3	\$39,485.00	-
L.	<u>Security Systems</u>	3	\$18,557.95	-
M.	<u>Emergency/Egress Lighting</u>	3	\$7,897.00	-
N.	<u>Fire Alarm</u>	3	\$0.00	-
O.	<u>Handicapped Access</u>	3	\$13,579.40	-
P.	<u>Site Condition</u>	3	\$0.00	-
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>	1	\$159,389.70	-
U.	<u>Life Safety</u>	3	\$25,270.40	-
V.	<u>Loose Furnishings</u>	3	\$0.00	-
W.	<u>Technology</u>	3	\$0.00	-
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$157,761.71	-
Total			\$803,524.20	

Classroom Wing Addition (1927) Summary

District: Wadsworth City				County: Medina		Area: North Central Ohio (4)	
Name: Central Intermediate School				Contact: Ms. Paula Canterbury			
Address: 151 Main Street Wadsworth, Ohio, OH 44281				Phone: 330-335-1480			
Bldg. IRN: 5710				Date Prepared: 2008-07-18		By: Tony Schorr	
				Date Revised: 2008-07-26		By: Jeff Tuckerman	

Current Grades	5-6	Acreage:	4.48	CEFPI Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	38					
Current Enrollment	720	Classrooms:	29					
Projected Enrollment	N/A							

Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original Building	1907	yes	3	37,162	1.0 <u>The School Site</u>	100	56	56%	Borderline	
Auditorium	1927	yes	2	7,897	2.0 <u>Structural and Mechanical Features</u>	200	166	83%	Satisfactory	
Classroom Wing Addition	1927	yes	4	36,738	3.0 <u>Plant Maintainability</u>	100	86	86%	Satisfactory	
2nd Classroom Wing Addition	1962	yes	1	6,925	4.0 <u>Building Safety and Security</u>	200	178	89%	Satisfactory	
Gymnasium Addition	1973	yes	1	5,613	5.0 <u>Educational Adequacy</u>	200	179	90%	Excellent	
3rd Classroom Wing Addition	1990	yes	1	17,086	6.0 <u>Environment for Education</u>	200	169	85%	Satisfactory	
Total					LEED Observations	—	—	—	—	
					Commentary	—	—	—	—	
					Total	1000	834	83%	Satisfactory	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
100.73%			
\$4,025,360.70			
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2016			
A.	<u>Heating System</u>	3	\$1,253,500.56 -
B.	<u>Roofing</u>	3	\$128,951.40 -
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00 -
D.	<u>Electrical Systems</u>	3	\$0.00 -
E.	<u>Plumbing and Fixtures</u>	3	\$2,500.00 -
F.	<u>Windows</u>	3	\$184,560.00 -
G.	<u>Structure: Foundation</u>	1	\$0.00 -
H.	<u>Structure: Walls and Chimneys</u>	3	\$70,576.50 -
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00 -
J.	<u>General Finishes</u>	3	\$250,744.30 -
K.	<u>Interior Lighting</u>	3	\$183,690.00 -
L.	<u>Security Systems</u>	3	\$86,334.30 -
M.	<u>Emergency/Egress Lighting</u>	3	\$36,738.00 -
N.	<u>Fire Alarm</u>	3	\$0.00 -
O.	<u>Handicapped Access</u>	3	\$48,447.60 -
P.	<u>Site Condition</u>	3	\$53,179.05 -
Q.	<u>Sewage System</u>	1	\$0.00 -
R.	<u>Water Supply</u>	1	\$0.00 -
S.	<u>Exterior Doors</u>	3	\$28,000.00 -
T.	<u>Hazardous Material</u>	1	\$261,073.80 -
U.	<u>Life Safety</u>	3	\$212,561.60 -
V.	<u>Loose Furnishings</u>	3	\$36,738.00 -
W.	<u>Technology</u>	3	\$373,992.84 -
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$784,600.57 -
Total			\$3,996,188.52

2nd Classroom Wing Addition (1962) Summary

District: Wadsworth City Name: Central Intermediate School Address: 151 Main Street Wadsworth, Ohio, OH 44281 Bldg. IRN: 5710				County: Medina Contact: Ms. Paula Canterbury Phone: 330-335-1480 Date Prepared: 2008-07-18 Date Revised: 2008-07-26				Area: North Central Ohio (4) By: Tony Schorr By: Jeff Tuckerman			
Current Grades		5-6		Acreage:		4.48		CEFPI Appraisal Summary			
Proposed Grades		N/A		Teaching Stations:		38					
Current Enrollment		720		Classrooms:		29					
Projected Enrollment		N/A									
<u>Addition</u>		<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>						
<u>Original Building</u>		1907	yes	3	37,162						
<u>Auditorium</u>		1927	yes	2	7,897						
<u>Classroom Wing Addition</u>		1927	yes	4	36,738						
2nd Classroom Wing Addition		1962	yes	1	6,925						
<u>Gymnasium Addition</u>		1973	yes	1	5,613						
<u>3rd Classroom Wing Addition</u>		1990	yes	1	17,086						
Total						111,421					
		*HA = Handicapped Access									
		*Rating = 1 Satisfactory									
		= 2 Needs Repair									
		= 3 Needs Replacement									
		*Const P/S = Present/Scheduled Construction									
FACILITY ASSESSMENT Cost Set: 2016						Rating		Dollar Assessment		C	
A. <u>Heating System</u>						3		\$236,281.00		-	
B. <u>Roofing</u>						3		\$60,247.50		-	
C. <u>Ventilation / Air Conditioning</u>						1		\$0.00		-	
D. <u>Electrical Systems</u>						3		\$0.00		-	
E. <u>Plumbing and Fixtures</u>						3		\$0.00		-	
F. <u>Windows</u>						3		\$8,640.00		-	
G. <u>Structure: Foundation</u>						1		\$0.00		-	
H. <u>Structure: Walls and Chimneys</u>						3		\$16,046.00		-	
I. <u>Structure: Floors and Roofs</u>						1		\$0.00		-	
J. <u>General Finishes</u>						3		\$42,242.50		-	
K. <u>Interior Lighting</u>						3		\$34,625.00		-	
L. <u>Security Systems</u>						3		\$16,273.75		-	
M. <u>Emergency/Egress Lighting</u>						3		\$6,925.00		-	
N. <u>Fire Alarm</u>						3		\$0.00		-	
O. <u>Handicapped Access</u>						3		\$1,385.00		-	
P. <u>Site Condition</u>						3		\$8,949.13		-	
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>						1		\$22,942.50		-	
U. <u>Life Safety</u>						3		\$22,160.00		-	
V. <u>Loose Furnishings</u>						3		\$6,925.00		-	
W. <u>Technology</u>						3		\$70,496.50		-	
- X. <u>Construction Contingency / Non-Construction Cost</u>						-		\$135,377.79		-	
Total								\$689,516.67			

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	—	—	—	—	—
1.0 <u>The School Site</u>	100	56	56%	Borderline	
2.0 <u>Structural and Mechanical Features</u>	200	166	83%	Satisfactory	
3.0 <u>Plant Maintainability</u>	100	86	86%	Satisfactory	
4.0 <u>Building Safety and Security</u>	200	178	89%	Satisfactory	
5.0 <u>Educational Adequacy</u>	200	179	90%	Excellent	
6.0 <u>Environment for Education</u>	200	169	85%	Satisfactory	
<u>LEED Observations</u>	—	—	—	—	—
<u>Commentary</u>	—	—	—	—	—
Total	1000	834	83%	Satisfactory	
Enhanced Environmental Hazards Assessment Cost Estimates					
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
100.73%					
\$694,550.14					
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					

Gymnasium Addition (1973) Summary

District: Wadsworth City				County: Medina		Area: North Central Ohio (4)	
Name: Central Intermediate School				Contact: Ms. Paula Canterbury			
Address: 151 Main Street Wadsworth, Ohio, OH 44281				Phone: 330-335-1480			
Bldg. IRN: 5710				Date Prepared: 2008-07-18		By: Tony Schorr	
				Date Revised: 2008-07-26		By: Jeff Tuckerman	

Current Grades	5-6	Acreage:	4.48	CEFPI Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	38					
Current Enrollment	720	Classrooms:	29					
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>	1907	yes	3	37,162	1.0 <u>The School Site</u>	100	56	56%	Borderline	
<u>Auditorium</u>	1927	yes	2	7,897	2.0 <u>Structural and Mechanical Features</u>	200	166	83%	Satisfactory	
<u>Classroom Wing Addition</u>	1927	yes	4	36,738	3.0 <u>Plant Maintainability</u>	100	86	86%	Satisfactory	
<u>2nd Classroom Wing Addition</u>	1962	yes	1	6,925	4.0 <u>Building Safety and Security</u>	200	178	89%	Satisfactory	
<u>Gymnasium Addition</u>	1973	yes	1	5,613	5.0 <u>Educational Adequacy</u>	200	179	90%	Excellent	
<u>3rd Classroom Wing Addition</u>	1990	yes	1	17,086	6.0 <u>Environment for Education</u>	200	169	85%	Satisfactory	
Total					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	834	83%	Satisfactory	

Enhanced Environmental Hazards Assessment Cost Estimates			
C=Under Contract			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
100.73%			
\$670,228.93			

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

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2016			
A.	<u>Heating System</u>	3	\$191,515.56
B.	<u>Roofing</u>	3	\$48,833.10
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00
D.	<u>Electrical Systems</u>	3	\$0.00
E.	<u>Plumbing and Fixtures</u>	3	\$0.00
F.	<u>Windows</u>	3	\$0.00
G.	<u>Structure: Foundation</u>	1	\$0.00
H.	<u>Structure: Walls and Chimneys</u>	3	\$22,745.25
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00
J.	<u>General Finishes</u>	3	\$119,939.30
K.	<u>Interior Lighting</u>	3	\$28,065.00
L.	<u>Security Systems</u>	3	\$13,190.55
M.	<u>Emergency/Egress Lighting</u>	3	\$5,613.00
N.	<u>Fire Alarm</u>	3	\$0.00
O.	<u>Handicapped Access</u>	3	\$1,122.60
P.	<u>Site Condition</u>	3	\$17,433.88
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>	1	\$5,561.30
U.	<u>Life Safety</u>	3	\$17,961.60
V.	<u>Loose Furnishings</u>	3	\$5,613.00
W.	<u>Technology</u>	3	\$57,140.34
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$130,637.24
Total			\$665,371.72

3rd Classroom Wing Addition (1990) Summary

District: Wadsworth City Name: Central Intermediate School Address: 151 Main Street Wadsworth, Ohio, OH 44281 Bldg. IRN: 5710				County: Medina Contact: Ms. Paula Canterbury Phone: 330-335-1480 Date Prepared: 2008-07-18 Date Revised: 2008-07-26				Area: North Central Ohio (4) By: Tony Schorr By: Jeff Tuckerman			
Current Grades		5-6		Acreage:		4.48		CEFPI Appraisal Summary			
Proposed Grades		N/A		Teaching Stations:		38					
Current Enrollment		720		Classrooms:		29					
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet						
Original Building		1907	yes	3	37,162						
Auditorium		1927	yes	2	7,897						
Classroom Wing Addition		1927	yes	4	36,738						
2nd Classroom Wing Addition		1962	yes	1	6,925						
Gymnasium Addition		1973	yes	1	5,613						
3rd Classroom Wing Addition		1990	yes	1	17,086						
Total						111,421					
		*HA	=	Handicapped Access							
		*Rating	=	1 Satisfactory							
			=	2 Needs Repair							
			=	3 Needs Replacement							
		*Const P/S	=	Present/Scheduled Construction							
FACILITY ASSESSMENT							Dollar Assessment				
Cost Set: 2016							Rating				
A. Heating System							3 \$582,974.32 -				
B. Roofing							3 \$79,230.90 -				
C. Ventilation / Air Conditioning							1 \$0.00 -				
D. Electrical Systems							3 \$0.00 -				
E. Plumbing and Fixtures							3 \$10,100.00 -				
F. Windows							3 \$63,360.00 -				
G. Structure: Foundation							1 \$0.00 -				
H. Structure: Walls and Chimneys							3 \$16,691.00 -				
I. Structure: Floors and Roofs							1 \$0.00 -				
J. General Finishes							3 \$140,473.00 -				
K. Interior Lighting							3 \$85,430.00 -				
L. Security Systems							3 \$40,152.10 -				
M. Emergency/Egress Lighting							3 \$17,086.00 -				
N. Fire Alarm							3 \$0.00 -				
O. Handicapped Access							3 \$64,817.20 -				
P. Site Condition							3 \$26,832.84 -				
Q. Sewage System							1 \$0.00 -				
R. Water Supply							1 \$0.00 -				
S. Exterior Doors							3 \$6,000.00 -				
T. Hazardous Material							1 \$1,708.60 -				
U. Life Safety							3 \$79,675.20 -				
V. Loose Furnishings							3 \$17,086.00 -				
W. Technology							3 \$173,935.48 -				
X. Construction Contingency / Non-Construction Cost							- \$343,380.73 -				
Total							\$1,748,933.37				

Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet	—	—	—	—	—
1.0 The School Site	100	56	56%	Borderline	
2.0 Structural and Mechanical Features	200	166	83%	Satisfactory	
3.0 Plant Maintainability	100	86	86%	Satisfactory	
4.0 Building Safety and Security	200	178	89%	Satisfactory	
5.0 Educational Adequacy	200	179	90%	Excellent	
6.0 Environment for Education	200	169	85%	Satisfactory	
LEED Observations	—	—	—	—	—
Commentary	—	—	—	—	—
Total	1000	834	83%	Satisfactory	

Enhanced Environmental Hazards Assessment Cost Estimates	
C=Under Contract	
Renovation Cost Factor	100.73%
Cost to Renovate (Cost Factor applied)	\$1,761,700.58

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

A. Heating System

Description: The HVAC systems for the 1907, 1927, 1962, and 1973 additions are gas-fired forced air systems equipped with condensing units for cooling. The systems were updated in 2001. The gymnasium and student dining are served by packaged roof top units. The HVAC system for the 1990 addition is a forced air system served by a packaged roof top unit. The complex is equipped with a computerized control system.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of the entire heating and cooling system and conversion of ductwork. Provide an OSDM compliant system throughout the entire complex.

Item	Cost	Unit	Whole Building	Original Building (1907) 37,162 ft²	Auditorium (1927) 7,897 ft²	Classroom Wing Addition (1927) 36,738 ft²	2nd Classroom Wing Addition (1962) 6,925 ft²	Gymnasium Addition (1973) 5,613 ft²	3rd Classroom Wing Addition (1990) 17,086 ft²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$2,910,316.52	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$891,368.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$3,801,684.52	\$1,267,967.44	\$269,445.64	\$1,253,500.56	\$236,281.00	\$191,515.56	\$582,974.32		



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B. Roofing

Description: The existing roof system for the complex includes a combination of single ply membrane roofing and built-up roofing installations. District officials reported the majority of the existing assemblies were installed in the 90's.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of dated roof installations throughout the complex with an OSDM compliant membrane system.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Membrane (all types):	\$8.70	sq.ft. (Qty)		12,497 Required	7,897 Required	14,822 Required	6,925 Required	5,613 Required	9,107 Required	\$494,690.70	(unless under 10,000 sq.ft.)
Sum:			\$494,690.70	\$108,723.90	\$68,703.90	\$128,951.40	\$60,247.50	\$48,833.10	\$79,230.90		



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C. Ventilation / Air Conditioning

Description: The complex is equipped with forced air HVAC systems providing air conditioning throughout the entire facility. Cooling is provided by packaged roof top units and condensing units.

Rating: 1 Satisfactory

Recommendations: Provide for complete replacement of the air conditioning system throughout the entire complex to conform to OSDM requirement. Provision identified in Plate A.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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D. Electrical Systems

Description: The existing electrical system for the complex is a 480/277 volt service updated in 2001. The system installations increased capacity and district officials noted renovations included system distribution improvements of dated installations throughout the complex. The system is in satisfactory condition. The original 1907 building is constructed with wood framed floor assemblies. Renovation of this structure will impact system installations throughout the building.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of the electrical system at the 1907 building. System installations at the 1927, 1962, 1973, and 1990 additions are satisfactory.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required						\$603,139.26	(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:			\$603,139.26	\$603,139.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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E. Plumbing and Fixtures

Description: The complex contains 8 large group restrooms (4 girls, 4 boys), 1 locker toilet (boys), 1 clinic toilet room with a shower and 6 staff and single occupancy toilet rooms. Fixtures are a combination of floor and wall mounted assemblies. The 1907 building houses the majority of the complex's toilet facilities. The majority of the installations were renovated to provide accessible accommodations, but will require replacement due to replacement of floor structures. Typical restrooms at the 1990 addition provide partial accessible accommodations, but do not fully conform to the provisions of the ADA guidelines. District officials noted recent plumbing renovations included replacement of dated piping installations with new copper pipe.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of all restrooms/toiletrooms and plumbing installations in the 1907 building. Replace dated floor and wall mounted fixtures and provide for full accessibility throughout the remaining portions of the complex. Additional provisions identified in Plate O.

Item	Cost	Unit	Whole Building	Original Building (1907) 37,162 ft²	Auditorium (1927) 7,897 ft²	Classroom Wing Addition (1927) 36,738 ft²	2nd Classroom Wing Addition (1962) 6,925 ft²	Gymnasium Addition (1973) 5,613 ft²	3rd Classroom Wing Addition (1990) 17,086 ft²	Sum	Comments
Toilet:	\$3,800.00	unit		24 Required					1 Required	\$95,000.00	(new)
Urinal:	\$3,800.00	unit		3 Required					1 Required	\$15,200.00	(new)
Sink:	\$2,500.00	unit		15 Required		1 Required			1 Required	\$42,500.00	(new)
Sum:			\$152,700.00	\$140,100.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$10,100.00		



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F. Windows

Description: The existing window assemblies at the 1907 building and the 1927 addition were updated in the distant past. The installations are deteriorated in some areas. A portion of the assemblies are equipped with single pane glazing. The 1990 addition is outfitted with operable window assemblies without integral blinds. The installations are original to the date of construction. District officials noted the operation of the units has been an issue of concern.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of all window assemblies to conform to OSDM standards and include integral blinds.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Insulated Glass/Panels:	\$60.00	sq.ft. (Qty)		4,376 Required		3,076 Required	144 Required		1,056 Required	\$519,120.00	(includes blinds)
Sum:			\$519,120.00	\$262,560.00	\$0.00	\$184,560.00	\$8,640.00	\$0.00	\$63,360.00		



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G. Structure: Foundation

Description: The existing complex contains a masonry/concrete foundation system. There were no significant areas of deterioration, cracking, or settlement.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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H. Structure: Walls and Chimneys

Description: The existing structures are constructed with masonry walls with brick exteriors. There are several areas of deterioration, especially at older portions of the complex. The 1907 building requires extensive tuckpointing over nearly 100% of the wall surfaces. The decorative masonry cornice and gutter system and masonry watertable require repair/restoration.

Rating: 3 Needs Replacement

Recommendations: Provide masonry cleaning, tuckpointing, masonry repairs, and sealing. Restore deteriorated cornice and watertable assemblies. Replace the deteriorated gutter and downspout systems.

Item	Cost	Unit	Whole Building	Original Building (1907) 37,162 ft²	Auditorium (1927) 7,897 ft²	Classroom Wing Addition (1927) 36,738 ft²	2nd Classroom Wing Addition (1962) 6,925 ft²	Gymnasium Addition (1973) 5,613 ft²	3rd Classroom Wing Addition (1990) 17,086 ft²	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		11,816 Required		3,976 Required	904 Required	1,281 Required	268 Required	\$95,786.25	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		11,816 Required		19,881 Required	4,520 Required	6,408 Required	5,370 Required	\$71,992.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		11,816 Required		19,881 Required	4,520 Required	6,408 Required	5,370 Required	\$47,995.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.							338 Required	\$1,859.00	(removing and replacing)
Other: Repair Cornice	\$100.00	ln.ft.		800 Required						\$80,000.00	Repair restore masonry cornice and watertable
Sum:			\$297,632.75	\$171,574.00	\$0.00	\$70,576.50	\$16,046.00	\$22,745.25	\$16,691.00		



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I. Structure: Floors and Roofs

Description: The floor construction for the 1927, 1962, 1973, and 1990 additions are slab-on-grade construction, a steel joist system, and concrete decking. The roof system for the structures are a steel joist system. The 1907 building is constructed with wood floor structures. There was no significant evidence of deterioration.

Rating: 1 Satisfactory

Recommendations: District architect reported 1907 building had drywall installed from a previous renovation to provide fire rating on wood structures and in compliance with OBBC.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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J. General Finishes

Description: The complex was recently renovated and the majority of finishes, casework, and locker installations were updated with new assemblies. The majority of door assemblies were equipped with lever hardware. Renovation work did not include complete replacement dated door assemblies. The ground floor of the 1927 addition was not updated with recent renovations. Tackboards/chalkboards were not replaced and dated assemblies remain at the older portions of the complex. Recent work included renovation of the kitchen and an update of the equipment. The gymnasium at the 1973 addition was equipped with wood bleachers and the gymnasium flooring requires refurbishing.

Rating: 3 Needs Replacement

Recommendations: Replace dated door and chalkboard/tackboard assemblies and classroom VCT and carpet flooring in 1907 original building. Update gymnasium flooring and bleacher seating. Replace all finishes at the ground floor of the 1927 addition and repair all finishes disturbed by proposed HVAC system replacement.

Item	Cost	Unit	Whole Building	Original Building (1907) 37,162 ft²	Auditorium (1927) 7,897 ft²	Classroom Wing Addition (1927) 36,738 ft²	2nd Classroom Wing Addition (1962) 6,925 ft²	Gymnasium Addition (1973) 5,613 ft²	3rd Classroom Wing Addition (1990) 17,086 ft²	Sum	Comments
Paint:	\$2.00	sq.ft. (of entire building addition)			Required	Required	Required	Required	Required	\$148,518.00	(partial finish - floor area/prep and installation)
Acoustic Ceiling:	\$3.50	sq.ft. (Qty)			7,897 Required	36,738 Required	6,925 Required	5,613 Required	17,086 Required	\$259,906.50	(partial finish - tear out and replace per area)
VCT:	\$2.50	sq.ft. (Qty)		24,631 Required		5,457 Required				\$75,220.00	(partial finish - tear out and replace per area)
Tackboard:	\$0.30	sq.ft. (of entire building addition)		Required		Required	Required	Required		\$25,931.40	(partial finish - per building area)
Chalkboard/Markerboard:	\$0.30	sq.ft. (of entire building addition)		Required		Required	Required	Required		\$25,931.40	(partial finish - per building area)
Toilet Partitions:	\$1,000.00	per stall		24 Required					1 Required	\$25,000.00	(removing and replacing)
Door, Frame, and Hardware:	\$1,300.00	each		54 Required		10 Required		5 Required	35 Required	\$135,200.00	(non-ADA)
Bleacher Replacement	\$110.00	per seat						720 Required		\$79,200.00	(based on current enrollment)
Sum:			\$774,907.30	\$178,074.70	\$43,433.50	\$250,744.30	\$42,242.50	\$119,939.30	\$140,473.00		



K. Interior Lighting

Description: The entire complex contains fluorescent and incandescent lighting. Lighting levels are: art room- 84/64 fc, band room- 84/64 fc, choir room- 51 fc, media center- 74.1 fc, kitchen- 63 fc, typical classroom 1907/1927 additions 83-95.9 fc, and typical classroom 1990 addition-39.6-51.6 fc. The 1907 and 1927 structures are equipped with dual level lighting.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting due to addition of an HVAC system.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$557,105.00	Includes demo of existing fixtures
Sum:			\$557,105.00	\$185,810.00	\$39,485.00	\$183,690.00	\$34,625.00	\$28,065.00	\$85,430.00		



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L. Security Systems

Description: The current security system is a camera and motion sensor security system. A portion of entrances are equipped with control access. District officials noted the system did not provide adequate coverage of the complex. Site lighting is provided by building mounted fixtures. The system provided limited illumination of the exterior site.

Rating: 3 Needs Replacement

Recommendations: Provide upgrade of the security system and site lighting to conform to OSDM standards.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²	\$150,418.35	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$111,421.00	(complete, area of building)
Sum:			\$261,839.35	\$87,330.70	\$18,557.95	\$86,334.30	\$16,273.75	\$13,190.55	\$40,152.10		



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M. Emergency/Egress Lighting

Description: The facility is equipped with an updated emergency egress lighting system and exit signs. Existing fixture installations are likely to be disturbed by proposed renovation work.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of the emergency/egress lighting system due to addition of an HVAC system.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft ²	7,897 ft ²	36,738 ft ²	6,925 ft ²	5,613 ft ²	17,086 ft ²		
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$111,421.00	(complete, area of building)
Sum:			\$111,421.00	\$37,162.00	\$7,897.00	\$36,738.00	\$6,925.00	\$5,613.00	\$17,086.00		



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N. Fire Alarm

Description: The facility is equipped with an updated fire alarm system with manual pull stations and horn/strobe signals. The system is satisfactory.

Rating: 3 Needs Replacement

Recommendations: Provide for system replacement at the 1907 building due to structure renovation. The system installations at the 1927, 1962, 1973, and 1990 additions are satisfactory.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)		Required						\$55,743.00	(complete new system, including removal of existing)
Sum:			\$55,743.00	\$55,743.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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O. Handicapped Access

Description: The complex was recently renovated to provide accessible accommodations throughout the majority of the complex. Renovation work included installation of multiple elevators and ramps to provide access to all interior levels of the complex. The majority of door assemblies were equipped with lever hardware but improvements did not include replacement of dated door assemblies. A portion of the existing door installations do not provide the required maneuvering clearances. A portion of entrances are elevated and are not accessible. The street grade along the east facade exceeds accessible grade parameters, hindering access to the facility from Lyman Street. A portion of the existing toilet rooms/restrooms are not fully accessible. The majority of drinking fountains were updated with accessible fixtures, but a portion of these did not provide required maneuvering or multi-height accommodations.

Rating: 3 Needs Replacement

Recommendations: Provide for full accessibility throughout the entire complex in conformance with the provisions of the ADA and OSDM requirements.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	\$22,284.20	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)			300 Required	450 Required			300 Required	\$42,000.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	\$3,000.00	unit		4 Required					2 Required	\$18,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		18 Required		2 Required			8 Required	\$106,400.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		2 Required					3 Required	\$5,000.00	(ADA - grab bars, accessories included)
Replace Doors:	\$1,300.00	leaf		2 Required						\$2,600.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf				3 Required			2 Required	\$25,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Other: ADA Grab Bars	\$250.00	per unit				2 Required				\$500.00	ADA Grab Bars
Other: ADA Shower	\$5,000.00	per unit		1 Required						\$5,000.00	ADA Shower
Sum:				\$226,784.20	\$97,432.40	\$13,579.40	\$48,447.60	\$1,385.00	\$1,122.60	\$64,817.20	



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P. Site Condition

Description: Buses load/unload along a separated drive which circulates through a gated dual purpose hard surface play area/parking area. The drive is separated from the adjoining area with curbing. District officials noted parking was not adequate to serve the needs of the school. Pavements are deteriorated in a few areas. A portion of the site's walks are poorly graded and ponding water. A portion of the pavements were covered with snow, hindering full assessment of the area at the time of the visit. The exterior stair assemblies are deteriorated in a few areas. The exterior handrails/guardrails do not conform to current code provisions or are non-existent.

Rating: 3 Needs Replacement

Recommendations: Replace deteriorated walks and pavements. Replace deteriorated stair assemblies and provide a code compliant handrail/guardrail system at all locations. Provide additional parking.

Item	Cost	Unit	Whole Building	Original Building (1907) 37,162 ft²	Auditorium (1927) 7,897 ft²	Classroom Wing Addition (1927) 36,738 ft²	2nd Classroom Wing Addition (1962) 6,925 ft²	Gymnasium Addition (1973) 5,613 ft²	3rd Classroom Wing Addition (1990) 17,086 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		566 Required		548 Required	94 Required	78 Required	282 Required	\$47,980.80	(including drainage / tear out for heavy duty asphalt)
Asphalt Paving / New Wearing Course:	\$19.00	sq. yard		1,149 Required		117 Required	192 Required	159 Required	574 Required	\$41,629.00	(includes minor crack repair in less than 5% of paved area)
Additional Parking Spaces Required for Elementary	\$121.00	per student		720 Required						\$87,120.00	(\$1,100 per parking space; 0.11 space per elementary student. Parking space includes parking lot drive space.)
Concrete Curb:	\$18.00	in.ft.		117 Required						\$2,106.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		3,112 Required	Required	3,025 Required	517 Required	432 Required	1,556 Required	\$40,530.98	(5 inch exterior slab)
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: Replace Stair Assemblies 1927 Addition	\$20,000.00	allowance				Required				\$20,000.00	Replace deteriorated stair Assemblies
Other: Replace Stair Assemblies 1973 Addition	\$10,000.00	allowance						Required		\$10,000.00	Replace stair assembly 1973 addition
Sum:				\$449,366.78	\$342,971.88	\$0.00	\$53,179.05	\$8,949.13	\$17,433.88	\$26,832.84	



Q. Sewage System

Description: The complex sanitary piping system is served by the local municipal system. School officials noted the system functioned satisfactorily.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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R. Water Supply

Description: The complex domestic water supply piping is copper. The facility is served by the local municipal system. School officials noted the system was satisfactory.

Rating: 1 Satisfactory

Recommendations: No work is required at this time.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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S. Exterior Doors

Description: The majority of the existing door assemblies for the entire complex were updated with new installations. A portion of the units were equipped with single pane glazing. Dated door assemblies remain in a few areas.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of dated door assemblies. Replace door assemblies, equipped with single pane glazing, with thermally efficient installations.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft ²	7,897 ft ²	36,738 ft ²	6,925 ft ²	5,613 ft ²	17,086 ft ²		
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		6 Required		14 Required			3 Required	\$46,000.00	(includes removal of existing)
Sum:			\$46,000.00	\$12,000.00	\$0.00	\$28,000.00	\$0.00	\$0.00	\$6,000.00		



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T. Hazardous Material

Description: District officials have provided information identifying hazardous materials in this facility. District officials noted recent renovations abated a portion of the hazardous materials.

Rating: 1 Satisfactory

Recommendations: Remove all remaining hazardous materials as identified by the Hazardous Materials Consultant.

Item	Cost	Unit	Whole Building	Original Building (1907) 37,162 ft²	Auditorium (1927) 7,897 ft²	Classroom Wing Addition (1927) 36,738 ft²	2nd Classroom Wing Addition (1962) 6,925 ft²	Gymnasium Addition (1973) 5,613 ft²	3rd Classroom Wing Addition (1990) 17,086 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		37,162 Required	7,897 Required	36,738 Required	6,925 Required	5,613 Required	17,086 Required	\$11,142.10	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		1,000 Required	200 Required	800 Required	250 Required	200 Required	0 Required	\$36,750.00	
Hard Plaster Removal	\$7.00	sq.ft. (Qty)		75,000 Required	22,000 Required	31,000 Required	0 Required	0 Required	0 Required	\$896,000.00	See J
Fire Door Removal	\$100.00	each		0 Required	0 Required	10 Required	0 Required	4 Required	0 Required	\$1,400.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		4,000 Required	800 Required	3,200 Required	1,000 Required	800 Required	0 Required	\$19,600.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		16,150 Required	0 Required	7,000 Required	5,500 Required	0 Required	0 Required	\$85,950.00	See J
Sink Undercoating Removal	\$100.00	each		5 Required	0 Required	0 Required	0 Required	0 Required	0 Required	\$500.00	
Sum:			\$1,061,342.10	\$610,666.20	\$159,389.70	\$261,073.80	\$22,942.50	\$5,561.30	\$1,708.60		

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U. Life Safety

- Description:** The complex is equipped with an automated suppression system. The sprinkler control room is located in the 1907 building. The proposed renovation of the existing HVAC system is likely to require modification of the existing system. A portion of the egress stairs are unenclosed. The majority of the interior handrail/guardrail systems do not conform to current code provisions or ADA guidelines.
- Rating:** 3 Needs Replacement
- Recommendations:** Provide for replacement/modification of the existing fire suppression system throughout. A portion of the existing system may be reuseable. Provide handrail/guardrail systems to conform to OSDM standards and enclose open stair assemblies.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
				37,162 ft²	7,897 ft²	36,738 ft²	6,925 ft²	5,613 ft²	17,086 ft²		
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		37,162 Required	7,897 Required	36,738 Required	6,925 Required	5,613 Required	17,086 Required	\$356,547.20	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		8 Required		7 Required			1 Required	\$80,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	level		8 Required		12 Required			4 Required	\$120,000.00	
Sum:			\$556,547.20	\$198,918.40	\$25,270.40	\$212,561.60	\$22,160.00	\$17,961.60	\$79,675.20		



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V. Loose Furnishings

Description: A portion of the existing furnishings were updated with newer installations.

Rating: 3 Needs Replacement

Recommendations: Provide for furnishing replacement based upon the rating of 8 given for item 6.17 of the attached CEFPI rating.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
CEFPI Rating 8	\$1.00	sq.ft. (of entire building addition)		37,162 ft ²	7,897 ft ²	36,738 ft ²	6,925 ft ²	5,613 ft ²	17,086 ft ²		
Sum:			\$103,524.00	\$37,162.00	\$0.00	\$36,738.00	\$6,925.00	\$5,613.00	\$17,086.00	\$103,524.00	



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W. Technology

Description: Typical classrooms are equipped with 5-7 data ports for teacher and student use and telephones. Classrooms are not equipped with projection provisions.

Rating: 3 Needs Replacement

Recommendations: Replace all wiring due to renovation to be undertaken and to fully conform to OSDM standards.

Item	Cost	Unit	Whole Building	Original Building (1907)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	Sum	Comments
ES portion of building with total SF 69,361 to 100,000	\$10.18	sq.ft. (Qty)		37,162		36,738	6,925	5,613	17,086	\$1,053,874.32	
Sum:			\$1,053,874.32	\$378,309.16	\$0.00	\$373,992.84	\$70,496.50	\$57,140.34	\$173,935.48		



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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$11,127,421.48
7.00%	Construction Contingency	\$778,919.50
Subtotal		\$11,906,340.98
16.29%	Non-Construction Costs	\$1,939,542.95
Total Project		\$13,845,883.93

Construction Contingency	\$778,919.50
Non-Construction Costs	\$1,939,542.95
Total for X.	\$2,718,462.45

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,571.90
Soil Borings / Phase I Envir. Report	0.10%	\$11,906.34
Agency Approval Fees (Bldg. Code)	0.25%	\$29,765.85
Construction Testing	0.40%	\$47,625.36
Printing - Bid Documents	0.15%	\$17,859.51
Advertising for Bids	0.02%	\$2,381.27
Builder's Risk Insurance	0.12%	\$14,287.61
Design Professional's Compensation	7.50%	\$892,975.57
CM Compensation	6.00%	\$714,380.46
Commissioning	0.60%	\$71,438.05
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$133,351.02
Total Non-Construction Costs	16.29%	\$1,939,542.95

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