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

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South elevation photo:



GENERAL DESCRIPTION

111,421 Total Existing Square Footage

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

5-6 Grades

720 Current Enrollment

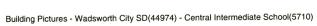
38 Teaching Stations

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.

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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

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

Additio	on	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 Build (1907)	ing		7478		1,	1554				1					
Auditorium (1	927)	7897													
Classroom W Addition (192			8613					2132	1358						
2nd Classroo Addition (196			288					2017							
Gymnasium A (1973)	Addition				5613										
3rd Classroor Addition (199			3805		- ;										
Master Pla	nning Co	onsiderations	5												

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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)

		27. 00				10		Maratina a	A		Nada Cartal Obia	(4)		
District:	Wadsworth (Coun	•	Medina		ea:	North Central Ohio	(4)		
Name:	Central Inter		Scho	ool		Conta		Ms. Paula Cante	rbury					
Address:	151 Main St					Phon		330-335-1480						
	Wadsworth,	Ohio,Ol	1 442	81		1	-	2008-02-07	By:		Tony Schorr			
Bldg. IRN:	l: 5710					Date	Revised:	2008-02-20	By:	:	Tony Schorr			
Current Gr	rades		-6	Acreage:		4.48	CEFPI A	opraisal Summary			navous sina navo Armana navo Sistema (Armana na Sis	Stracter of Pilote and Stracter	Considerate services	THE STREET OF THE PARTY OF THE PARTY OF THE
Proposed (Grades	N	I/A	Teaching Static	ons:	38								
Current En	nrollment		20	Classrooms:		29	_	Section						Rating Category
Projected E	Enrollment		I/A				Cover Sh				,	,	.	,
Addition		Date	HA	Number of		nt Square		School Site			200	112	56%	Borderline
0 : :	7.0	1007		Floors	-	Feet	1	tural and Mechani	cal Featu	ires		332	83%	Satisfactory
Original Bu		1907	-	3				Maintainability			200	172	86%	Satisfactory
Auditorium		1927	-	2				ng Safety and Se	curity		400	356	89%	Satisfactory
	Wing Addition		1	4				ational Adequacy			400	358	90%	Excellent
2nd Classr Addition	room Wing	1962	yes	1		6,925		onment for Educa	ion		400	338	85%	Satisfactory
Gymnasiur	m Addition	1973	ves	1		5,613	Comment	<u>tary</u>			,	1660	020/	, Catiofactory
	oom Wing	1990		1		17.086	Total C=Under	Contract			2000	1668	83%	Satisfactory
Addition	- THIS	1,000	, 55	•		.,,550	C=Under	Contract						
Total						111,421	D	O4 F1-:						100.050/
	*HA	= Hand	dicap	ped Access				on Cost Factor		1	`			102.35%
	*Rating	=1 Satis	facto	ry				enovate (Cost Fa		_				\$13,788,552.70
		=2 Need	ds Re	pair				acement Cost Pe d from a Master P		ıne	Renovate/Replace	ratio are only p	provided when	i inis summary is
		=3 Need	ds Re	placement			requestes	a mont a madion	u					
	*Const P/S	= Pres	ent/S	cheduled Const	ruction									
F	FACILITY ASS	ESSME	NT			Dollar	1							
	Cost Set:	2007		Rating	Ass	sessment C								
A. Hea	ating System			3	\$3,23	31,209.00 -								
B. Roo	ofing			3	\$39	98,027.00 -								
	ntilation / Air Co	onditioni	<u>ng</u>	1		\$0.00 -								
	ctrical Systems	<u> </u>		3	\$58	35,301.50 -								
	mbing and Fix	tures		3		52,700.00 -								
	idows			3	\$47	75,860.00 -								
	ucture: Founda			1		\$0.00 -	-							
	ucture: Walls a					37,670.00 -								
	ucture: Floors	and Roo	<u>fs</u>	3		8,376.00 -								
	neral Finishes			3		73,776.25 -	1							
	rior Lighting			3		7,105.00 -								
	curity Systems			3		33,984.10 -	-							
	ergency/Egres	s Lightir	<u>ng</u>	3		1,421.00 -	-							
	<u>Alarm</u>			3		55,743.00 -	-							
	ndicapped Acc	<u>ess</u>		3		5,242.10 -	-							
	Condition			3	\$42	27,619.00 -	1							
	vage System			1		\$0.00 -	-							
R. Wat				1		\$0.00 -	-							
	erior Doors			3	\$4	16,000.00 -	-							
	zardous Mater	<u>al</u>		1		\$0.00 -	-							
U. Life				3		52,118.25 -	-							
	se Furnishing	<u>s</u>		3		07,048.00 -	1							
W. Tecl				3		96,099.56 -	1							
Non	nstruction Con n-Construction		<u>' /</u>			36,661.84 -								
Total					\$13,47	71,961.60								

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Original Building (1907) Summary

District:	Wadsworth (City SD				Cour	ntv:	Medina	Area	: North Central Oh	io (4)		
Name:	Central Inter		Sch	ool		Cont	•	Ms. Paula Canterbu					
	151 Main Str					Phon		330-335-1480	,				
	Wadsworth,		H 442	281		1		: 2008-02-07	By:	Tony Schorr			
Bldg. IRN:		,					•	2008-02-20	•	Tony Schorr			
Current Gra		F	5-6	Acreage:		4.48		ppraisal Summary			t again mainta garaga		
Proposed (V/A	Teaching Station	one.	38	OLITIA	ppraisar Currimary					
Current En			720	Classrooms:	J113.	29	BATTONE (STEP AGA PRODUNCOS)	Section		Points Possibl	e Points Earned	Percentage	Rating Category
Projected E			V/A	Olassi coms.			Cover Sh	eet		•	•	,	,
Addition		Date	_	Number of	Curre	nt Square	1.0 The S	School Site		200	112	56%	Borderline
/ taattion		Date	1	Floors		Feet	2.0 Struc	tural and Mechanical	Feature	es 400	332	83%	Satisfactory
Original B	uilding	1907	yes	3		37,162	3.0 Plant	Maintainability		200	172	86%	Satisfactory
Auditorium		1927	yes	2		7,897	4.0 Buildi	ing Safety and Secur	ity	400	356	89%	Satisfactory
Classroom	Wing Addition	1927	yes	4		36,738	5.0 Educa	ational Adequacy		400	358	90%	Excellent
2nd Classro	oom Wing	1962	yes	1		6,925	6.0 Enviro	onment for Education	1	400	338	85%	Satisfactory
<u>Addition</u>							Commen	tary		•		•	•
Gymnasiun			yes	1		5,613	Total			2000	1668	83%	Satisfactory
3rd Classro	oom Wing	1990	yes	1		17,086	C=Under	Contract			ALC: N		
Addition		1.			-								
<u>Total</u>	Terra T	luca	-I'			111,421	Renovati	on Cost Factor					102.35%
	*HA			ped Access			Cost to R	Renovate (Cost Facto	r applied	d)			\$6,953,674.16
		=1 Satis						lacement Cost Per S		e Renovate/Replac	ce ratio are only pr	ovided when	this summary is
	10	=2 Nee					requeste	d from a Master Plan					
				eplacement Scheduled Cons	A								
	ACILITY ASS			Crieduled Coris	truction	Dollar							
"	Cost Set:		IN I	Rating	Ass	sessment C							
A. Heat	ting System			3		77,698.00 -	1						
B. Root				3		37,479.00 -	1						
	tilation / Air Co	ondition	ing	1		\$0.00 -	1						
	trical Systems			3	\$58	35,301.50 -	1						
	nbing and Fixt	ures		3	\$14	10,100.00 -	1						
	dows			3	\$24	10,680.00 -	1						
	cture: Founda	tion		1		\$0.00 -	1						
H. Strue	cture: Walls a	nd Chin	nneys	3	\$19	98,160.00 -							
	cture: Floors a	and Roc	ofs .	3	\$1,16	8,376.00 -							
J. Gen	eral Finishes			3	\$61	4,816.60 -							
K. Inter	rior Lighting			3	\$18	35,810.00 -]						
L. Secu	urity Systems			3	\$7	78,040.20 -]						
M. Eme	ergency/Egres	s Lighti	ng	3	\$3	37,162.00 -							
	Alarm			3		55,743.00 -	1						
	dicapped Acc	<u>ess</u>		3	<u> </u>	93,316.20 -	1						
P. Site		. 11		3	\$32	28,767.00 -	1						
	vage System			1		\$0.00 -	1						
R. Wate				1		\$0.00 -	1						
S. Exte				3	\$1	12,000.00 -							
T. Haz	<u>ardous Materi</u>	<u>al</u>		1		\$0.00 -	-						
	Safety			3		00,776.50 -	1						
	se Furnishings	3		3		74,324.00 -	1						
W. Tech				3		35,775.78 -	1						
	struction Cont -Construction		<u> </u>	-	\$1,32	29,689.04 -							
Total					\$6,79	94,014.82							

Auditorium (1927) Summary

District: Wadsworth City SD		Cour	Madina	A ====	North Control	Ohio (4)		
Name: Central Intermediate School		Cour			North Central	Offio (4)		1.1
Address: 151 Main Street		Phor						1
		ı		D	T C-b			
Wadsworth, Ohio,OH 44281		i	- ·	-	Tony Schorr			
Bidg. IRN: 5710				Ву:	Tony Schorr			
Current Grades 5-6 Acreage		4.48	CEFPI Appraisal Summary		entra moderni e			
	ng Stations:	38 29	Section		Points Possi	ble Points Earned Pe	rcentage F	Rating Category
Current Enrollment 720 Classro Projected Enrollment N/A	oms:	29	Cover Sheet		(v commo Lamed Fe	,	, category
	per of Cur	rrent Square	1.0 The School Site		200	112	56%	Borderline
	ors Cur	Feet	2.0 Structural and Mechanical Fe	atures	400	332	83%	Satisfactory
	3		3.0 Plant Maintainability	aturco	200	172	86%	Satisfactory
	2		4.0 Building Safety and Security		400	356	89%	Satisfactory
	1		5.0 Educational Adequacy		400	358	90%	Excellent
2nd Classroom Wing 1962 yes	1		6.0 Environment for Education		400	338	85%	Satisfactory
Addition			Commentary		•	•	•	,
Gymnasium Addition 1973 yes			Total		2000	1668	83%	Satisfactory
3rd Classroom Wing 1990 yes	1	17,086	C=Under Contract			a fall was a second		
Addition Total								
Total		<u>111,421</u>	Renovation Cost Factor			-		102.35%
*HA = Handicapped Acc *Rating =1 Satisfactory	555		Cost to Renovate (Cost Factor ap	oplied)				\$547,386.14
=1 Satisfactory =2 Needs Repair		-	The Replacement Cost Per SF ar	nd the I	Renovate/Repl	ace ratio are only provi	ided when ti	his summary is
		-	requested from a Master Plan.					
=3 Needs Replacement *Const P/S = Present/Schedule								
FACILITY ASSESSMENT		Dollar						
Cost Set: 2007	Rating A	Assessment C						
A. Heating System	-	229,013.00 -						
B. Roofing	3 5	\$55,279.00 -						
C. Ventilation / Air Conditioning	1	\$0.00 -						
D. Electrical Systems	3	\$0.00 -						
D. Electrical Systems E. Plumbing and Fixtures	3	\$0.00 -						
F. Windows	3	\$0.00 -						
G. Structure: Foundation	1 .	\$0.00 -						
H. Structure: Walls and Chimneys	3	\$0.00 -						
I. Structure: Floors and Roofs	3	\$0.00 -						
J. General Finishes		\$43,433.50 -						
K. Interior Lighting		\$39,485.00 -						· ,
L. <u>Security Systems</u>		\$16,583.70 -						
M. Emergency/Egress Lighting	3	\$7,897.00 -						
N. <u>Fire Alarm</u>	3	\$0.00 -						
O. Handicapped Access		\$12,789.70 -						
P. Site Condition	3	\$0.00 -						
Q. Sewage System	1	\$0.00 -						
R. Water Supply	1	\$0.00 -						
S. Exterior Doors	3	\$0.00 -						
T. Hazardous Material	1 2	\$0.00 -						
U. Life Safety	3 5	\$25,665.25 - \$0.00 -						
V. Loose Furnishings W. Technology	3	\$0.00 -						
- X. Construction Contingency /		104,671.76 -						
Non-Construction Cost								
Total	\$5	534,817.91						

Classroom Wing Addition (1927) Summary

District: Wa	leworth	City SD				Cour	nty: Medina	Aroa:	North Central Oh	io (4)		
		ermediat		ool		Cont	•	AI Ca.	North Central Off	IO (+)		l
Address: 151			e ocn	001		Phon	,					
		, Ohio,O	ы 441	001				D.,,	Tony Schorr			1
Bldg. IRN: 571		, 01110,0	'IT 442	201				-	Tony Schorr			
Current Grades			5-6	Acreage:		4.48	CEFPI Appraisal Summary	at a way			i de contra de la c	think may be to store the court
Proposed Grade	·s		N/A	Teaching Stati	ons:	38	SELTT Appraisal Summary					
Current Enrollm			720	Classrooms:	J.10.	29	Section		Points Possible	e Points Earned	Percentage I	Rating Category
Projected Enrol			N/A	0.000.00			Cover Sheet		<	<	,	, ,
Addition			НА	Number of	Curren	t Square	1.0 The School Site		200	112	56%	Borderline
				Floors		eet	2.0 Structural and Mechanical Fe	atures	400	332	83%	Satisfactory
Original Building		190	7 yes	3		37,162	2 3.0 Plant Maintainability		200	172	86%	Satisfactory
Auditorium		192	7 yes	2		7,897	7 4.0 Building Safety and Security		400	356	89%	Satisfactory
Classroom Wir	g	192	7 yes	4			5.0 Educational Adequacy		400	358	90%	Excellent
Addition							6.0 Environment for Education		400	338	85%	Satisfactory
2nd Classroom	<u>Ving</u>	196	2 yes	1		6,925	Commentary		<	•		,
Addition			_		-		Total Total		2000	1668	83%	Satisfactory
Gymnasium Add			3 yes	1		5,613	C=Under Contract				I	
3rd Classroom \ Addition	ving	199	yes	1		17,086						
<u>Total</u>						111,421	Renovation Cost Factor				- 1	102.35%
*HA		- Han	dican	ped Access		111,72	Cost to Renovate (Cost Factor ap	plied)				\$3,385,331.51
	ting	=1 Sati	<u> </u>				The Replacement Cost Per SF ar	nd the	Renovate/Replac	e ratio are only p	rovided when t	his summary is
116	ung	=2 Nee		·			requested from a Master Plan.					
				placement								
*Cc	nst P/S		-	cheduled Cons	truction							
		SESSMI		leneduled cons	iraction	Dollar						
		t: 2007		Rating	Asse	ssment C						
A. Heating S	ystem			3	\$1,065	,402.00 -						
B. Roofing				3	\$103	,754.00 -	1					
C. Ventilatio	n / Air C	Condition	ing	1		\$0.00 -]					
D. Electrica	Syste	ms_		3		\$0.00 -	7					
E. Plumbing	and Fix	xtures		3	\$2	,500.00 -						
F. Windows		1		3	\$169	,180.00 -						
G. Structure	Found	ation		1		\$0.00 -						
H. Structure	Walls a	and Chir	nneys		\$79	,522.50 -						
I. Structure			oofs	3		\$0.00 -						
J. <u>General F</u>				3		,744.30 -	1					
K. Interior Li				3		,690.00 -	1					
L. Security S				3		,149.80 -						
M. Emergen		ss Lighti	ng	3	\$36	,738.00 -	4					
N. Fire Alar				3	*	\$0.00 -	4					
O. Handicap		cess		3		,773.80 -	4					
P. Site Cond				3	\$50	,412.00 -	4					
Q. Sewage S				1		\$0.00 -	4					
R. Water Su				1	***	\$0.00 -	4					
S. Exterior D				3	\$28	,000.00 -	4					
T. Hazardou		<u>rial</u>		1	***	\$0.00 -	4					
U. Life Safet				3		,398.50 -	4					
V. Loose Fu		IS		3		,476.00 -	4					
W. Technolo			. /	3		,515.22 -	4					
- X. Construct			<u>v /</u>	-		,346.72 -						
Total					\$3,307	,602.84						

2nd Classroom Wing Addition (1962) Summary

District: Wadsworth City SD		Cour	Modina .	A ====	North Control Oh	in (4)		
Name: Central Intermediate School		Cont	•		: North Central Of	110 (4)		
		1	•					
Address: 151 Main Street		Phon		D	T 0-1			
Wadsworth, Ohio,OH 44281 Bldg. IRN: 5710		1	Prepared: 2008-02-07	-	Tony Schorr			
			Revised: 2008-02-20	Ву:	Tony Schorr			
Current Grades 5-6 Acreage			CEFPI Appraisal Summary	SEEDING ASSAULT	SACSON AND STREET			
	g Stations:	38	Section		Pointo Possibl	a Bainta Farnad	Boroontogo I	Dating Catagonia
Current Enrollment 720 Classroo	oms:	29	Cover Sheet		Comits Possible	e Points Earned	rercentage i	tating Category
Projected Enrollment N/A	har of Curren	nt Square	1.0 The School Site		200	112	56%	Borderline
			2.0 Structural and Mechanical Fe	aturos		332	83%	Satisfactory
	3		3.0 Plant Maintainability	atures	200	172	86%	Satisfactory
	2		4.0 Building Safety and Security		400	356	89%	Satisfactory
·	4		5.0 Educational Adequacy		400	358	90%	Excellent
	1		6.0 Environment for Education		400	338	85%	Satisfactory
Addition		,	Commentary		,	,	(,
Gymnasium Addition 1973 yes	1	5,613	Total		2000	1668	83%	Satisfactory
	1	47.000	C=Under Contract					
Addition		111 101						
<u>Total</u>		<u>111,421</u>	Renovation Cost Factor					102.35%
*HA = Handicapped Acce	ess		Cost to Renovate (Cost Factor ap	plied)				\$600,516.53
*Rating =1 Satisfactory			The Replacement Cost Per SF ar	nd the	Renovate/Replac	e ratio are only p	rovided when t	his summary is
=2 Needs Repair			requested from a Master Plan.					-
=3 Needs Replaceme								
*Const P/S = Present/Scheduled	Construction	Dollar						
Cost Set: 2007	Rating Asse	essment C						
A. Heating System	3	0,825.00 -						
B. Roofing		3,475.00 -						1
C. Ventilation / Air Conditioning	1	\$0.00 -						
D. <u>Electrical Systems</u>	3	\$0.00 -						1
E. Plumbing and Fixtures	3	\$0.00 -						i
F. Windows	3 \$7	7,920.00 -						
G. Structure: Foundation	1	\$0.00 -						
H. Structure: Walls and Chimneys	3 \$18	3,080.00 -						
i. Structure: Floors and Roofs	3	\$0.00 -						
J. <u>General Finishes</u>		2,242.50 -						l
K. Interior Lighting		1,625.00 -						
L. <u>Security Systems</u>		1,542.50 -						l
M. Emergency/Egress Lighting		5,925.00 -						
N. Fire Alarm	3	\$0.00 -						
O. Handicapped Access		\$692.50 -						
P. Site Condition		7,960.00 -						
Q. <u>Sewage System</u>	1	\$0.00 -						
R. Water Supply	1	\$0.00 -						
S. Exterior Doors	3	\$0.00 -						
T. Hazardous Material	1 600	\$0.00 -						
U. Life Safety		2,506.25 -						
V. Loose Furnishings		3,850.00 -						l
W. Technology		3,253.25 -						I
- X. Construction Contingency / Non-Construction Cost		1,831.42 -						
Total	\$586	5,728.42						

Gymnasium Addition (1973) Summary

Diete		\\\- d== db \\ \\	dsworth City SD							Mar Para	•	N			
Distr			-	. 0-1				Cou		Medina		: North Central Ohi	10 (4)		
Name				Scn	001			Cont		Ms. Paula Canterbury	y				
Addr	ess:	151 Main Stre						Phor		330-335-1480	_	2.22			
		Wadsworth, C	hio,Ol	H 442	281				•	2008-02-07	-	Tony Schorr			
_	. IRN:									2008-02-20	Ву:	Tony Schorr			
	nt Gra		_	5-6	Acreage:			4.48	CEFPI Ap	praisal Summary	triather reports				
		Grades	_	N/A	Teaching		ns:	38		041					
_		rollment		720	Classrooi	ms:		29	O Ob-	Section					Rating Category
<u> </u>	-	Inrollment	_	V/A			-		Cover She				440	,	, Danalani'a
Additi	ion		Date	HA	Number Floor		Current S Fee		1.0 <u>The So</u>			200	112	56%	Borderline
Origin	nal Bui	ilding	1907	7 400	3	13	100			ural and Mechanical Fe Maintainability	eatures	-	332	83%	Satisfactory
Audito		nang	1927	-	2							200	172	86%	Satisfactory
		Wing Addition	1927	-	4					ig Safety and Security		400	356	89%	Satisfactory
		oom Wing	1962	-	1				1	tional Adequacy nment for Education		400 400	358 338	90% 85%	Excellent
Additi		JOHN THING	1302	yes				0,323							Satisfactory
		m Addition	1973	yes	1			5,613	Commenta	<u> 21 y</u>		2000	1668	83%	Satisfactory
-		om Wing	_	yes	1			17,086	C=Under	Contract		2000	1008	03%	Satisfactory
Additi									C=Offder (Contract					
<u>Total</u>								111,421	Renovatio	n Cost Factor					102.35%
		*HA =	Hand	dicap	ped Acces	ss				enovate (Cost Factor a	police	1			\$705,038.98
		*Rating =	Satis	facto	ry					cement Cost Per SF a			a ratio are only r	provided when	
		=	Need	ds Re	pair		v. f			from a Master Plan.	and the	r neriovale/nepiace	e ralio are orlly p	novided when	uns summary is
		=	Need	ds Re	placemen	ıt			,						
		*Const P/S =	Pres	ent/S	cheduled	Const	ruction								
	F	ACILITY ASSE		ENT				Dollar							
200		Cost Set: 2	2007		F	Rating		sment C							
		ting System				3	\$162,7								
⊕ B.	_					3		91.00 -							
<u>C</u> C.		ilation / Air Cor		ing		1		\$0.00 -							
D.	Elec	trical Systems				3		\$0.00 -							
		nbing and Fix	ures			3		\$0.00 -							
F.		dows				3		\$0.00 -							
G.	-	cture: Foundati				1		\$0.00 -							
(A) H.	_	cture: Walls an			2	3		27.50 -							
<u>6</u> 1.	_	cture: Floors	and R	0018		3		\$0.00 -							
J.	_	eral Finishes				3	\$191,0								
<u>G</u> K.	_	ior Lighting				3		65.00 -							
C L.	_	range/Egrapa	Light			3		87.30 -							
-	_	rgency/Egress	Lightii	<u>liq</u>		3		13.00 -							
0.	_	Alarm				3		\$0.00 -							
Annual .		dicapped Acces Condition	<u> </u>			3		61.30 -							
	_							12.00 - \$0.00 -							
Z Q. Z R.		age System er Supply				1		\$0.00 -							
	_					3		\$0.00 -							
S. T. T. T. T. T. T. T. T.		rior Doors				1		\$0.00 -							
		ardous Materia Safety	!			3		42.25 -							
□ U.□ V.	Life	se Furnishings													
						3		26.00 -							
- X.		nology struction Contin		. /		3		63.97 -							
[^.		Construction Contin				-	\$134,8	10.31							
	1.0.7							50.98							

3rd Classroom Wing Addition (1990) Summary

_							1		ng Addition (1						
	rict:		•				County		Medina	Are	ea:	North Central Oh	io (4)		
Nam	ne:	Central Inte	rmediate	Sch	ool		Contac	ct:	Ms. Paula Cant	erbury					
Add	ress:	: 151 Main S	treet				Phone:	:	330-335-1480						
		Wadsworth	, Ohio,O	H 442	281		Date P	repared:	2008-02-07	By	:	Tony Schorr			
Bldg	j. IRN	N : 5710					Date R	evised:	2008-02-20	By	:	Tony Schorr			
Curre	ent G	arades		5-6	Acreage:		4.48 C	CEFPI Ap	praisal Summar	у	181		4-12-14		
Prop	osed	l Grades		V/A	Teaching Station	ons:	38			Children Las		The tel Tel Period St.			rate and appropriate
Curre	ent E	nrollment		720	Classrooms:	2	29		Section			Points Possibl	e Points Earned	Percentage	Rating Category
Proje	ected	Enrollment	ļ.	N/A				Cover She				•	<	•	•
Addit	<u>tion</u>		Dat	e HA		Current Sc	4000		chool Site			200	112	56%	Borderline
<u> </u>				_	Floors	Feet			ural and Mechar	ical Featu	res	400	332	83%	Satisfactory
		Building		7 yes		3			Maintainability			200	172	86%	Satisfactory
	torium			7 yes		ļ			ng Safety and Se			400	356	89%	Satisfactory
		n Wing Additio		7 yes		3			tional Adequacy			400	358	90%	Excellent
2nd C Addit		sroom Wing	196	2 yes	1		- 1		nment for Educa	ation		400	338	85%	Satisfactory
		um Addition	197	3 yes	1		E 040	Comment	ary				(('
		sroom Wing		0 yes		1		otal	Contract			2000	1668	83%	Satisfactory
Addi				,,,,			,555	=Under	Contract						
Total			•			11	11,421								
		*HA	= Han	dicap	ped Access				n Cost Factor					-	102.35%
		*Rating	=1 Satis	facto	ry	3.5	CONT. TO THE REST. LEWIS CO., LANSING, MICH.		enovate (Cost Fa			5			\$1,596,605.38
			=2 Nee	ds Re	pair				icement Cost Pe I from a Master F		tne	Renovate/Replac	e ratio are only p	provided when	this summary is
			=3 Nee	ds Re	placement			oquooiou	nom a madion	Tarr.					
		*Const P/S	= Pres	ent/S	cheduled Const	ruction	100								
	F	FACILITY ASS		NT			ollar								
200 T		Cost Set	: 2007		Rating	Assessm									
<u>Ω</u> Α.	_	ating System			3	\$495,494									
⊕ B.	_	ofing			3	\$63,749									
C.	_	ntilation / Air C		ing	1		0.00 -								
D.	_	ectrical System			3		0.00 -								
6 E.	_	mbing and Fix	tures		3	\$10,100									
		ndows ucture: Founda	ation.		3	\$58,080									
G.					1		0.00 -								
(a) H.	_	ucture: Walls a			3	\$16,280									,
<u></u> J.	_			0018	3		0.00 -								
□ K.		neral Finishes erior Lighting			3	\$133,473 \$85,430									
L.		curity Systems			3	\$35,880									
<u>□</u> L.	_	ergency/Egres	-	na	3	\$17,086									
O N.	_	e Alarm	JU LIGITU	-14	3		0.00 -								
	_	ndicapped Acc	ess		3	\$63,108									
	_	e Condition	300		3	\$23,868									
Z Q.		wage System			1		0.00								
R.	_	ter Supply			1		0.00								
S.	_	erior Doors			3	\$6,000	_								
ℤ T.	+	zardous Mater	ial		1		0.00 -								
O.	_	Safety			3	\$80,529									
	_	se Furnishing	S		3	\$34,172									
		chnology			3	\$131,391									
- X.		nstruction Con	tingency	/		\$305,304									
		n-Construction													
Total						\$1,559,946	6.63								

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						2nd Classroom	,	3rd Classroom	Sum	Comments
				Building (1907)		Wing Addition	Wing Addition		Wing Addition		
1				37,162 ft²	7,897 ft ²	(1927) 36.738 ft ²	,	(1973) 5.613 ft²	(1990) 17,086 ft ²		
111/4000	000 00	- "		Danis de la						DO 454 000 00	(in all red and and a station
	\$22.00	sq.π.		Required	Required	Required	Required	Required	Required		(includes demo of existing
Replacement:				,							system and reconfiguration of
											piping layout and new controls,
	ada tagas										air conditioning)
Convert To	\$7.00	sq.ft.		Required	Required	Required	Required	Required	Required	\$779,947.00	(includes cost for vert. & horz.
Ducted System										*	chases, cut openings, soffits,
Replacement											etc. Must be used in addition to
	100										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		-





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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	Original	Auditorium	Classroom Wing	2nd Classroom	Gymnasium	3rd Classroom Wing	Sum	Comments
1			Building	Building (1907)	(1927)	Addition (1927)	Wing Addition	Addition (1973)	Addition (1990)		
				37,162 ft ²	7,897 ft ²	36,738 ft ²	(1962)	5,613 ft ²	17,086 ft ²		
							6,925 ft ²				
Membrane (all	\$7.00	sq.ft.	5. 1	12,497	7,897	14,822 Required	6,925 Required	5,613 Required	9,107 Required	\$398,027.00	(unless under
types):		(Qty)		Required	Required						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		





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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	CostU	nitWhole	Original Building	Auditorium	Classroom Wing	2nd Classroom Wing	Gymnasium Addition	3rd Classroom Wing	Sum	Comments
		Building	(1907)	(1927)	Addition (1927)	Addition (1962)	(1973)	Addition (1990)		
			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:		\$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		Building	Building	7,897 ft ²	Wing Addition (1927) 36,738 ft ²	Classroom Wing Addition	Addition (1973)	3rd Classroom Wing Addition (1990) 17,086 ft ²	Comments
System Replacemen	\$15.7	sq.ft		Required			0,323 11			(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	





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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	UnitWhole	Original Building	Auditorium	Classroom Wing	2nd Classroom Wing	Gymnasium	3rd Classroom Wing	Sum	Comments
1		Building	(1907)	(1927)	Addition (1927)	Addition (1962)	Addition (1973)	Addition (1990)		
			37,162 ft ²	7,897 ft ²	36,738 ft ²	6,925 ft ²	5,613 ft ²	17,086 ft ²		
Toilet	\$3,800.00	unit	24 Required					1 Required	\$95,000.00	(new)
Urina	\$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	Cost Unit Whole		Original BuildingAuditorium		Classroom Wing	2nd Classroom Gymnasium		3rd Classroom WingSum		Comments
			Building	(1907)	(1927)	Addition (1927)	Wing Addition	Addition (1973)	Addition (1990)		
				37,162 ft ²	7,897 ft ²	36,738 ft ²	(1962)	5,613 ft ²	17,086 ft ²		
							6,925 ft ²				
Insulated	\$55.00	sq.ft.		4,376 Required		3,076 Required	144 Required		1,056 Required	\$475,860.00	(includes
Glass/Panels:		(Qty)						:		0.0	blinds)
Sum:			\$475,860.00	\$240,680.00	\$0.00	\$169,180.00	\$7,920.00	\$0.00	\$58,080.00		





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