

BUILDING ASSESSMENTS

Central Intermediate School

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 2005 and currently contains one (1) gymnasium of 5,613 sf, one (1) student dining of 4,140 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 2005 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.

Please find the following information attached:

- Assessment report print out
- CEFPI Appraisal Form
- Thumbnail Sketch
- Existing Floor Plan Diagrams

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

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Urban
Assessment Name	Central Intermediate - Final
Assessment Date	2008-02-07
Cost Set:	2007
Building Name	Central Intermediate School
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
Current Elementary Enrollment:	720
Current Middle Enrollment:	0
Current High Enrollment:	0
Current Career Technical Enrollment:	0

[Next Page](#)

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.

[Previous Page](#)

[Next Page](#)

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

Name	Year	Handicapped Access	Floors	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

[Previous Page](#)

[Next Page](#)

Building Component Information - Wadsworth City SD (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												
Master Planning Considerations														

[Previous Page](#)

[Next Page](#)

Existing CT Programs for Assessment

[Next Page](#)

[Previous Page](#)

Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Central Intermediate School (5710)

District: Wadsworth City SD				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: 2008-02-07		By: Tony Schorr	
				Date Revised: 2008-02-20		By: Tony Schorr	

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							

Section	Points Possible	Points Earned	Percentage	Rating	Category
Cover Sheet					
1.0 The School Site	200	112	56%	Borderline	
2.0 Structural and Mechanical Features	400	332	83%	Satisfactory	
3.0 Plant Maintainability	200	172	86%	Satisfactory	
4.0 Building Safety and Security	400	356	89%	Satisfactory	
5.0 Educational Adequacy	400	358	90%	Excellent	
6.0 Environment for Education	400	338	85%	Satisfactory	
Commentary					
Total	2000	1668	83%	Satisfactory	

C=Under Contract					
Renovation Cost Factor				102.35%	
Cost to Renovate (Cost Factor applied)				\$13,788,552.70	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					

*HA = Handicapped Access *Rating =1 Satisfactory =2 Needs Repair =3 Needs Replacement *Const P/S = Present/Scheduled Construction			
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FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2007			
A. Heating System	3	\$3,231,209.00	-
B. Roofing	3	\$398,027.00	-
C. Ventilation / Air Conditioning	1	\$0.00	-
D. Electrical Systems	3	\$585,301.50	-
E. Plumbing and Fixtures	3	\$152,700.00	-
F. Windows	3	\$475,860.00	-
G. Structure: Foundation	1	\$0.00	-
H. Structure: Walls and Chimneys	3	\$337,670.00	-
I. Structure: Floors and Roofs	3	\$1,168,376.00	-
J. General Finishes	3	\$1,273,776.25	-
K. Interior Lighting	3	\$557,105.00	-
L. Security Systems	3	\$233,984.10	-
M. Emergency/Egress Lighting	3	\$111,421.00	-
N. Fire Alarm	3	\$55,743.00	-
O. Handicapped Access	3	\$215,242.10	-
P. Site Condition	3	\$427,619.00	-
Q. Sewage System	1	\$0.00	-
R. Water Supply	1	\$0.00	-
S. Exterior Doors	3	\$46,000.00	-
T. Hazardous Material	1	\$0.00	-
U. Life Safety	3	\$562,118.25	-
V. Loose Furnishings	3	\$207,048.00	-
W. Technology	3	\$796,099.56	-
X. Construction Contingency / Non-Construction Cost	-	\$2,636,661.84	-
Total		\$13,471,961.60	

[Previous Page](#)

Original Building (1907) Summary

District: Wadsworth City SD				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: 2008-02-07		By: Tony Schorr	
				Date Revised: 2008-02-20		By: Tony Schorr	

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					
Auditorium	1927	yes	2	7,897	1.0 The School Site	200	112	56%	Borderline
Classroom Wing Addition	1927	yes	4	36,738	2.0 Structural and Mechanical Features	400	332	83%	Satisfactory
2nd Classroom Wing Addition	1962	yes	1	6,925	3.0 Plant Maintainability	200	172	86%	Satisfactory
Gymnasium Addition	1973	yes	1	5,613	4.0 Building Safety and Security	400	356	89%	Satisfactory
3rd Classroom Wing Addition	1990	yes	1	17,086	5.0 Educational Adequacy	400	358	90%	Excellent
					6.0 Environment for Education	400	338	85%	Satisfactory
					Commentary				
Total					Total	2000	1668	83%	Satisfactory
					C=Under Contract				
					Renovation Cost Factor				
					102.35%				
					Cost to Renovate (Cost Factor applied)				
					\$6,953,674.16				
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.									

*HA = Handicapped Access *Rating =1 Satisfactory =2 Needs Repair =3 Needs Replacement *Const P/S = Present/Scheduled Construction				
FACILITY ASSESSMENT Cost Set: 2007			Rating	Dollar Assessment
A.	Heating System	3	\$1,077,698.00	-
B.	Roofing	3	\$87,479.00	-
C.	Ventilation / Air Conditioning	1	\$0.00	-
D.	Electrical Systems	3	\$585,301.50	-
E.	Plumbing and Fixtures	3	\$140,100.00	-
F.	Windows	3	\$240,680.00	-
G.	Structure: Foundation	1	\$0.00	-
H.	Structure: Walls and Chimneys	3	\$198,160.00	-
I.	Structure: Floors and Roofs	3	\$1,168,376.00	-
J.	General Finishes	3	\$614,816.60	-
K.	Interior Lighting	3	\$185,810.00	-
L.	Security Systems	3	\$78,040.20	-
M.	Emergency/Egress Lighting	3	\$37,162.00	-
N.	Fire Alarm	3	\$55,743.00	-
O.	Handicapped Access	3	\$93,316.20	-
P.	Site Condition	3	\$328,767.00	-
Q.	Sewage System	1	\$0.00	-
R.	Water Supply	1	\$0.00	-
S.	Exterior Doors	3	\$12,000.00	-
T.	Hazardous Material	1	\$0.00	-
U.	Life Safety	3	\$200,776.50	-
V.	Loose Furnishings	3	\$74,324.00	-
W.	Technology	3	\$285,775.78	-
X.	Construction Contingency / Non-Construction Cost	-	\$1,329,689.04	-
Total			\$6,794,014.82	

Auditorium (1927) Summary

District: Wadsworth City SD				County: Medina		Area: North Central Ohio (4)	
Name: Central Intermediate School				Contact: Ms. Paula Canterbury			
Address: 151 Main Street				Phone: 330-335-1480			
Wadsworth, Ohio, OH 44281				Date Prepared: 2008-02-07		By: Tony Schorr	
Bldg. IRN: 5710				Date Revised: 2008-02-20		By: Tony Schorr	

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							

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	<	<	<	<	
1.0 <u>The School Site</u>	200	112	56%	Borderline	
2.0 <u>Structural and Mechanical Features</u>	400	332	83%	Satisfactory	
3.0 <u>Plant Maintainability</u>	200	172	86%	Satisfactory	
4.0 <u>Building Safety and Security</u>	400	356	89%	Satisfactory	
5.0 <u>Educational Adequacy</u>	400	358	90%	Excellent	
6.0 <u>Environment for Education</u>	400	338	85%	Satisfactory	
<u>Commentary</u>	<	<	<	<	
Total	2000	1668	83%	Satisfactory	
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
102.35%					
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					

*HA = Handicapped Access *Rating =1 Satisfactory =2 Needs Repair =3 Needs Replacement *Const P/S = Present/Scheduled Construction	111,421
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FACILITY ASSESSMENT		Rating	Dollar Assessment	C
Cost Set: 2007				
A. <u>Heating System</u>	3	\$229,013.00	-	
B. <u>Roofing</u>	3	\$55,279.00	-	
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>	3	\$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	\$16,583.70	-	
M. <u>Emergency/Egress Lighting</u>	3	\$7,897.00	-	
N. <u>Fire Alarm</u>	3	\$0.00	-	
O. <u>Handicapped Access</u>	3	\$12,789.70	-	
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	\$0.00	-	
U. <u>Life Safety</u>	3	\$25,665.25	-	
V. <u>Loose Furnishings</u>	3	\$0.00	-	
W. <u>Technology</u>	3	\$0.00	-	
X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$104,671.76	-	
Total		\$534,817.91		

Classroom Wing Addition (1927) Summary

District: Wadsworth City SD				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: 2008-02-07		By: Tony Schorr	
				Date Revised: 2008-02-20		By: Tony Schorr	

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							

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	<	<	<	<	
1.0 <u>The School Site</u>	200	112	56%	Borderline	
2.0 <u>Structural and Mechanical Features</u>	400	332	83%	Satisfactory	
3.0 <u>Plant Maintainability</u>	200	172	86%	Satisfactory	
4.0 <u>Building Safety and Security</u>	400	356	89%	Satisfactory	
5.0 <u>Educational Adequacy</u>	400	358	90%	Excellent	
6.0 <u>Environment for Education</u>	400	338	85%	Satisfactory	
<u>Commentary</u>	<	<	<	<	
Total	2000	1668	83%	Satisfactory	
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
102.35%					
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					

Total				111,421
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*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2007		Rating	Dollar Assessment	C
A.	<u>Heating System</u>	3	\$1,065,402.00	-
B.	<u>Roofing</u>	3	\$103,754.00	-
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	\$169,180.00	-
G.	<u>Structure: Foundation</u>	1	\$0.00	-
H.	<u>Structure: Walls and Chimneys</u>	3	\$79,522.50	-
I.	<u>Structure: Floors and Roofs</u>	3	\$0.00	-
J.	<u>General Finishes</u>	3	\$248,744.30	-
K.	<u>Interior Lighting</u>	3	\$183,690.00	-
L.	<u>Security Systems</u>	3	\$77,149.80	-
M.	<u>Emergency/Egress Lighting</u>	3	\$36,738.00	-
N.	<u>Fire Alarm</u>	3	\$0.00	-
O.	<u>Handicapped Access</u>	3	\$44,773.80	-
P.	<u>Site Condition</u>	3	\$50,412.00	-
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	\$0.00	-
U.	<u>Life Safety</u>	3	\$214,398.50	-
V.	<u>Loose Furnishings</u>	3	\$73,476.00	-
W.	<u>Technology</u>	3	\$282,515.22	-
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$647,346.72	-
Total			\$3,307,602.84	

2nd Classroom Wing Addition (1962) Summary

District: Wadsworth City SD				County: Medina		Area: North Central Ohio (4)	
Name: Central Intermediate School				Contact: Ms. Paula Canterbury			
Address: 151 Main Street				Phone: 330-335-1480			
Wadsworth, Ohio, OH 44281				Date Prepared: 2008-02-07		By: Tony Schorr	
Bldg. IRN: 5710				Date Revised: 2008-02-20		By: Tony Schorr	

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							

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	<	<	<	<	
1.0 <u>The School Site</u>	200	112	56%	Borderline	
2.0 <u>Structural and Mechanical Features</u>	400	332	83%	Satisfactory	
3.0 <u>Plant Maintainability</u>	200	172	86%	Satisfactory	
4.0 <u>Building Safety and Security</u>	400	356	89%	Satisfactory	
5.0 <u>Educational Adequacy</u>	400	358	90%	Excellent	
6.0 <u>Environment for Education</u>	400	338	85%	Satisfactory	
<u>Commentary</u>	<	<	<	<	
Total	2000	1668	83%	Satisfactory	
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
102.35%					
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					

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

FACILITY ASSESSMENT		Rating	Dollar
Cost Set: 2007			Assessment C
A.	<u>Heating System</u>	3	\$200,825.00 -
B.	<u>Roofing</u>	3	\$48,475.00 -
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	\$7,920.00 -
G.	<u>Structure: Foundation</u>	1	\$0.00 -
H.	<u>Structure: Walls and Chimneys</u>	3	\$18,080.00 -
I.	<u>Structure: Floors and Roofs</u>	3	\$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	\$14,542.50 -
M.	<u>Emergency/Egress Lighting</u>	3	\$6,925.00 -
N.	<u>Fire Alarm</u>	3	\$0.00 -
O.	<u>Handicapped Access</u>	3	\$692.50 -
P.	<u>Site Condition</u>	3	\$7,960.00 -
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	\$0.00 -
U.	<u>Life Safety</u>	3	\$22,506.25 -
V.	<u>Loose Furnishings</u>	3	\$13,850.00 -
W.	<u>Technology</u>	3	\$53,253.25 -
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$114,831.42 -
Total			\$586,728.42

Gymnasium Addition (1973) Summary

District: Wadsworth City SD				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: 2008-02-07		By: Tony Schorr	
				Date Revised: 2008-02-20		By: Tony Schorr	

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							

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>	<	<	<	<	
1.0 <u>The School Site</u>	200	112	56%	Borderline	
2.0 <u>Structural and Mechanical Features</u>	400	332	83%	Satisfactory	
3.0 <u>Plant Maintainability</u>	200	172	86%	Satisfactory	
4.0 <u>Building Safety and Security</u>	400	356	89%	Satisfactory	
5.0 <u>Educational Adequacy</u>	400	358	90%	Excellent	
6.0 <u>Environment for Education</u>	400	338	85%	Satisfactory	
<u>Commentary</u>	<	<	<	<	
Total	2000	1668	83%	Satisfactory	
C=Under Contract					
Renovation Cost Factor					
Cost to Renovate (Cost Factor applied)					
102.35%					
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.					

Total	111,421
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*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT		Rating	Dollar Assessment
Cost Set: 2007			
A.	<u>Heating System</u>	3	\$162,777.00 -
B.	<u>Roofing</u>	3	\$39,291.00 -
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	\$25,627.50 -
I.	<u>Structure: Floors and Roofs</u>	3	\$0.00 -
J.	<u>General Finishes</u>	3	\$191,066.35 -
K.	<u>Interior Lighting</u>	3	\$28,065.00 -
L.	<u>Security Systems</u>	3	\$11,787.30 -
M.	<u>Emergency/Egress Lighting</u>	3	\$5,613.00 -
N.	<u>Fire Alarm</u>	3	\$0.00 -
O.	<u>Handicapped Access</u>	3	\$561.30 -
P.	<u>Site Condition</u>	3	\$16,612.00 -
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	\$0.00 -
U.	<u>Life Safety</u>	3	\$18,242.25 -
V.	<u>Loose Furnishings</u>	3	\$11,226.00 -
W.	<u>Technology</u>	3	\$43,163.97 -
- X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$134,818.31 -
Total			\$688,850.98

3rd Classroom Wing Addition (1990) Summary

District: Wadsworth City SD				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: 2008-02-07		By: Tony Schorr	
				Date Revised: 2008-02-20		By: Tony Schorr	

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						

Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Cover Sheet</u>					
1.0 <u>The School Site</u>	200	112	56%	Borderline	
2.0 <u>Structural and Mechanical Features</u>	400	332	83%	Satisfactory	
3.0 <u>Plant Maintainability</u>	200	172	86%	Satisfactory	
4.0 <u>Building Safety and Security</u>	400	356	89%	Satisfactory	
5.0 <u>Educational Adequacy</u>	400	358	90%	Excellent	
6.0 <u>Environment for Education</u>	400	338	85%	Satisfactory	
<u>Commentary</u>					
Total	2000	1668	83%	Satisfactory	

C=Under Contract		
Renovation Cost Factor		102.35%
Cost to Renovate (Cost Factor applied)		\$1,596,605.38

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: 2007			
A. <u>Heating System</u>	3	\$495,494.00	-
B. <u>Roofing</u>	3	\$63,749.00	-
C. <u>Ventilation / Air Conditioning</u>	1	\$0.00	-
D. <u>Electrical Systems</u>	3	\$0.00	-
E. <u>Plumbing and Fixtures</u>	3	\$10,100.00	-
F. <u>Windows</u>	3	\$58,080.00	-
G. <u>Structure: Foundation</u>	1	\$0.00	-
H. <u>Structure: Walls and Chimneys</u>	3	\$16,280.00	-
I. <u>Structure: Floors and Roofs</u>	3	\$0.00	-
J. <u>General Finishes</u>	3	\$133,473.00	-
K. <u>Interior Lighting</u>	3	\$85,430.00	-
L. <u>Security Systems</u>	3	\$35,880.60	-
M. <u>Emergency/Egress Lighting</u>	3	\$17,086.00	-
N. <u>Fire Alarm</u>	3	\$0.00	-
O. <u>Handicapped Access</u>	3	\$63,108.60	-
P. <u>Site Condition</u>	3	\$23,868.00	-
Q. <u>Sewage System</u>	1	\$0.00	-
R. <u>Water Supply</u>	1	\$0.00	-
S. <u>Exterior Doors</u>	3	\$6,000.00	-
T. <u>Hazardous Material</u>	1	\$0.00	-
U. <u>Life Safety</u>	3	\$80,529.50	-
V. <u>Loose Furnishings</u>	3	\$34,172.00	-
W. <u>Technology</u>	3	\$131,391.34	-
X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$305,304.59	-
Total		\$1,559,946.63	

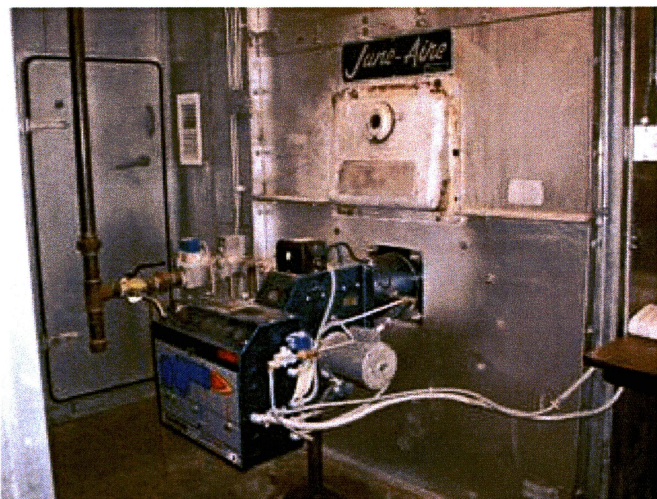
A. Heating System

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:	\$22.00	sq.ft.		Required	Required	Required	Required	Required	Required	\$2,451,262.00	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System Replacement	\$7.00	sq.ft.		Required	Required	Required	Required	Required	Required	\$779,947.00	(includes cost 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:			\$3,231,209.00	\$1,077,698.00	\$229,013.00	\$1,065,402.00	\$200,825.00	\$162,777.00	\$495,494.00		



[Back to Assessment Summary](#)

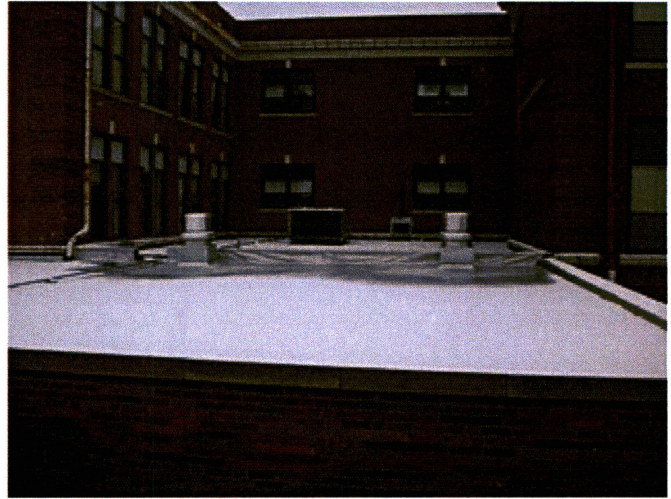
B. Roofing

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):	\$7.00	sq.ft. (Qty)		12,497 Required	7,897 Required	14,822 Required	6,925 Required	5,613 Required	9,107 Required	\$398,027.00	(unless under 10,000 sq.ft.)
Sum:			\$398,027.00	\$87,479.00	\$55,279.00	\$103,754.00	\$48,475.00	\$39,291.00	\$63,749.00		



[Back to Assessment Summary](#)

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		



[Back to Assessment Summary](#)

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 ft ²	7,897 ft ²	36,738 ft ²	6,925 ft ²	5,613 ft ²	17,086 ft ²		
System Replacement:	\$15.75	sq.ft.		Required						\$585,301.50	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data cable or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$585,301.50	\$585,301.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



[Back to Assessment Summary](#)

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)	Auditorium (1927)	Classroom Wing Addition (1927)	2nd Classroom Wing Addition (1962)	Gymnasium Addition (1973)	3rd Classroom Wing Addition (1990)	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		



[Back to Assessment Summary](#)

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:	\$55.00	sq.ft. (Qty)		4,376 Required		3,076 Required	144 Required		1,056 Required	\$475,860.00	(includes blinds)
Sum:			\$475,860.00	\$240,680.00	\$0.00	\$169,180.00	\$7,920.00	\$0.00	\$58,080.00		



[Back to Assessment Summary](#)