

# Brooklyn City School District – Facilities Renovation Studies



June 2023



BROOKLYN CITY  
SCHOOL DISTRICT

PREPARED BY:



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	<b>Costs</b>
Grade 8-12 Building	\$ 33,790,951.22
Auditorium	\$ 2,123,400.00
Board of Education	\$ 450,771.06
Vocal/Band Rooms	incl. in building
Building Subtotal	\$ 36,365,122.28
Soft Cost Total*	\$ 19,297,152.14
<b>Building Total</b>	<b>\$ 55,662,274.42</b>
Stadium Improvements	\$ 11,918,074.10
Soft Cost Total*	\$ 6,324,326.02
<b>Stadium Total</b>	<b>\$ 18,242,400.12</b>
<b>Project Total</b>	<b>\$ 73,904,674.54</b>

Assumptions:

\* Soft Costs include 10% design contingency, 10% Construction Contingency, 10% Material escalation, and 15% Soft Costs (fees, testing, insurance, etc).

- Material escalation of 10% applied due to market conditions



# High School Facility Assessment

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## General Description

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Brooklyn School, which is not on the National Register of Historic Buildings, and originally constructed in 1951 with additions in 1957, 1958, 1962, and 2015, is a 3-story, 242,935 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. The entire site and building houses all grades within the district. This assessment looked specifically at the original building and the 1957, 1958, and 1962 additions which include the high school and board offices, which is 138,938 square feet.



The structure of the overall facility contains brick veneer on masonry type exterior wall construction, with CMU and gypsum board type wall construction in the interior. The floor system consists of a poured in place slab on grade for the first floor and metal deck and concrete for the intermediate floors. The roof structure is metal deck on steel joists. The roofing system of the overall facility is a mixture of TPO membrane and built-up asphalt installed over various years. The district has an aggressive roof maintenance plan that is executed each summer. The ventilation system of the building is inadequate to meet the needs of the users.



The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a security system. The building has a non-compliant fire alarm system. The facility is not equipped with an automated fire suppression system. The building contains asbestos and other hazardous materials. The overall building is not compliant with ADA accessibility requirements.



The school is located on a 15.5-acre site adjacent to residential properties. The property is not fenced for security aside from the playgrounds. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

## ITEM A: HEATING SYSTEM

### Description

The original facility along, with all additions except the 2015 addition, are heated from 3-Bryan boilers that are over 40 years old and in poor shape. These boilers provide heating hot water to cabinet unit heaters, unit heaters, unit ventilators, convectors, heating only air handling units and other miscellaneous type heating devices.



Bryan Boilers

The Northwest Gym is served by 2 indoor, heating only air handling units that are approximately 4 years old and in good shape. The basement level locker rooms and wrestling room is also served by indoor, heating only air handling units located in the basement mechanical room. The band and choir rooms have indoor, air handling units that also have DX cooling coils and outdoor condensing units. Smaller roof top HVAC units were installed around 10 years ago and serve the second-floor computer room, board offices, and administrative offices. These roof top units are approaching the end of their useful life and should be replaced.



Heating only AHU serving Basement

All the classrooms are served by unit ventilators that appear to be part of the 1958 original construction and in poor shape. The ventilation system consists of unit ventilators, air handling units and roof top units that provides outside air. The classrooms contain louvered doors and transfer grills that allow the relief air to vent the building. The system does not provide the proper amounts of ventilation air. There is no central energy recovery system or separate control for each space. The temperature controls of the original facility were updated from pneumatic to electronic in 2015, and appears to be adequate for the intended use.

### Recommendations

Provide overall new heating systems including air conditioning, in all areas except the 2015 addition. Provide funding for upgrading the non-ducted system to a ducted system in the original 1958 areas served by the unit ventilators.

### Costs

A.	HVAC System Replacement	\$50.81	x	SF	138,938	\$ 7,059,439.78
	Convert to Ducted System	\$9.68	x	SF	138,938	\$ 1,344,919.84
						<b>\$ 8,404,359.62</b>

## ITEM B: ROOFING

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### Description

The roof over the Original Construction is a TPO membrane and built-up asphalt system. The TPO membrane was installed in 2015 and 2020, and is in good condition. The installation of the built-up asphalt roof is unknown, and it is in fair condition.

The roof over the 1957 Addition is a TPO membrane system that was installed in 2015 and 2020, and is in good condition.

The roof over the 1958 Addition is a TPO membrane and built-up asphalt system. The TPO membrane was installed in 2015 and 2020, and is in good condition. The installation of the built-up asphalt roof is unknown, and it is in fair condition.

The roof over the 1962 Addition is a TPO membrane and built-up asphalt system. The TPO membrane was installed in 2015 and 2020, and is in good condition. The installation of the built-up asphalt roof is unknown, and it is in fair condition.

There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatches that are in good and fair condition. Not all roofs are accessible easily, and not all are provided with an access ladder or hatch. Fall safety protection cages are not required and are not provided.

There were no observations of standing water on the roof, though there was a significant amount of tree debris observed on the roofs. Stone copings are in poor condition and occur at built-up roofs. Metal copings are in good condition and occur at TPO membrane roofs. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roofs in the assessment area are not equipped with overflow roof drains though they will be required in areas of roof replacement.

No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.



Roofing over Original Construction



Roofing over 1957 Addition

## Recommendations

The built-up asphalt roofs require replacement to meet Ohio School Design Manual guidelines for age of system. This is currently in the roof maintenance plan but will be accounted for in the costings.

The flashing and / or coping, where stone copings and roof replacements occur, will require replacement due to condition and renovations.

## Costs

B.	TPO Membrane Replacement	\$	18.69	x	SF	41,907	\$	783,241.83
	Tapered Insulation	\$	5.58	x	SF	41,907	\$	233,841.06
	Flashing/Coping	\$	22.26	x	LF	2838	\$	63,173.88
	OF Drains	\$	3,629.27	x	ea	92	\$	333,892.84
	Roof Access Door Stairs				Lump Sum		\$	<u>3,500.00</u>
							\$	<b>1,417,649.61</b>

## ITEM C: AIR CONDITIONING

### Description

Areas of the 1958 original facility is air conditioned as noted in Item A. The system does not include a central air conditioning system. The 2015 addition is totally air conditioned, however it is not served by a central plant either.

General toilet exhaust is present and adequate in all group restrooms, janitors' closets, and storage areas.

The art room has a kiln, and it has the proper exhaust. The scene shop does not have a dust collection system and one should be present. There are 3 science rooms, and 1- art room that does not have a general exhaust and should. The chemistry room has a very old lab hood that should be replaced. All these areas fall within the original 1958 portion of the facility.

### Recommendations

- Add dust collection system to the scene shop.
- Add 4 general room exhaust fans with controls.
- Add new chemistry lab hood to chemistry lab.



Unit Ventilator without AC



Lab Hood

### Costs

C.	Add Dust Collection System	\$	30,243.93	x unit	1	\$	30,243.93
	Add General Classroom Exhaust	\$	10,000.00	x unit	12	\$	120,000.00
	Chemical Exhaust Hood for Science Lab	\$	18,146.36	x unit	1	\$	18,146.36
						\$	<b>168,390.29</b>

## ITEM D: ELECTRICAL

### Description

The electrical system provided to the overall facility is a 280/120 volt, 4000 amp, 4 wire system installed for the 2015 addition and renovation. It is in excellent condition and can be expanded for additional capacity. This service back-feeds a 600 amp distribution panel serving the 1951, 1957, 1958, and 1962 construction. The panel systems for the older construction are in fair condition and cannot be expanded for additional capacity. The transformer is pad mounted and owned by the utility company. The original construction contains a generator that was installed in 1958 and is in poor condition.

The Classrooms in the 1957, 1958, and 1962 portions of the building are not equipped with adequate electrical outlets. The typical Classroom contains four general purpose outlets, no dedicated outlets for each Classroom computer, and one dedicated outlet for each Classroom television. The Computer Lab has power poles at each table which provide sufficient outlets for the computers. The Science Labs are equipped with wall mounted plug strips which provide adequate outlets in the counter areas and outlets mounted to the lab tables. There are not any spaces that have no electrical outlets. The Kitchen does not have GFCI protection as required by the current National Electrical Code.

### Recommendations

The entire electrical system in the 1951, 1957, 1958, and 1962 portions of the building requires replacement due to condition and age, and for lack of capacity for additional circuits required in Classrooms. The distribution panels are obsolete and new breakers are not available.



Electrical Panels

### Costs

D.	System Replacement (incl demo and gen.)	\$	34.79	x	SF	138,938	\$	<b>4,883,653.02</b>
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## ITEM E: PLUMBING

### Description

The incoming water service line for both the original 1958 portion and the 2015 addition have the required reduced pressure backflow preventer in fair shape. The 1958 addition has galvanized water lines that have been problematic for school personnel. Sanitary piping is cast iron and appears to have no issues. The 2015 addition has copper water lines and cast-iron sanitary lines with no issues. The 1958 original facility has 2- 199 MBH, gas fired, domestic water heaters that are approximately 5 years old, and although they are in fair shape, they are approaching the end of their useful life. Below are the restroom and fixture counts.

The 1958 original facility 6 group restrooms for boys and 6 group restrooms for girls. There are 34 wall-hung, water closets with manual flush valves, 17 wall-hung urinals with manual flush valves and 22 lavatories with manual faucets. The facility has 10 staff restrooms. There are 11 floor mounted water closets with manual flush valves, 3 wall-hung urinals with manual flush valves, 10 lavatories with manual faucets and 1 shower. In addition, there are 11 electric water coolers, and 8 of them are in poor shape and should be replaced. There are 6 drinking fountains that are in fair shape.

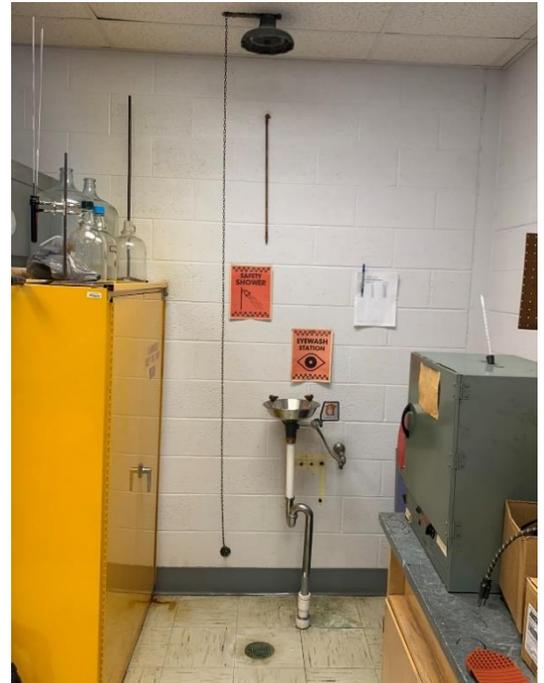
There are 3 locker rooms that consists of the 42 showers, 5 wall hung water closets with manual flush valves, 2 wall hung lavatories with manual faucet, 1-wash fountain, and 1-electric water cooler in poor shape.

There are 2 coach's rooms that consist of 2 wall-hung water closets with manual flush valves, 2 wall-hung lavatories and 2 showers.

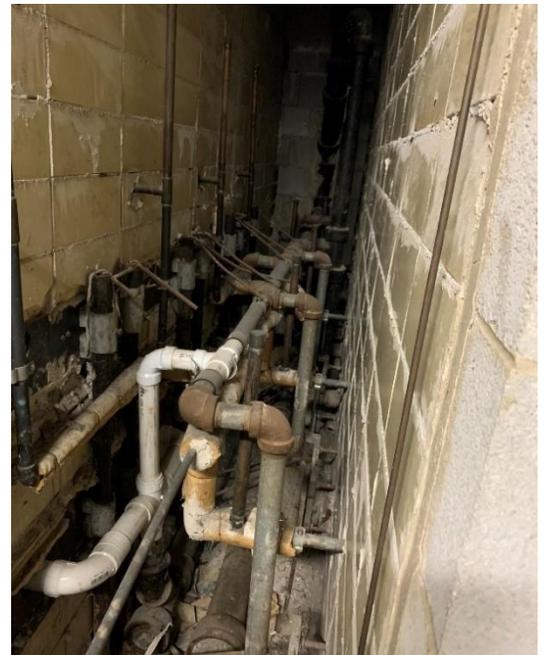
Large group restrooms are to be renovated under the ESSER fund, which includes their water closets, urinals, and lavatories.

### Recommendations

- Replace 2 Domestic Water Heaters
- Replace 21 water closets due to age and condition.
- Replace 6 urinals due to age and condition.
- Replace 29 lavatories due to age and condition.
- Replace 8 electric water coolers.
- Add one emergency eyewash / shower combination.



Emergency Eyewash/shower



Plumbing chase

Replace all the domestic water piping in the 1958 original facility.  
 Add acid waste piping to the chemistry room.

**Costs**

E.	Replace Domestic Water Heater	\$	12,000.00	x unit	2	\$	24,000.00
	Replace Toilets	\$	1,814.64	x unit	21	\$	38,107.44
	Replace Urinals	\$	1,814.64	x unit	6	\$	10,887.84
	Replace Lavatories	\$	1,814.64	x unit	29	\$	52,624.56
	Add Eyewash/Shower	\$	3,024.39	x unit	1	\$	3,024.39
	Remove/Replace with Bottle Fillers	\$	3,629.27	x unit	8	\$	29,034.16
	Replace all Domestic Water Piping	\$	4.23	x SF	138,938	\$	587,707.74
	Replace Acid Neutraliation San. Piping			Lump Sum		\$	<u>10,000.00</u>
						\$	<b>755,386.13</b>

## ITEM F: WINDOWS

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### Description

The overall facility is equipped with thermally broken aluminum windows with double glazed insulated glazing type window system, which was installed in 1994 and 1995, and is in fair to poor condition. The window system features operable windows in most of the building, and operable windows are not equipped with opening limiters or insect screens. Window system seals are in poor condition on the south face of the building throughout the 1957 and 1962 additions, with moderate air and water infiltration being experienced. Water infiltration is also experienced at a portion of the 1957 addition on the first floor. Window system hardware is in fair condition. The window system features surface mounted blinds in most locations and no blinds in all other locations, which are in poor condition. This facility is not equipped with any curtain wall systems. There are storefront systems at building entrances, that do not have any provisions for sunlight and therefore can create very high temperature spaces that are uncomfortable to the user. There are glass block windows in the Original Construction, in poor condition.



Glass block windows



Typical windows with broken seals

The exterior doors in the overall facility are equipped with thermally broken aluminum sidelights and transoms with double glazed insulated glazing, in fair condition. Exterior door vision panels are double glazed insulated glazing. Some exterior doors have broken window seals as well.

The school does contain 16 acrylic bubble type skylights in fair condition. The wrestling room and locker rooms in the 1958 Addition, located under the gymnasium, have well clerestory windows that are in poor condition. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

### Recommendations

Provide a new insulated window system with integral blinds due to condition and to meet with Ohio School Design Manual requirements. Replace storefront window system. Add electric blinds in high school reception due to window orientation for interior comfort.

Replace the existing glass block in overall facility with a new insulated window system to match existing insulated system and comply with Ohio School Design Manual requirements. Replace skylights in the 1958 Addition.

Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope.

## Costs

F.	Window Replacement	\$122.85 x SF	11,936	\$	1,466,337.60
	Skylight Replacement	\$151.22 x SF	498	\$	75,307.56
	Storefront Replacement	\$69.56 x SF	8,343	\$	580,339.08
	Electric Blinds	Lump Sum		\$	<u>10,000.00</u>
				\$	<b>2,131,984.24</b>

## ITEM G: STRUCTURE – FOUNDATION

### Description

The overall facility is equipped with poured concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, and are in fair condition. The District reports that there has been significant past leaking in the wrestling room, located in the 1958 Addition beneath the gymnasium. Flooding occurred twice in the past, with the most recent only a few years ago. This was reported to have been fixed and no issues have been seen in the past year. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

### Recommendations

Provide sprayed on membrane waterproofing system in basement location.  
 Provide drainage tile system at the basement in conjunction with the waterproofing to prevent any future flooding.



Wall where leaking previous occurred



Pumps for basement

### Costs

G.	Waterproofing	\$11.49	x	SF	3,000	\$	34,470.00
	Drainage Tile	\$21.78	x	LF	215	\$	4,682.70
						\$	<b>39,152.70</b>

## ITEM H: STRUCTURE (WALLS AND CHIMNEYS)

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### Description

The overall facility has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, and is in fair and poor condition throughout. Primary areas of wall deterioration occur in the original construction at the auditorium. Significant masonry deterioration was documented at the parapet in this area.

The exterior masonry appears to have no control joints, which may be the cause of some masonry cracking observed. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets. The school does have sufficient expansion joints, and they are in fair condition.

Weep holes and vents are not provided at lintels, below sills, and the base of masonry cavity walls.

The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration. The District has tuckpointed in several locations throughout the building, but all remaining locations show deterioration and should be tuckpointed.

Architectural exterior accent materials consist of stone and painted concrete structural elements, which are in fair but dated condition. There is also an accent brick wall with vented openings. The screens are broken and in poor condition, creating an area for water, air, and insect infiltration.

Interior walls are concrete masonry units, glazed block, and metal stud partitions with gypsum board and are in fair but dated condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. Interior soffits are of gypsum board type construction, and in fair condition.

The window sills are stone, and are in fair condition. The exterior lintels are steel, and are sagging and rusting in several areas. Chimneys



Wall needing tuckpointing



Parapet needing re0built



Shifting parapet over lintel

are in poor condition and require significant tuck-pointing. Canopies over entrances are concrete and plaster type construction, and are in fair condition. Exterior soffits are of precast concrete type construction, and in poor condition.

The school is not equipped with a loading dock.

### Recommendations

Provide tuckpointing in all areas of mortar deterioration as required through the overall facility.

Provide masonry cleaning and sealing through the overall facility.

Recaulk existing control joints.

Prep and paint exposed steel lintels through the overall facility. Replace delaminating steel lintels where required. Provide for the cleaning and repainting of exterior soffits.

Provide for masonry reconstruction of walls in original construction that were noted to be significantly deteriorated.

Provide for masonry infill at locations where Unit Ventilators will be removed.

### Costs

H.	Tuckpointing	\$9.08	x	SF	2,700	\$	24,516.00
	Cleaning	\$1.82	x	SF	21,410	\$	38,966.20
	Sealing	\$1.21	x	SF	21,410	\$	25,906.10
	Brick Replacement	\$42.34	x	SF	161	\$	6,816.74
	Rebuild wall and Parapet	\$90.00	x	SF	1,993	\$	179,370.00
	Infill at Unit Ventilators	\$69.00	x	SF	520	\$	35,880.00
	Clean and repaint Lintel	\$10.00	x	LF	100	\$	1,000.00
	Replace Lintel	\$302.44	x	LF	200	\$	60,488.00
	Recaulk joints	\$9.08	x	LF	100	\$	908.00
	Clean and Repaint Soffits			Lump Sum		\$	10,000.00
	Install Control Joints	\$72.58	x	LF	210	\$	<u>15,241.80</u>
						\$	<b>399,092.84</b>

## ITEM I: STRUCTURE (FLOORS & ROOFS)

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### Description

The floor construction of the base floor of the overall facility is concrete slab on grade and cast-in-place concrete where crawl space occurs, and is in good condition. Crawl space is located under the original construction.

The floor construction of the gymnasium above the locker rooms (1958 Addition) is precast concrete joist construction and is in good condition.

The floor construction of the second floor of the original construction and 1962 Addition is metal form deck on steel joist construction, and is in good condition.

The floor construction of the second floor of the 1957 addition is precast concrete joist construction and is in good condition.

Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations.

The roof construction of the original construction, 1958, and 1962 Additions are metal form deck on steel joist construction, and are in good condition.

The roof construction of the 1957 addition is precast concrete joist construction and is in good condition.

### Recommendations

Existing conditions require no renovation or replacement at the present time.



Crawlspace in Original Construction



Precast concrete planks

## ITEM J: GENERAL FINISHES

### Description

The overall facility features conventionally partitioned Classrooms with VCT, VAT, and carpet type flooring, lay-in and screw-spline type ceilings, as well as CMU or gypsum board type wall finishes, and they are in fair to poor condition. The original construction has Corridors with tile type flooring, lay-in type ceilings, as well as brick type wall finishes, and they are in fair but dated condition. The 1957 and 1962 Additions have Corridors with terrazzo type flooring, screw spline type ceilings, as well as glazed block and gypsum board type wall finishes, and they are in fair but dated condition. The 1958 Addition has Corridors with sheet vinyl type flooring, screw spline ceilings, as well as CMU and gypsum board type wall finishes, and they are in fair but dated condition.

The original construction has Restrooms with poured vinyl type flooring, plaster type ceilings, as well as tile type wall finishes, and they are in fair condition. Toilet partitions are metal and are in good condition.

The 1957, 1958, and 1962 Additions have Restrooms with terrazzo type flooring, plaster type ceilings, as well as glazed block type wall finishes, and they are in fair but dated condition. Toilet partitions are metal, and are in poor condition. The restroom finishes and partitions in large group restrooms will be replaced under the ESSER program.

Science classroom casework is wood type construction with epoxy resin tops, is adequately provided, and in fair to poor condition. Science classroom typically had VCT floor finish in poor condition.

The typical Classroom does not contain conventional casework, and storage is handled through integrated radiator shelving, wooden shelves, and filing cabinets. Classrooms are provided adequate chalkboards and tackboards which are in fair but dated condition. The lockers located in the Corridors, are adequately provided, and in poor condition. Lockers located on the second floor of the facility are much smaller than the lockers on the first floor. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is adequate.

The facility is equipped with wood non-louvered interior doors that are flush mounted partially recessed without



Auditorium finishes - mezzanine



Classroom finishes – newer furniture



Auditorium finishes

consistent proper ADA hardware and clearances throughout the facility, and in fair to poor condition.

The Gymnasium has wood flooring, an exposed deck ceiling and plaster soffit, as well as painted CMU type wall finishes, and they are in fair and poor condition. Wood Gymnasium flooring has been well maintained, and is rated at a median stage of its product lifecycle but should be replaced due to other renovations occurring in the space which may shorten its life span. Gymnasium telescoping stands are wood construction, manually operated, and in poor condition. Gymnasium basketball backboards are manually operated type, and are in fair but dated condition. The gymnasium has associated locker rooms located below the gymnasium and are in poor condition and are not fully utilized. The facility does not contain a Media Center. Student Dining, located in the 1957 Addition, has sheet vinyl type flooring, lay-in type ceilings, as well as painted CMU type wall finishes, and they are in fair condition, with the floors being in poor condition. OSDM-required fixed equipment for Stage is adequately provided, and in good condition. Existing Gymnasium is inadequately provided with appropriate sound attenuation acoustical surface treatments. Student Dining and Music spaces are adequately provided with appropriate sound attenuation acoustical surface treatments. Music room finishes are dated in poor condition.



Science classroom finishes



Restroom finishes

The existing Kitchen is full service, and the existing Kitchen equipment, installed over 15 years ago, is in poor condition. The Kitchen hood is in poor condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6" overhang on all three exposed sides of the cooking equipment is not provided by the hood. Kitchen hood exhaust ductwork is not of proper construction / material / insulation / and/or installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located within the Kitchen spaces or directly adjacent in the Mechanical room, and are in fair condition.

The existing High School, Athletic, and Board of Education entrances or understated and do not have adequate signage to direct visitors. All three entrances should be redesigned to accommodate safety, signage, and to direct campus visitors.

## **Recommendations**

Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, W. Provide for the replacement of restroom finishes. Restroom fixtures replaced under Item E. Provide for the upgrade of Science Labs including

demolition of existing spaces. Science lab upgrades include new casework, furniture, flooring, and material prep rooms.

Provide for the replacement of kitchen equipment due to age and condition.

Provide for the renovation of the existing historical auditorium space, including finishes, lighting, stage rigging, audio and visual systems, and acoustics.

Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition.

Provide for the renovation of the High School main entrance, the Athletic entrance, and the Board of Education entrance.

Provide for the renovation of the gymnasium, including new gym flooring, backstops, and bleachers, new score board, new gym sound system, and new acoustical treatment. Provide for the renovation of the locker rooms, including upgraded finishes, new lockers, and reprogramming unused shower spaces.

Provide for interior wall renovations at exterior walls where unit ventilators occur and will be removed.

Provide for the addition of graphics within the school and athletic spaces for school aesthetics, school pride, and unity.

### Costs

J.	Complete replacement of finishes (excl Auditorium)	\$32.99	x	SF	126,926	\$	4,187,288.74
	Gymnasium Renovations						
	Basketball backboard replacement	\$7,863.42	x	ea	6	\$	47,180.52
	Bleacher replacement	\$133.08	x	st	500	\$	66,540.00
	Gymnasium Floor Replacement	\$17.00	x	SF	10,168	\$	172,856.00
	Gymnasium Scoreboard Replacement			Lump Sum		\$	20,000.00
	Gymnasium Sound System Replacement			Lump Sum		\$	40,000.00
	Gymnasium Acoustics			Lump Sum		\$	75,000.00
	Locker Room Renovations	\$75.00	x	SF	7,938	\$	595,350.00
	Board office finishes replacement	\$32.99	x	SF	3,994	\$	131,762.06
	Board Room/Conference Room Renovations			Lump Sum		\$	75,000.00
	Kitchen replacement	\$229.85	x	SF	2,940	\$	675,759.00
	Door Replacement	\$1,572.00	x	ea	268	\$	421,296.00
	Restroom Upgrades (10 individual)			Lump Sum		\$	300,000.00
	Science Lab Demo and Upgrades (3 labs)			Lump Sum		\$	500,000.00
	School Graphics			Lump Sum		\$	50,000.00
	Unit Ventilator Removal - Gypsum Board Cover	\$11.00	x	LF	1,400		\$15,400.00
	Soffits at Window Replacement	\$15.00	x	LF	1,400		\$21,000.00
	Auditorium Renovations						
	House Seating	\$300.00		x seat	1,028	\$	308,400.00
	Stage and House Lighting			Lump Sum		\$	250,000.00
	Acoustical Ceiling Panels (metal)			Lump Sum		\$	250,000.00
	Auditorium Acoustics			Lump Sum		\$	250,000.00
	Sound and Projection			Lump Sum		\$	500,000.00
	Stage Rigging (specific items to be determined)			Lump Sum		\$	250,000.00
	Carpet Replacement			Lump Sum		\$	150,000.00
	Floor Grinding and Polishing			Lump Sum		\$	100,000.00
	Removal of Existing Ceiling			Lump Sum		\$	65,000.00
	High School Main Entry			Lump Sum		\$	600,000.00

Athletics Main Entry  
Board Office/Auditorium Main Entry

Lump Sum	\$	500,000.00
Lump Sum	\$	<u>250,000.00</u>
	\$	<b>10,867,832.32</b>

## ITEM K: INTERIOR LIGHTING

### Description

The house lighting in the Auditorium in the 1951 portion of the building consists of incandescent fixtures that are original to the building. The stage lighting is incandescent. There are fluorescent fixtures above the stage for general illumination. The lighting in the corridors and office portions of this building is provided by 2x4 lay-in fluorescent fixtures utilizing T8 lamps. One of the corridors has had LED fixtures installed which are providing an illumination level of 13 FC, which is below the 20 FC recommended.



Fluorescent light fixtures

The lighting in the Classrooms in the 1957 portion of the building consists of 2x4 lay-in fluorescent fixtures and 1x8 suspended fluorescent fixtures with single level switching, providing between 23 and 41 FC of illumination, which is below the 50 FC recommended. The corridor lighting in this portion of the building consists of 2x4 lay-in fluorescent fixtures providing an average of 53 FC, thus complying with the recommended 20 FC. The lighting in the Kitchen of the 1957 portion of the building consists of suspended linear fluorescent fixtures, providing an average of 39 FC, thus not complying with the building code requirement of a minimum 50 FC. The lighting in the Student Dining in the 1957 portion of the building consists of 4' long wrap around surface mounted fluorescent fixtures, providing an average illumination of 27 FC, which is less than the 50 FC recommended.

The Gymnasium in the 1958 portion of the building consists of the original metal halide suspended fixtures that have had the lamps replaced with LED bulbs, providing an average illumination of 64 FC, thus complying with the 60 FC recommendation.

The Lecture Room, Classrooms, and Offices in the 1962 portion of the building is by linear fluorescent fixtures, providing an illumination level of between 9 and 13 FC. This is below the 50 FC recommendation. One of the open areas has been converted into four Classrooms which utilize LED fixtures with automatic lighting controls. The illumination level in these rooms is 15 FC, which is below the 50 FC recommended.

### Recommendations

Provide complete replacement of lighting systems in the 1951, 1957, 1958, and 1962 portions of the building due to condition, lighting levels, and use of incandescent fixtures.

## Costs

K. Building Lighting Replacement (incl demo) \$7.86 x SF 138,938 \$ 1,092,052.68

## **ITEM L: SECURITY SYSTEM**

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### Description

The 1951, 1957, 1958, and 1962 portions of the building contain a security system consisting of door contacts, electric door strikes activated from a remote area and monitored by a security camera and door buzzer, and motion sensors. The existing security system is in fair condition. The exterior security lighting consists of pole and wall mounted light fixtures. Exterior security lighting is in good condition and provides adequate coverage.

### Recommendations

In the 1951, 1957, 1958, and 1962 portions of the building provide additional building security systems including motion detectors, CCTV cameras, CCTV monitoring in Administrative Area, computer-controlled access control system integrating alarms and video signals, all with appropriate UPS backup. Provide security fencing, as desired by the district, to more thoroughly protect the building during school hours and after school hours.



Security cameras and corridor junction

## Costs

L. Security System Replacement \$3.63 x SF 138,938 \$ 504,344.94

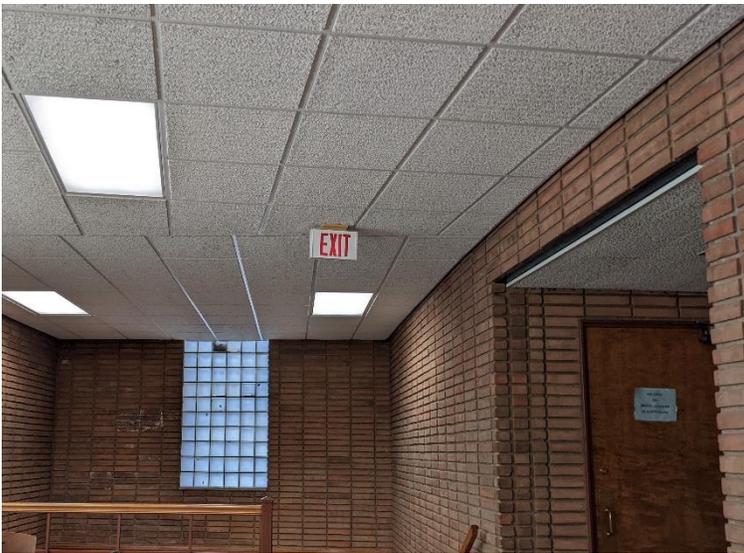
## ITEM M: EMERGENCY / EGRESS LIGHTING

### Description

The overall facility is equipped with an emergency egress lighting system consisting of plastic construction with red letters, and the system is in fair condition. The facility is not equipped with emergency egress floodlighting, but utilizes normal lighting fixtures connected to circuits with power from the emergency generator.

### Recommendations

In the 1951, 1957, 1958, and 1962 portions of the building, provide complete replacement of emergency / egress lighting system in coordination with the complete lighting system replacement and the electrical system replacement, including new panelboards, circuiting, and emergency generator. Provide an allowance for an emergency responder radio as needed.



Emergency egress sign



Emergency egress sign

### Costs

M.	Complete System Replacement	\$1.21	x	SF	138,938	\$	168,114.98
	Emergency Responder Radio			Lump Sum		\$	50,000.00
						\$	<b>218,114.98</b>

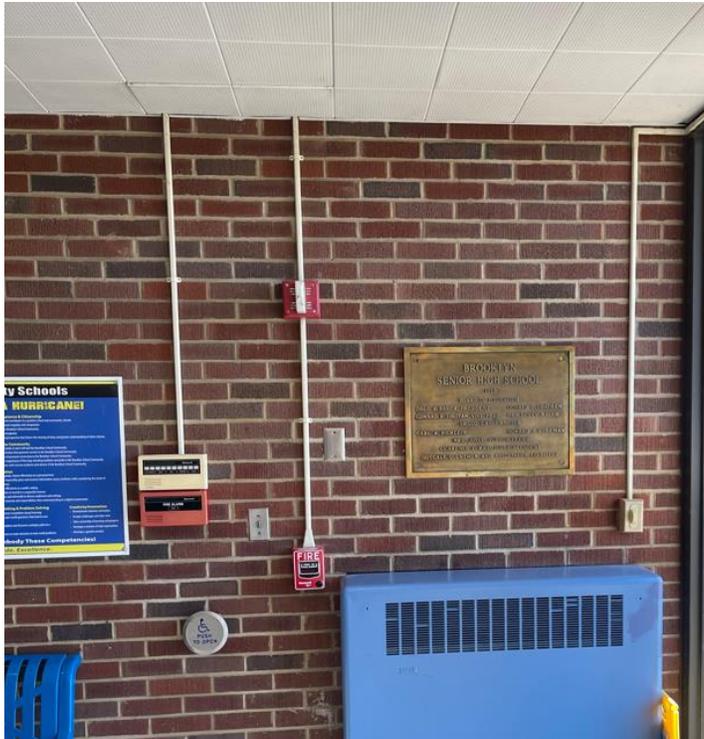
## ITEM N: FIRE ALARM

### Description

The 1951, 1957, 1958, and 1962 portions of the building is equipped with a fire alarm system consisting of manual pull stations and horn and strobe indicating devices. Manual pull stations are mounted at exits. Horns and strobes are not mounted in all required locations. Mechanical equipment does not contain automatic fire alarm devices. The system does not have additional zone capabilities. The system is not adequately provided and does not meet NFPA requirements.

### Recommendations

In the 1951, 1957, 1958, and 1962 portions of the building, provide complete replacement of fire alarm system to meet OBC and NFPA requirements.



Manual fire alarm pull and strobe

### Costs

N.	Complete System Replacement (incl demo)	3.63 x SF	138,938	<b>\$504,344.94</b>
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## ITEM O: HANDICAP ACCESS

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### Description

At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not all ADA accessible due to stairs and non-ADA sloped ramps. Access from the parking drop-off area to the building entries is not compromised by steps or steep ramps without an alternative entrance. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 3 ADA power assist doors and 2 are provided, which are in good condition. No playground issues were considered due to existing grade configuration reviewed for this assessment.

On the interior of the building, space allowances and reach ranges are mostly not compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements, though not building code requirements.

Elevation changes within the overall facility are facilitated by 6 non-compliant stairwells in fair condition, 1 compliant lift in good condition, 2 compliant ramps in fair condition. Special provisions for floor level changes in this two-story structure are insufficient due to lack of access to auditorium balcony, the locker rooms, and the music rooms. Access to the Stage is facilitated by a ramp, but the ramp is a significant distance away from the stage and is not immediately apparent as stage access.

Interior doors are not recessed, are not provided adequate clearances, and are not all provided with ADA-compliant hardware.

The school building does not provide ADA compliant toilets, sinks, and urinals consistently for staff and students. Toilet partitions are metal and plastic, and do not all provide appropriate ADA clearances. The Board of Education does provide an ADA toilet and lavatory with appropriate clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights.

Science Classrooms are not compliant with ADA requirements due to insufficient reach ranges, non-ADA sinks, and lack of circulation space within labs.

Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to reach ranges. This can be resolved with the replacement of casework in Item J.

ADA signage is not provided on both the interior or the exterior of the building.

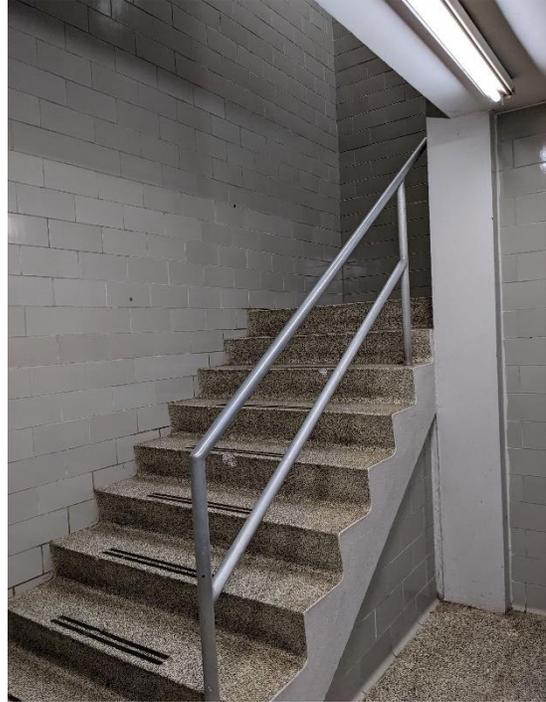
### Recommendations

Provide ADA-compliant signage, elevators for areas inaccessible, and doors and frames in the overall facility to facilitate the school's meeting of ADA requirements. Provide ADA compliant toilet partitions and toilet accessories per each level of the school building for staff and/or

single use restrooms. Toilets, sinks, and urinals are replaced in Item E. Provide ADA showers for the locker rooms. The replacement of electric water coolers is covered in Item E.



Inaccessible drinking fountain



No ADA access to basement

**Costs**

O.	Signage	\$0.24	x	SF	138,938	\$	33,345.12
	Lift	\$18,146.36	x	ea	2	\$	36,292.72
	Elevator	\$61,697.62	x	ea	2	\$	123,395.24
	Doors w/ opening rework	\$6,048.79	x	ea	31	\$	187,512.49
	Toilet Partitions	\$1,500.00	x	ea	6	\$	9,000.00
	Shower	\$3,629.27	x	ea	4	\$	14,517.08
						\$	<b>404,062.65</b>

## ITEM P: SITE CONDITION

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### Description

The 15.5 acre flat site is located in a suburban residential setting with moderate tree landscaping. The site houses the districts pk-12 schools, which are all joined within one building. The Board of Education is also housed within the same building. There are no outbuildings. There are no apparent problems with erosion or ponding.

The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is separated from other vehicular traffic.

Staff, visitor, and student parking is facilitated by a multiple asphalt parking lots in fair and poor condition, containing 328 parking places, which provides adequate parking for staff members, visitors, students, and the disabled. The site and parking lot drainage design, consisting of sheet drainage and catch basins provides adequate evacuation of storm water, and no problems with parking lot ponding were observed.

Concrete curbs in poor condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in poor condition. Trash pick-up and service drive pavement is heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition.

Due to existing grade configuration reviewed in this assessment, no playground considerations are relevant.

Site features are suitable for outdoor instruction, which is enhanced through the District's provision of courtyards located within the school buildings. Courtyards have tree landscaping and concrete walks, which are in poor condition.

### Recommendations

Provide for the replacement of curbs, concrete sidewalk, concrete in courtyards, and asphalt due to condition.



Sidewalk, curb, and asphalt condition



Courtyard condition

Provide for additional seating in the courtyards for outdoor instruction or eating.  
 Provide for further landscaping and outdoor seating on the grounds for outdoor instruction and community use.

**Costs**

P.	Replacement of Concrete Curbs	\$38.72 x LF	1,033	\$	39,997.76
	Replacement of Concrete Sidewalks	\$9.08 x SF	20,473	\$	185,894.84
	Full Depth Replacement of Asphalt Parking/Drives	\$33.63 x SY	21,743	\$	731,217.09
	Courtyard Seating			\$	20,000.00
	Additional Landscape/Outdoor Classroom Seating			\$	75,000.00
	Site Allowance	Lump Sum		\$	<u>100,000.00</u>
					<b>\$ 1,152,109.69</b>

## ITEM Q: SEWER SYSTEM

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### Description

The existing system is tied into the municipal system. Based on our walk thru, school personnel stated no issues are present at this time, but the sewage main is original to the building.

### Recommendations

Provide for the replacement of the main line from the road due to age.

### Costs

Q.	Replacement of Sewage Main	\$54.44 x LF	300	\$	<b>16,332.00</b>
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## ITEM R: WATER SUPPLY

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### Description

The existing system is tied into the municipal system. The water main is original to the building, and the District has noted that there are water pressure issues with some water closet flushing. The existing main service line will not support the future fire protection for this facility.

### Recommendations

Bring new fire line to building. This cost will be accounted for in Item U – Life Safety. Provide for new water main from the road, as well as a booster pump due to pressure issues noted by District.

### Costs

R.	Replacement of Water Main	\$60.49 x LF	300	\$	18,147.00
	Domestic Water Booster Pump	Lump Sum		\$	<u>41,044.50</u>
				\$	<b>59,191.50</b>

## ITEM S: EXTERIOR DOORS

### Description

Typical exterior doors in the overall facility are aluminum and hollow metal type construction, installed on aluminum and hollow metal frames, and in poor condition. Typical exterior doors feature single glazed (insulated) tempered glass vision panels, and appropriate hardware.

Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair and poor condition. Entrance doors feature insulated tempered glass vision panels, transoms, sidelights, and appropriate hardware.

The facility is equipped with a roof access door, located in the original building, that is not accessible by stairs that comply with building code, and the door is in fair condition.

There are no overhead doors in the facility.

### Recommendations

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



Exterior hollow metal doors



Typical exterior door

### Costs

S.	Exterior Door replacement	\$3,024.39	x ea	48	\$ 145,170.72
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## ITEM T: HAZARDOUS MATERIALS

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### Description

The School District provided the AHERA three year reinspection reports, prepared by EA Group, and dated June 26, 2022, documenting known and assumed locations of asbestos and other hazardous materials.

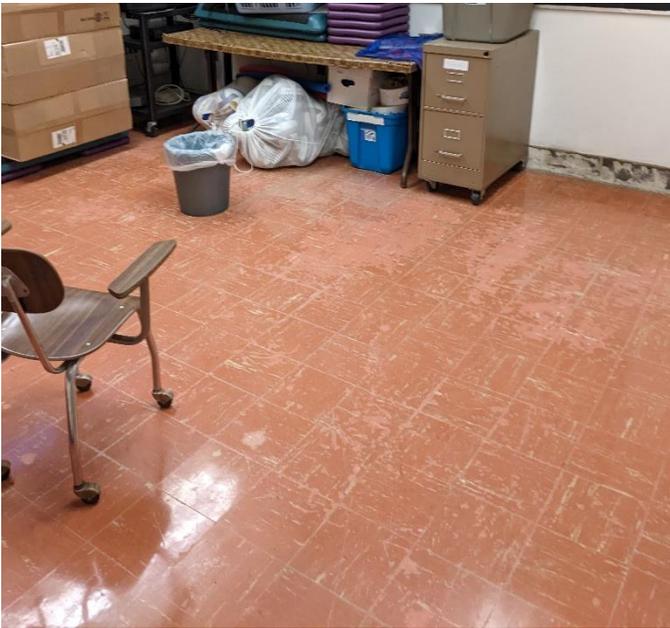
Vinyl asbestos floor tile and mastic, Ceiling tile, Pipe insulation, Duct insulation, Plaster ceiling/soffits containing hazardous materials are located in the overall facility in non-friable condition. There are no underground storage tanks on the site.

Due to the construction date, there is a potential for lead-based paint.

Fluorescent lighting will require special disposal.

### Recommendations

An AHERA report and costs has been provided by EA Group.



Asbestos floor tile



Gym soffit reported to contain asbestos

### Costs

T. Hazardous Materials Abatement

**\$491,400.00**

## ITEM U: LIFE SAFETY

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### Description

The 2015 addition is the only area of the entire building that is sprinkled. The 1958 original facility will have a fire protection system added. There will be a new fire line provided for this use. Exit Corridors are situated such that dead-end Corridors are not present. The facility features 6 interior stair towers, which are not protected by two-hour fire enclosures. The facility does not have any exterior stairways from intermediate floors. Guardrails do not meet the 4" ball test, and do not extend past the top and bottom stair risers as required by the Ohio Building Code.

The 1958 original kitchen has a Type I hood that is not sized correctly, or have the required interlocks, controls, and exhaust fans.

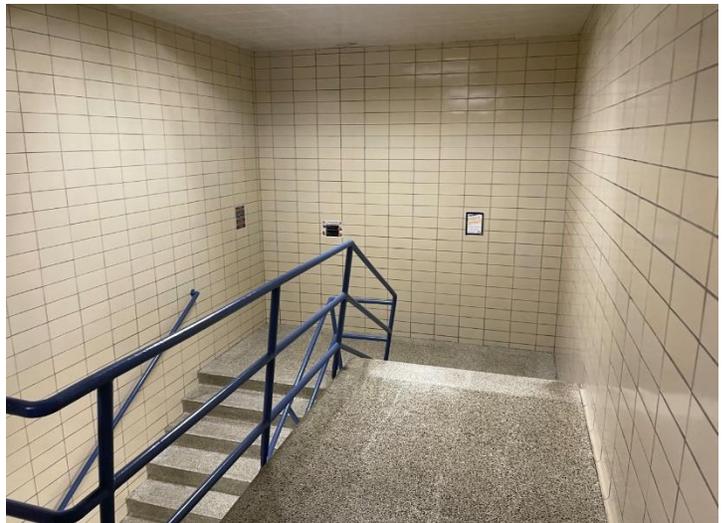
Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced.

The existing water supply is insufficient to meet the future fire suppression needs of the school.

Rooms with a capacity greater than 50 occupants are equipped with adequate egress. Due to room configurations being modified over time and rooms being divided, some rooms can only be accessed through other rooms rather than directly from the hallway.



Non-conforming Type I kitchen hood



Non-rated stairwell

### Recommendations

Provide new handrails to meet the requirements of the Ohio Building Code.

Provide fire-rated enclosure around existing stair tower.

Install 300 linear feet of new water main. Provide completely new sprinkler system for the 1958 building.

Replace type I kitchen hood with new compliant hood.

Emergency generator provided for in Item D upgrades.

## Costs

U.	Handrails	\$6,048.79 x lvl	12	\$	72,585.48
	Fire-rated stair enclosure	\$6,048.79 x lvl	4	\$	24,195.16
	Sprinkler System	\$4.54 x SF	138,938	\$	630,778.52
	Fire Line Main to Road	\$60.49 x LF	300	\$	18,147.00
	New Kitchen Hood	\$67,746.41 x unit	1	\$	<u>67,746.41</u>
				\$	<b>813,452.57</b>

## ITEM V: LOOSE FURNISHINGS

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### Description

The typical Classroom furniture is inconsistent between classrooms and additions, with some newer of consistent design, and some dated and mismatched. Generally, the furniture is dated and mismatched in poor condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

### Recommendations

Furniture not included in this scope of work.



Staff lounge furniture



Science lab furniture



Cafeteria furniture

## ITEM W: TECHNOLOGY

### Description

In the 1958 portion of the building the typical Classroom is equipped with four data ports for student use. The teacher or instructor area is not equipped with a data port, voice port, or cable port. The entire facility is equipped with wireless access. The teaching stations provide through the telephone system for two-way communication to the administration area.

The facility is equipped with a centralized clock system in good working order.

### Recommendations

Existing conditions in the 1951 Auditorium and 1958 Gymnasium require no renovation or replacement at this time. Provide technology upgrades, wiring, and systems in the 1957 and 1962 portions of the building.



WAP



Classroom technology

### Costs

W.	Replacement in 1957/1962 Additions	\$15.34 x SF	126,926	<b>1,947,044.84</b>
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## Summary – High School/Middle School Building

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Facility Assessment	Cost
A. Heating System	\$ 8,404,359.62
B. Roofing	\$ 1,417,649.61
C. Ventilation/Air Conditioning	\$ 168,390.29
D. Electrical Systems	\$ 4,833,653.02
E. Plumbing and Fixtures	\$ 755,386.13
F. Windows	\$ 2,131,984.24
G. Structure: Foundation	\$ 39,152.70
H. Structure: Walls and Chimney	\$ 399,092.84
I. Structure: Floors and Roofs	\$ -
J. General Finishes	\$10,867,832.32
K. Interior Lighting	\$ 1,092,052.68
L. Security Systems	\$ 504,344.94
M. Emergency/Egress Lighting	\$ 218,114.98
N. Fire Alarm	\$ 504,344.94
O. Handicapped Access	\$ 404,062.65
P. Site Condition	\$ 1,152,109.69
Q. Sewage System	\$ 16,332.00
R. Water Supply	\$ 59,191.50
S. Exterior Doors	\$ 145,170.72
T. Hazardous Materials	\$ 491,400.00
U. Life Safety	\$ 813,452.57
V. Loose Furnishings	\$ -
W. Technology	\$ 1,947,044.84
X. Non-Construction Cost	\$19,297,152.14
<hr/>	
<b>TOTAL</b>	<b>\$55,662,274.42</b>

DRAFT

X.	Non-Construction Cost	
	Subtotal	\$ 36,365,122.28
	10% Design Contingency	<u>\$ 3,636,512.23</u>
	Subtotal	\$ 40,001,634.51
	10% Construction Contingency	<u>\$4,000,163.45</u>
	Subtotal	\$ 44,001,797.96
	10% Material Escalation Contingency for '24/'25	<u>\$4,400,179.80</u>
	Subtotal	\$48,401,977.75
	15% Non-Construction Costs	<u>\$7,260,296.66</u>
	Total Contingency Amount	<b>\$19,297,152.14</b>



**EA GROUP**

Environmental Analysis  
and Management

**BROOKLYN CITY SCHOOL DISTRICT**

**AHERA THREE-YEAR INSPECTION  
&  
AHERA SIX-MONTH SURVEILLANCE INSPECTION**

**BROOKLYN HIGH SCHOOL  
9200 Biddulph Road  
Brooklyn, Ohio 44144**

**June 10, 2022**



# EA GROUP

Environmental Analysis  
and Management

June 26, 2022

Ms. Shari Godinsky  
**Brooklyn City School District**  
9200 Biddulph Road  
Brooklyn, Ohio 44144

RE: **AHERA Three-Year Inspection & Six-Month Surveillance Report**  
Brooklyn High School, 9200 Biddulph Road, Brooklyn, Ohio 44144  
OH44769

EA Group has performed a three-year (triennial) inspection of Brooklyn High School, as required under the Asbestos Hazard Emergency Response Act (AHERA). This report provides the results of the 2022 inspection, which also qualifies as the six-month surveillance report, for asbestos containing materials (ACM) in the building. This report should be incorporated into the Management Plan.

It is noted that the forms have been modified to more precisely conform to AHERA guidelines for a triennial inspection, including evaluating “disturbance factors” and providing a “Hazard Assessment” for each material. Damaged ACM that is identified in Section 1 (c) 4 of this report should be removed or repaired. All remaining ACM should be maintained in accordance with the Operations and Maintenance Program of the Management Plan.

The Management Plan was also reviewed, on site. EA Group provides asbestos awareness training for the maintenance employees on an annual basis, and certificates are in the Plan. The same maintenance employees also take a short on-line asbestos awareness training course on an annual basis, and sign-in sheets are in the Plan. Prior six-month surveillance reports are also kept with the Plan. Copies of the two abatement project reports, and one Minor Fiber Release Episode report are also kept with the Plan.

The annual notification is completed in the form of a letter and / or newsletter sent to students’ families, and a letter to staff / employees, advising of the availability of the Plan for review and to identify any abatement activities that had taken place. The notification is also on the School District’s website. Copies of the annual notifications are kept with the Plan. No deficiencies were identified.

Please contact the undersigned if you have any questions concerning the three year inspection, Management Plan documentation, or future AHERA compliance requirements.

Sincerely,

**EA Group**

Timothy S. Bowen,  
Vice President/Technical Director

George Kalevakis  
ES3830



## 1 (a). Date of Inspection

A visual inspection of asbestos-containing materials (ACMs) in relevant buildings belonging to the Brooklyn City School District was conducted by EA Group's licensed Asbestos Hazard Evaluation Specialist, George Kalevakis (ES3830) on June 10, 2022. As of the time of the inspection, only Brooklyn High School remained subject to AHERA.

The purpose of the inspection was to re-inspect all ACMs identified in a previous inspection performed by a consulting firm other than EA Group and in accordance with AHERA. This report maintains the general format of the previous inspection report, and documents the conditions found at Brooklyn High School. A copy of this report is to be made available for public inspection and review at the Board of Education offices for the school district.

**DATE OF INSPECTION:** June 10, 2022

**CONDUCTED BY:**

**GEORGE KALEVAKIS**

**ASBESTOS HAZARD EVALUATION SPECIALIST**

**ES3830**



## **1 (b). Assessments**

The AHERA regulations require that for each inspection and reinspection conducted, the accredited inspector shall provide a written assessment of all ACBM to the person designated by the LEA for inclusion into the district's management plan. The inspector is required to classify all friable ACM and material assumed to be ACM in the school building into one of the following seven categories:

1. Damaged or significantly damaged thermal system insulation.
2. Damaged friable surfacing ACM.
3. Significantly damaged friable surfacing ACM.
4. Damaged or significantly damaged friable miscellaneous ACM.
5. ACBM with potential for damage.
6. ACBM with potential for significant damage.
7. Any remaining friable ACBM or friable suspected ACBM.

The following assessments are grouped into the above-listed categories, but the assessment forms have been modified to include a "Hazard Assessment" for each material predicated on the Inspector's assessment of disturbance factors and potential for disturbance, which are also incorporated into the forms. These results are then used to evaluate appropriate recommendations for response actions, which are addressed in Section 1 (c).

## SECTION 1 (b) 1 Areas Containing Damaged and Significantly Damaged Thermal System Insulation

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage				Present Disturbance Factors				Present Potential for Damage	Hazard Assess.			
BOYS RESTROOM	1ST FL.		30 LF	TSI	PIPE INSULATION	2%	EXPOSED ENDS				O	Y	N	L	L	Y	X		4	
JANITORS STORAGE	1ST FL.	adj. to Rm 155	26 EA 12 EA 7 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	40%	6-2 NEED REPAIR [14 REMOVED] [19 REMOVED]	P	D			Y	Y	L	L	Y		X	3	
1945 BOILER ROOM	1ST FL.		50 LF	TSI	CEMENTITIOUS ELBOWS & JOINTS		REMOVED													
STAGE FAN ROOM	2ND FL.		140-100	TSI	PIPE INSULATION		ABATED													
STAGE FAN ROOM	2ND FL.		300 TSI	TSI	CEMENTITIOUS BINDER ON DUCTWORK		ABATED													
CUSTODIAN STORAGE	2ND FL.	ACROSS RM 255	8 EA	TSI	CEMENTITIOUS BINDER ON DUCTWORK	10%		P				Y	Y	L	L	Y	X		4	
<p><b>HAZARD ASSESSMENT:</b></p> <ul style="list-style-type: none"> <li>0 - Non-ACM</li> <li>1 - significantly damaged</li> <li>2 - damaged &amp; potential for significant damage</li> <li>3 - damaged &amp; potential for damage</li> <li>4 - damaged &amp; low potential for damage</li> <li>5 - ND, but potential for significant damage</li> <li>6 - ND, but potential for damage</li> <li>7 - ND w/ low potential for damage</li> </ul>								P	W	D	O	Visible	Accessible	Air Movement Low/Medium/High	Activity Low/Medium/High	Friable	Low Potential Damage (LPD)	Potential Damage (PD)	Potential Significant Damage (PSD)	Refer to Section 1(c) for Response Action Recommendations

## SECTION 1 (b) 2 Areas Containing Damaged Surfacing Materials

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage			Present Disturbance Factors					Present Potential for Damage		Hazard Assess.		
								W			Y	N	L	L	Y	X				
GYMNASIUM	1ST FL.		6000 SF	SURF	ACOUSTICAL CEILING PLASTER	5%			W			Y	N	L	L	Y	X			3
MAIN CORRIDOR	1ST FL.		1000 SF	M/NF2	CEMENTITIOUS PLASTER SOFFIT	2%	[Material is actually Cat. II Non-Friable]	P				Y	N	M	L	N	X			4
<p><u>HAZARD ASSESSMENT:</u></p> <p>0 - Non-ACM            1 - significantly damaged            2 - damaged &amp; potential for significant damage            3 - damaged &amp; potential for damage            4 - damaged &amp; low potential for damage            5 - ND, but potential for significant damage            6 - ND, but potential for damage            7 - ND w/ low potential for damage</p>								P = Physical damage	W = Water damage	D = Deterioration	O = Other (indicate in Comments)	Visible	Accessible	Air Movement Low/Medium/High	Activity Low/Medium/High	Friable	Low Potential Damage (LPD)	Potential Damage (PD)	Potential Significant Damage (PSD)	Refer to Section 1(c) for Response Action Recommendations

**SECTION 1 (b) 3 Areas Containing Significantly Damaged Surfacing Materials**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
<p><u>HAZARD ASSESSMENT:</u></p> <p>0 - Non-ACM</p> <p>1 - significantly damaged</p> <p>2 - damaged &amp; potential for significant damage</p> <p>3 - damaged &amp; potential for damage</p> <p>4 - damaged &amp; low potential for damage</p> <p>5 - ND, but potential for significant damage</p> <p>6 - ND, but potential for damage</p> <p>7 - ND w/ low potential for damage</p>								<p>P = Physical damage</p> <p>W = Water damage</p> <p>D = Deterioration</p> <p>O = Other (indicate in Comments)</p> <p>Visible</p> <p>Accessible</p> <p>Air Movement Low/Medium/High</p> <p>Activity Low/Medium/High</p> <p>Friable</p> <p>Low Potential Damage (LPD)</p> <p>Potential Damage (PD)</p> <p>Potential Significant Damage (PSD)</p>	<p>Refer to Section 1(c) for Response Action Recommendations</p>		

**SECTION 1 (b) 4 Areas Containing Significantly Damaged Friable Miscellaneous ACM**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
STAGE	1ST FL.		4-LF	MISC	INSULATION ON LIGHT CORD	90%	[NOT FOUND]				
<p><u>HAZARD ASSESSMENT:</u></p> <p>0 - Non-ACM</p> <p>1 - significantly damaged</p> <p>2 - damaged &amp; potential for significant damage</p> <p>3 - damaged &amp; potential for damage</p> <p>4 - damaged &amp; low potential for damage</p> <p>5 - ND, but potential for significant damage</p> <p>6 - ND, but potential for damage</p> <p>7 - ND w/ low potential for damage</p>								<p>P = Physical damage</p> <p>W = Water damage</p> <p>D = Deterioration</p> <p>O = Other (indicate in Comments)</p> <p>Visible</p> <p>Accessible</p> <p>Air Movement Low/Medium/High</p> <p>Activity Low/Medium/High</p> <p>Friable</p> <p>Low Potential Damage (LPD)</p> <p>Potential Damage (PD)</p> <p>Potential Significant Damage (PSD)</p>	<p>Refer to Section 1(c) for Response Action Recommendations</p>		

**SECTION 1 (b) 5 Areas Containing ACBM with Potential for Damage  
Thermal System Insulation (TSI), Friable Surfacing & Miscellaneous**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
CLASSROOM	1ST FL.	Rm 136	2 EA	TSI	CEMENTITIOUS- ELBOWS & JOINTS		ABATED DEMOLISHED				
CLASSROOM	1ST FL.	Rm 140	2-4 EA	TSI	CEMENTITIOUS- ELBOWS & JOINTS		ABATED DEMOLISHED				
CLASSROOM	1ST FL.	Rm 150 Tech.	4 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%			N N L L Y X		7
JANITORS STORAGE	1ST FL.	Across Rm 155	12 EA 7 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%	[FIVE REMOVED]		Y Y L L Y X		7
JANITORS STORAGE	1ST FL.	Across Rm 155	22 LF	TSI	PIPE INSULATION	0%			Y N L L Y X		7
1945 BOILER ROOM	1ST FL.		10 LF	TSI	PIPE INSULATION		REMOVED				
CUSTODIAN OFFICE	1ST FL.		100 LF	TSI	PIPE INSULATION	0%			Y Y L L Y X		7
W. JANITORS CLOSET	1ST FL.	Between M&W RR	12 LF	TSI	PIPE INSULATION	0%			Y Y L L Y X		7
W. JANITORS CLOSET	1ST FL.	Between M&W RR	30 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%			Y Y L L Y X		7
CORRIDOR PLENUM	1ST FL.		1200 LF	TSI	PIPE INSULATION	0%			N N L L Y X		7
KITCHEN	1ST FL.		255 LF	TSI	PIPE INSULATION		ABATED				

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- 3 - damaged & potential for damage
- 4 - damaged & low potential for damage
- 5 - ND, but potential for significant damage
- 6 - ND, but potential for damage
- 7 - ND w/ low potential for damage

Refer to Section 1(c) for Response Action Recommendations
Potential Significant Damage (PSSD)
Potential Damage (PD)
Low Potential Damage (LPD)
Friable
Activity Low/Medium/High
Air Movement Low/Medium/High
Accessible
Visible
O = Other (indicate in Comments)
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W = Water damage
P = Physical damage

**SECTION 1 (b) 5 Areas Containing ACM with Potential for Damage  
Thermal System Insulation (TSI), Friable Surfacing & Miscellaneous**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
CAFETERIA FURNACE ROOM	1ST FL.		90 LF	TSI	PIPE INSULATION	0%			Y Y L L Y X		7
GIRLS RESTROOM	1ST FL.		30 LF	TSI	PIPE INSULATION	0%			Y N L L Y X		7
B.O.E. ENTRY	1ST FL.		300-SF	SURF	ACOUSTICAL-CEILING-PLASTER		ABATED				
INDUSTRIAL ARTS (3)	1ST FL.		32-EA	TSI	CEMENTITIOUS-ELBOWS-&-JOINTS		ABATED 2014				
SOUTH AUDITORIUM STAIRWAY	1ST FL.		130-SF	SURF	ACOUSTICAL-CEILING-PLASTER		ABATED 2017				
AUDITORIUM NORTH VESTIBULE	1ST FL.	ADJ. TO STAGE	75 SF	SURF	ACOUSTICAL CEILING PLASTER	0%			Y N L L Y X		6
STAGE	2ND FL.		80-LF	TSI	PIPE-INSULATION		ABATED				
BOILER ROOM #3	2ND FL.		50-70 LF	TSI	ELBOWS-PIPE-INSULATION		ABATED				
BOILER ROOM #3	2ND FL.		140-SF	TSI	DUCTWORK-INSULATION-(EXHAUST)		ABATED				
BOILER ROOM #3	2ND FL.		200-SF	TSI	BOILER-INSULATION		ABATED				
MECHANICAL ROOM	2ND FL.	ACROSS RM 265	20 EA	TSI	CEMENTITIOUS ELBOWS	5%	[PAINTED WHITE] REPAIR 1 ELBOW		Y Y L L Y X		7

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**SECTION 1 (b) 5 Areas Containing ACM with Potential for Damage  
Thermal System Insulation (TSI), Friable Surfacing & Miscellaneous**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage			Present Disturbance Factors				Present Potential for Damage		Hazard Assess.		
											Y	N	L	L	Y	X			
MECHANICAL ROOM	2ND FL.	ACROSS RM 265	25 SF	TSI	BINDER ON DUCTWORK	0%						Y	N	L	L	Y	X		7
CUSTODIAN STORAGE	2ND FL.	ACROSS RM 255	8 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	10%		X				X	N	L	L	Y		X	3
CUSTODIAN STORAGE	2ND FL.	ACROSS RM 255	8 LF	TSI	PIPE INSULATION	0%						Y	N	L	L	Y	X		7
BOILER CORRIDOR	BASE		4 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS		NOT FOUND												
LOWER CORRIDOR	BASE		15 LF	TSI	PIPE INSULATION		NOT FOUND												
NORTH STAIRWELL	BASE		75 LF	TSI	PIPE INSULATION		NOT FOUND												
STORAGE #6 & ADJ. MECH RM	BASE		14 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%						Y	N	L	L	Y	X		7
JANITORS CLOSET	BASE		8 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%						Y	N	L	L	Y	X		7
BOYS LOCKER ROOM	BASE		12 EA 6 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%	[SIX REMOVED]					Y	N	L	L	Y	X		7
BOYS COACHES LOUNGE	BASE		10 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%						Y	N	L	L	Y	X		7

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Refer to Section 1(c) for Response Action Recommendations

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Potential Damage (PD)

Low Potential Damage (LPD)

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Visible

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**SECTION 1 (b) 5 Areas Containing ACM with Potential for Damage  
Thermal System Insulation (TSI), Friable Surfacing & Miscellaneous**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage			Present Disturbance Factors				Present Potential for Damage		Hazard Assess.	
											Y	N	L	L	Y	X		
GIRLS LOCKER ROOM & STORAGE	BASE		25 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%					Y	N	L	L	Y	X		7
STORAGE ADJ TO GIRLS LOCKER ROOM	BASE	OFF SOUTH CORRIDOR	11 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%					Y	N	L	L	Y	X		7
GAME ROOM	BASE		2 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS		ABATED											

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Potential Damage (PD)

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**SECTION 1 (b) 5 Areas Containing ACM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
OFFICES	1ST FL.	Rm 131	350 SF	MISC	VAT FLOOR TILE- & MASTIC		ABATED DEMOLISHED				
OFFICE	1ST FL.	Rm 143	150 SF	MISC	VAT FLOOR TILE- & MASTIC		ABATED DEMOLISHED				
IMC DEPARTMENT	1ST FL.	Rm 148	300 SF	MISC	VAT FLOOR TILE- & MASTIC		ABATED CARPETED				
IMC DEPARTMENT	1ST FL.	Rm 148	300 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
IMC BACK STORAGE	1ST FL.	Rm 150	1,300 SF	MISC	VAT FLOOR TILE & MASTIC	0%	[UNDER CARPET]		N Y L L N	X	7
IMC BACK STORAGE	1ST FL.	Rm 150	1,300 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	Rm 153	1400 SF	MISC	VAT FLOOR TILE & MASTIC	1%	[DAMAGED TILE]	X	Y Y L H N	X	4
CLASSROOM	1ST FL.	Rm 159	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM	1ST FL.	Rm 159	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	Rm 177	1000 750-SF	MISC	VAT FLOOR TILE- & MASTIC		ABATED CARPETED				
CLASSROOM	1ST FL.	Rm 177	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	Rm 179	1000 750-SF	MISC	VAT FLOOR TILE- & MASTIC		ABATED CARPETED				
CLASSROOM	1ST FL.	Rm 179	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7

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**SECTION 1 (b) 5 Areas Containing ACBM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
CLASSROOM	1ST FL.	Rm 181	4000-300-SF	MISC	VAT FLOOR TILE & MASTIC		ABATED CARPETED				
CLASSROOM-Book Storage	1ST FL.	Rm 183	2800-180 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM- Storage	1ST FL.	Rm 487 185	2800 150 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L M N	X	7
CLASSROOM	1ST FL.	Rm 191	4000 300 SF	MISC	VAT FLOOR TILE & MASTIC ONLY	0%	FLOOR TILE REMOVED 2019		N N L M N	X	7
BOOKROOM	1ST FL.	ACROSS ROOM 159	300 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
BOOKROOM	1ST FL.	ACROSS ROOM 159	4000 300 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L M N	X	7
MAIN CORRIDOR	1ST FL.		1000 SF	M/NF2	CEMENTITIOUS WALL PLASTER	0%			Y Y M L N	X	7
INDUSTRIAL ARTS	1ST FL.		1450 SF	MISC	VAT FLOOR TILE & MASTIC		ABATED DEMOLISHED				
CHOIR ROOM	1ST FL.		4500 SF	MISC	VAT FLOOR TILE & MASTIC	0%	NONE CARPET				
BAND / CHORAL	1ST FL.		5,600 SF	MISC	12"X12" CEILING TILE MASTIC	0%	[NEW LISTING]		N N L L N	X	7
MAIN OFFICE M & W RESTROOMS	1ST FL.		40 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L L N	X	7
MAIN OFFICES	1ST FL.		1,700 SF	MISC	12"X12" CEILING TILE MASTIC	0%	[NEW LISTING]		N N L L N	X	7
B.O.E. ENTRY	1ST FL.		250-SF	MISC	VAT FLOOR TILE & MASTIC		ABATED CARPETED				

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**SECTION 1 (b) 5 Areas Containing ACM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
TREASURER OFFICE	1ST FL.	FURNACE ROOM	25 SF	MISC	VAT FLOOR TILE & MASTIC	1%	[MISSING TILE]	X	Y Y L M N	X	4
MAIN OFFICE	1ST FL.	LOUNGE	130 SF	MISC	VAT FLOOR TILE & MASTIC	5%	[MISSING TILES]	X	Y Y L M N	X	4
MAIN OFFICE	1ST FL.	ANNOUNCEMENT	25 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L M N	X	7
TREASURER OFFICES (3)	1ST FL.		950 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
TREASURER OFFICE	1ST FL.	CONFERENCE ROOM	600 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
STORAGE	1ST FL.	ROOM 130	200 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 152	900 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 154	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CAFETERIA CORRIDOR	1ST FL.		175 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CAFETERIA STORAGE (2)	1ST FL.		375 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
SNACK BAR	1ST FL.		160 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
ATHLETIC TRAINER	1ST FL.		325 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CAFETERIA	1ST FL.		4,500 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7

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**SECTION 1 (b) 5 Areas Containing ACBM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
CAFETERIA / COURTYARD CORRIDOR	1ST FL.		2,150 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CONCESSIONS	1ST FL.		120 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
TROPHY CASE CORRIDOR	1ST FL.		1,400 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 160	800 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
GYM MAIN CORRIDOR	1ST FL.		1,250 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
COURTYARD / 183 CORRIDOR	1ST FL.		950 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 189	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 187	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 173	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 173	42 SF (2EA)	MISC	FIRE DOOR CORE	0%			N N L L N	X	7
DOOR 15 LOBBY	1ST FL.		375 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 192B	200 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CORRIDOR ADJ TO ROOM 192B	1ST FL.		240 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7

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**SECTION 1 (b) 5 Areas Containing ACBM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
CLASSROOM	1ST FL.	ROOM 162/164	1,000 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
COPY ROOM	1ST FL.		145 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 157	1,000 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	1ST FL.	ROOM 151	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLINIC	1ST FL.		220 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 255	1450 SF	MISC	ROLLED FLOORING	0%	NEWER MAT'L		Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 257	800 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 257	800 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 259	350 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 259	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 259A	350 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 259A	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 261	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7

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**SECTION 1 (b) 5 Areas Containing ACBM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
CLASSROOM	2ND FL.	ROOM 261	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 263	730 SF	MISC	ROLLED FLOORING	0%	NEWER MAT'L		Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 263	730 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 264	1,100 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 264	1,100 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 266	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 266	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 275	600 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
CLASSROOM	2ND FL.	ROOM 275	600 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 277	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7
CLASSROOM	2ND FL.	ROOM 277	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
STORAGE	2ND FL.	ROOM 279	300 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N	X	7
STORAGE	2ND FL.	ROOM 279	300 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N	X	7

**HAZARD ASSESSMENT:**

- 0 - Non-ACM
- 1 - significantly damaged
- 2 - damaged & potential for significant damage
- 3 - damaged & potential for damage
- 4 - damaged & low potential for damage
- 5 - ND, but potential for significant damage
- 6 - ND, but potential for damage
- 7 - ND w/ low potential for damage

Refer to Section 1(c) for Response Action Recommendations
Potential Significant Damage (PSD)
Potential Damage (PD)
Low Potential Damage (LPD)
Friable
Activity Low/Medium/High
Air Movement Low/Medium/High
Accessible
Visible
O = Other (Indicate in Comments)
D = Deterioration
W = Water damage
P = Physical damage

**SECTION 1 (b) 5 Areas Containing ACM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.
CLASSROOM	2ND FL.	ROOM 250	1,800 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
CLASSROOM	2ND FL.	ROOM 258	900 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
STORAGE	2ND FL.	ROOM 260	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
CLASSROOM	2ND FL.	ROOM 262	800 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
CENTER STAIRWELL	2ND FL.		200 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
TEACHERS LOUNGE	2ND FL.	ROOM 268	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
STAIRWELL ADJ TO ROOM 279	2ND FL.		325 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
CLASSROOM	2ND FL.	ROOM 269	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
CLASSROOM	2ND FL.	ROOM 265	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
OFFICE	2ND FL.	ROOM 253	200 SF	MISC	12"X12" CEILING TILE MASTIC	0%			N N L L N X		7
CORRIDOR	2ND FL.		1000 SF	M/NF2	CEMENTITIOUS WALL PLASTER	0%			Y Y L L N X		7
BOYS PHYS ED OFFICE	BASE		200 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N X		7
GIRLS LOCKER OFFICE	BASE		200 SF	MISC	VAT FLOOR TILE & MASTIC	0%			Y Y L H N X		7

**HAZARD ASSESSMENT:**

- 0 - Non-ACM
- 1 - significantly damaged
- 2 - damaged & potential for significant damage
- 3 - damaged & potential for damage
- 4 - damaged & low potential for damage
- 5 - ND, but potential for significant damage
- 6 - ND, but potential for damage
- 7 - ND w/ low potential for damage

Refer to Section 1(c) for Response Action Recommendations

Potential Significant Damage (P(SD))

Potential Damage (PD)

Low Potential Damage (LPD)

Friable

Activity Low/Medium/High

Air Movement Low/Medium/High

Accessible

Visible

O = Other (indicate in Comments)

D = Deterioration

W = Water damage

P = Physical damage

**SECTION 1 (b) 5 Areas Containing ACM with Potential for Damage  
Miscellaneous Category I & II Non-Friable**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage	Present Disturbance Factors	Present Potential for Damage	Hazard Assess.									
BOYS COACHES OFFICE	BASE		150 SF	MISC	VAT FLOOR TILE & MASTIC	1%	[MISSING TILE]	P	Y Y L L N X		4									
WRESTLING ROOM	BASE		2,350-SF	MISC	VAT FLOOR TILE & MASTIC	0%	ABATED 2016													
<p><u>HAZARD ASSESSMENT:</u></p> <p>0 - Non-ACM            1 - significantly damaged            2 - damaged &amp; potential for significant damage            3 - damaged &amp; potential for damage            4 - damaged &amp; low potential for damage            5 - ND, but potential for significant damage            6 - ND, but potential for damage            7 - ND w/ low potential for damage</p>								P = Physical damage	W = Water damage	D = Deterioration	O = Other (indicate in Comments)	Visible	Accessible	Air Movement Low/Medium/High	Activity Low/Medium/High	Friable	Low Potential Damage (LPD)	Potential Significant Damage (PSD)	Potential Significant Damage (PSD)	Refer to Section 1(c) for Response Action Recommendations

**SECTION 1 (b) 6 Areas Containing ACM with Potential for Significant Damage**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Cause of Damage			Present Disturbance Factors			Present Potential for Damage			Hazard Assess.			
<p><u>HAZARD ASSESSMENT:</u></p> <p>0 - Non-ACM</p> <p>1 - significantly damaged</p> <p>2 - damaged &amp; potential for significant damage</p> <p>3 - damaged &amp; potential for damage</p> <p>4 - damaged &amp; low potential for damage</p> <p>5 - ND, but potential for significant damage</p> <p>6 - ND, but potential for damage</p> <p>7 - ND w/ low potential for damage</p>								P = Physical damage	W = Water damage	D = Deterioration	O = Other (indicate in Comments)	Visible	Accessible	Air Movement Low/Medium/High	Activity Low/Medium/High	Friable	Low Potential Damage (LPD)	Potential Damage (PD)	Potential Significant Damage (PSD)	Refer to Section 1(c) for Response Action Recommendations



## **CERTIFICATION**

I hereby certify that all of the work performed and assessments made thereof were done in accordance with the EPA Asbestos Hazard Emergency Response Act (AHERA) regulations.

Dated this 10<sup>th</sup> day of June, 2022

George Kalevakis  
Asbestos Hazard Evaluation Specialist  
ES3830

**1 (c). RESPONSE ACTIONS RECOMMENDATIONS**

**1 (c) 1. Removal**

It is recommended that the asbestos containing materials in the following areas be removed by a State of Ohio licensed Contractor. This recommendation is made after evaluating the information contained in the building inspection survey for ACBM, and is based upon the assessments made by the accredited building inspector. Final clearance samples are required to be collected for each project work area by a State licensed Asbestos Hazard Evaluation Specialist, and analyzed by a NVLAP accredited laboratory using either the AHERA protocol for TEM or for PCM samples.

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.

### 1 (c) 2. Encapsulation

It is recommended that the asbestos containing materials in the following areas be encapsulated by a State of Ohio licensed Contractor. This recommendation is made after evaluating the information contained in the building inspection survey for ACBM, and is based upon the assessments made by the accredited building inspector. Final clearance samples are required to be collected for each project work area by a State licensed Asbestos Hazard Evaluation Specialist, and analyzed by a NVLAP accredited laboratory using either the AHERA protocol for TEM or PCM samples.

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.

**1 (c) 3. Enclosure**

It is recommended that the asbestos containing materials in the following areas within the school districts buildings be enclosed in an airtight enclosure by a State of Ohio licensed Contractor. This recommendation is made after evaluating the information contained in the building inspection survey for ACBM, and is based upon the assessments made by the accredited building inspector. Final clearance samples are required to be collected for each project work area by a State licensed Asbestos Hazard Evaluation Specialist, and analyzed by a NVLAP accredited laboratory using either the AHERA protocol for TEM or PCM samples.

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.

### 1 (c) 4. Repair

It is recommended that the asbestos containing materials in the following areas be repaired by a State of Ohio licensed Contractor, or properly trained school district employees who have completed the 16-hour training as required in the AHERA regulations. After the material has been repaired, it will be included in the school districts Operations and Maintenance Program (O&M). This recommendation is made after evaluating the information contained in the building inspection survey for ACBM, and is based upon the assessments made by the accredited building inspector.

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.
BOYS RESTROOM	1ST FL.		30 LF	TSI	PIPE INSULATION	2%	EXPOSED ENDS	4
JANITORS STORAGE	1ST FL.	ACROSS ROOM 155	12 EA 7 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%	2-NEED REPAIR [5 REMOVED]	6
CUSTODIAN STORAGE	2ND. FL.	ACROSS ROOM 255	8 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	10%	1 NEEDS REPAIR	4
GYMNASIUM	1ST FL.		6000 SF	SURF	ACOUSTICAL CEILING PLASTER	5%	WATER DAMAGE	3
STAGE	1ST FL.		4 LF	M/NF2	INSULATION ON LIGHT CORD	90%	NOT FOUND	
MAIN CORRIDOR	1ST FL.		1000 SF	M/NF2	CEMENTITIOUS PLASTER SOFFIT	2%	[Material is actually Cat. II Non-Friable]	4
MECHANICAL ROOM	2ND. FL.	ACROSS ROOM 268	20 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	5%	1 NEEDS REPAIR	4

## 1 (c) 5. Operations and Maintenance

It is recommended that the asbestos containing materials in the following areas be maintained in accordance with the Operations and Maintenance (O&M) Program. This recommendation is made after evaluating the information contained in the building inspection survey for ACBM, and is based upon the assessments made by the accredited building inspector. This inventory doe NOT include the materials listed in the previous sections nor materials that have been abated/removed or that were not found.

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.
CLASSROOM	1ST FL.	ROOM 150 TECHNOLOGY	4 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%		7
JANITORS STORAGE	1ST FL.	ACROSS ROOM 155	42 LF 7 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%	[FIVE REMOVED]	7
JANITORS STORAGE	1ST FL.	ACROSS ROOM 155	22 LF	TSI	PIPE INSULATION	0%		7
CUSTODIAN OFFICE	1ST FL.		100 LF	TSI	PIPE INSULATION	0%		7
W. JANITORS CLOSET	1ST FL.	BETWEEN M & W RESTROOMS	12 LF	TSI	PIPE INSULATION	0%		7
CORRIDOR PLENUM	1ST FL.		1200 LF	TSI	PIPE INSULATION	0%		7
W. JANITORS CLOSET	1ST FL.	BETWEEN M & W RESTROOMS	30 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%		7
GIRLS RESTROOM	1ST FL.		30 LF	TSI	PIPE INSULATION	0%		7
CAFETERIA FURNACE ROOM	1ST FL.		90 LF	TSI	PIPE INSULATION	0%		7
MECHANICAL ROOM	2ND FL.		20 EA	TSI	CEMENTITIOUS ELBOWS	5%	[PAINTED WHITE]	7
MECHANICAL ROOM	2ND FL.		25 SF	TSI	BINDER ON DUCTWORK	0%		7
CUSTODIAN STORAGE	2ND FL.	ACROSS RM 255	8 LF	TSI	PIPE INSULATION	0%		7
STORAGE #6 & ADJ MECH ROOM	BASE		14 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%		7
JANITORS CLOSET	BASE		8 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%		7
BOYS LOCKER ROOM	BASE		42 EA 6 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%	[SIX REMOVED]	7
BOYS COACHES OFFICE	BASE		10 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%		7
BOYS COACHES OFFICE	BASE		150 SF	MISC	VAT FLOOR TILE & MASTIC	2%		4

1 (c) 5. Operations and Maintenance (continued)

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.
GIRLS LOCKER ROOM & STORAGE	BASE		25 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%		7
STORAGE ADJ TO GIRLS LOCKER ROOM	BASE	OFF CORRIDOR SOUTH	11 EA	TSI	CEMENTITIOUS ELBOWS & JOINTS	0%		7
IMC BACK STORAGE	1ST FL.	ROOM 150	1,300 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
IMC BACK STORAGE	1ST FL.	ROOM 150	1300 SF	MISC	VAT FLOOR TILE & MASTIC	0%	[UNDER CARPET]	7
CLASSROOM	1ST FL.	Rm 153	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	1ST FL.	Rm 159	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	1ST FL.	Rm 159	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
STORAGE	1ST FL.	Rm 187 185	2800 150 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	1ST FL.	Rm 191	4000 300 SF	MISC	VAT FLOOR TILE & MASTIC ONLY	0%	FLOOR TILE REMOVED 2019	7
BOOKROOM	1ST FL.	ACROSS RM 159	4000 300 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
BOOKROOM	1ST FL.	ACROSS RM 159	300 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
MAIN CORRIDOR	1ST FL.		1000 SF	M/NF2	CEMENTITIOUS WALL PLASTER	0%		7
MAIN OFFICE M & W RESTROOMS	1ST FL.		40 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
STAGE AREA	1ST FL.		400 SF	MISC	FIRE CURTAIN	0%		7
BOOK STORAGE	1ST FL.	Rm 183	180 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
BAND CORRIDOR STORAGE (3)	1ST FL.		250 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
BAND / CHORAL	1ST FL.		5,600 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
TREASURER OFFICE	1ST FL.	FURNACE ROOM	25 SF	MISC	VAT FLOOR TILE & MASTIC	1%	[MISSING TILE]	4
MAIN OFFICE	1ST FL.	LOUNGE	130 SF	MISC	VAT FLOOR TILE & MASTIC	5%	[MISSING TILES]	4
MAIN OFFICE	1ST FL.	ANNOUNCEMENT	25 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7

**1 (c) 5. Operations and Maintenance (continued)**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.
TREASURER OFFICES (3)	1ST FL.		950 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
TREASURER OFFICE	1ST FL.	CONFERENCE ROOM	600 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
AUDITORIUM NORTH VESTIBULE	1ST FL.	ADJ TO STAGE	75 SF	SURF	ACOUSTICAL CEILING PLASTER	0%		6
W GYM VESTIBULE	1ST FL.		200 SF	M/NF2	GYPSUM BOARD CEILING / STUCCO	0%	REMOVED	7
IMC DEPARTMENT	1ST FL.	Rm 148	300 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
BOE ENTRY & ADJACENT CORRIDORS	1ST FL.		1,100 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
STORAGE	1ST FL.	ROOM 130	200 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 152	900 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 154	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CAFETERIA CORRIDOR	1ST FL.		175 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CAFETERIA STORAGE (2)	1ST FL.		375 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
SNACK BAR	1ST FL.		160 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
ATHLETIC TRAINER	1ST FL.		325 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CAFETERIA	1ST FL.		4,500 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CAFETERIA / COURTYARD CORRIDOR	1ST FL.		2,150 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CONCESSIONS	1ST FL.		120 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
TROPHY CASE CORRIDOR	1ST FL.		1,400 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 160	800 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
GYM MAIN CORRIDOR	1ST FL.		1,250 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
COURTYARD / 183 CORRIDOR	1ST FL.		950 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7

**1 (c) 5. Operations and Maintenance (continued)**

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.
CLASSROOM	1ST FL.	ROOM 189	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 187	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	Rm 179	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	Rm 177	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 173	750 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 173	42 SF (2EA)	MISC	FIRE DOOR CORE	0%		7
DOOR 15 LOBBY	1ST FL.		375 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 192B	200 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CORRIDOR ADJ TO ROOM 192B	1ST FL.		240 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 162/164	1,000 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
COPY ROOM	1ST FL.		145 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 157	1,000 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	1ST FL.	ROOM 151	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLINIC	1ST FL.		220 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
MAIN OFFICES	1ST FL.		1,700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 255	1,450 SF	MISC	ROLLED FLOORING	0%	NEWER MAT'L	7
CLASSROOM	2ND FL.	ROOM 257	800 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 257	800 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 259	350 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 259	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%		

1 (c) 5. Operations and Maintenance (continued)

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.
CLASSROOM	2ND FL.	ROOM 259A	350 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 259A	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%		
CLASSROOM	2ND FL.	ROOM 261	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 261	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	RM 263	730 SF	MISC	ROLLED FLOORING	0%	NEWER MAT'L	7
CLASSROOM	2ND FL.	ROOM 263	730 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 264	1,100 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 264	1,100 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 266	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 266	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 275	600 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 275	600 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 277	700 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 277	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 279	300 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 279	300 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 250	1,800 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 258	900 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
STORAGE	2ND FL.	ROOM 260	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 262	800 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7

1 (c) 5. Operations and Maintenance (continued)

Functional Area	Floor #	Rm #	SF/LF	Material Type	Material Description	% Damage	COMMENT	Hazard Assess.
CENTER STAIRWELL	2ND FL.		200 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
TEACHERS LOUNGE	2ND FL.	ROOM 268	350 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
STAIRWELL ADJ TO ROOM 279	2ND FL.		325 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 271	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 269	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CLASSROOM	2ND FL.	ROOM 265	700 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
OFFICE	2ND FL.	ROOM 253	200 SF	MISC	12"X12" CEILING TILE MASTIC	0%		7
CORRIDOR	2ND FL.		1000 SF	M/NF2	CEMENTITIOUS WALL PLASTER	0%		7
GIRLS LOCKER OFFICE	BASE		200 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
BOYS PHYS ED OFFICE	BASE		200 SF	MISC	VAT FLOOR TILE & MASTIC	0%		7
BOYS COACHES OFFICE	BASE		150 SF	MISC	VAT FLOOR TILE & MASTIC	2%		4



**1 (d). RECOMMENDATIONS**

The above recommendations were prepared by George Kalevakis of EA Group Inc, Ohio Asbestos Hazard Evaluation Specialist (ES3830) and Ohio Asbestos Hazard Abatement Specialist (AS22845).

George Kalevakis  
Industrial Engineer



# TRAINING SERVICES INTERNATIONAL

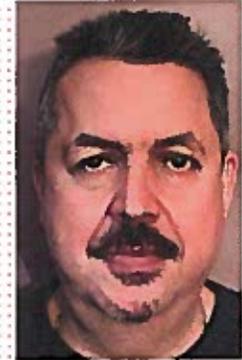
## Asbestos Building Inspector Refresher

Certificate

This is to certify

# George Kalevakis

## XXX-XX-2336



has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Building Inspector Refresher and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act, State of Indiana requirements under 326 IAC 18-2, Chapter 3745-22 Ohio Administrative Code, and State of Michigan MCL Section 338.340.

Training Manager

12/22/22

Expiration Date

12/22/21

Date(s) of Course

12/22/21

Examination Date

Online Webinar

Course Location

33150 Lakeland Blvd.  
Cleveland, OH 44095  
www.TSItraining.com

Course Certificate No. **21 TSI 88775 ir**



# TRAINING SERVICES INTERNATIONAL

## Asbestos Management Planner Refresher

Certificate

This is to certify

# George Kalevakis

## XXX-XX-2336



has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Management Planner Refresher and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act, State of Indiana requirements under 326 IAC 18-2, and Chapter 3745-22 Ohio Administrative Code,

Training Manager

12/22/22

Expiration Date

12/22/21

Date(s) of Course

12/22/21

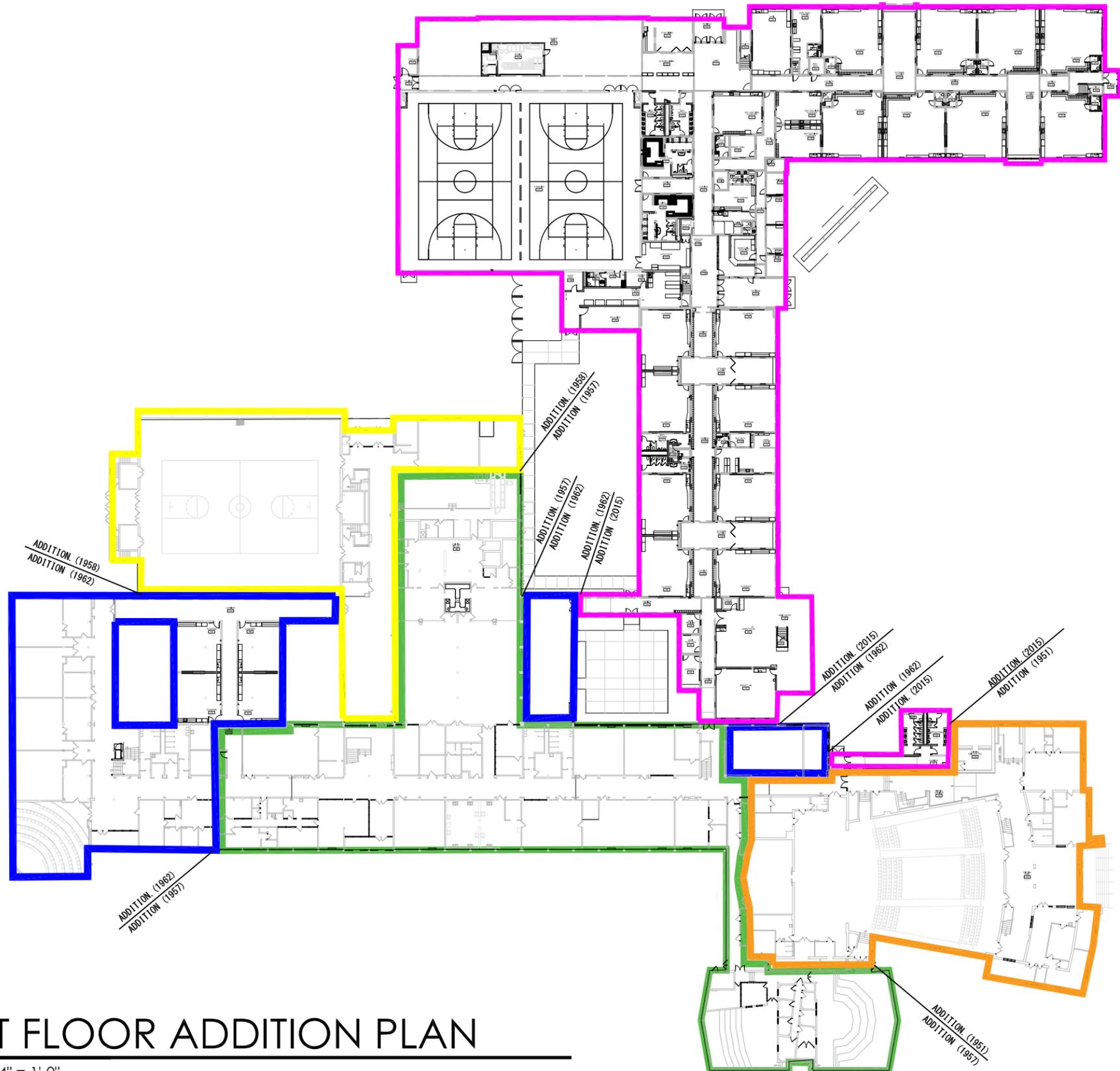
Examination Date

Online Webinar

Course Location

33150 Lakeland Blvd.  
Cleveland, OH 44095  
www.TSItraining.com

Course Certificate No. **21 TSI 88800 mpr**



**BROOKLYN SCHOOLS**

BROOKLYN CITY SCHOOLS DISTRICT	
AVG SCHOOL ASSESSMENT	
CONSTRUCTION DATES:	
1951,1957,1958,1962,2015	
ACREAGE:	15.5
TOTAL SF:	231,113
GRADES:	K-12
CURRENT ENROLLMENT:	1,219
SQUARE FEET PER STUDENT:	189
DATE ISSUED:	NOV, 2022

LEGENDS:

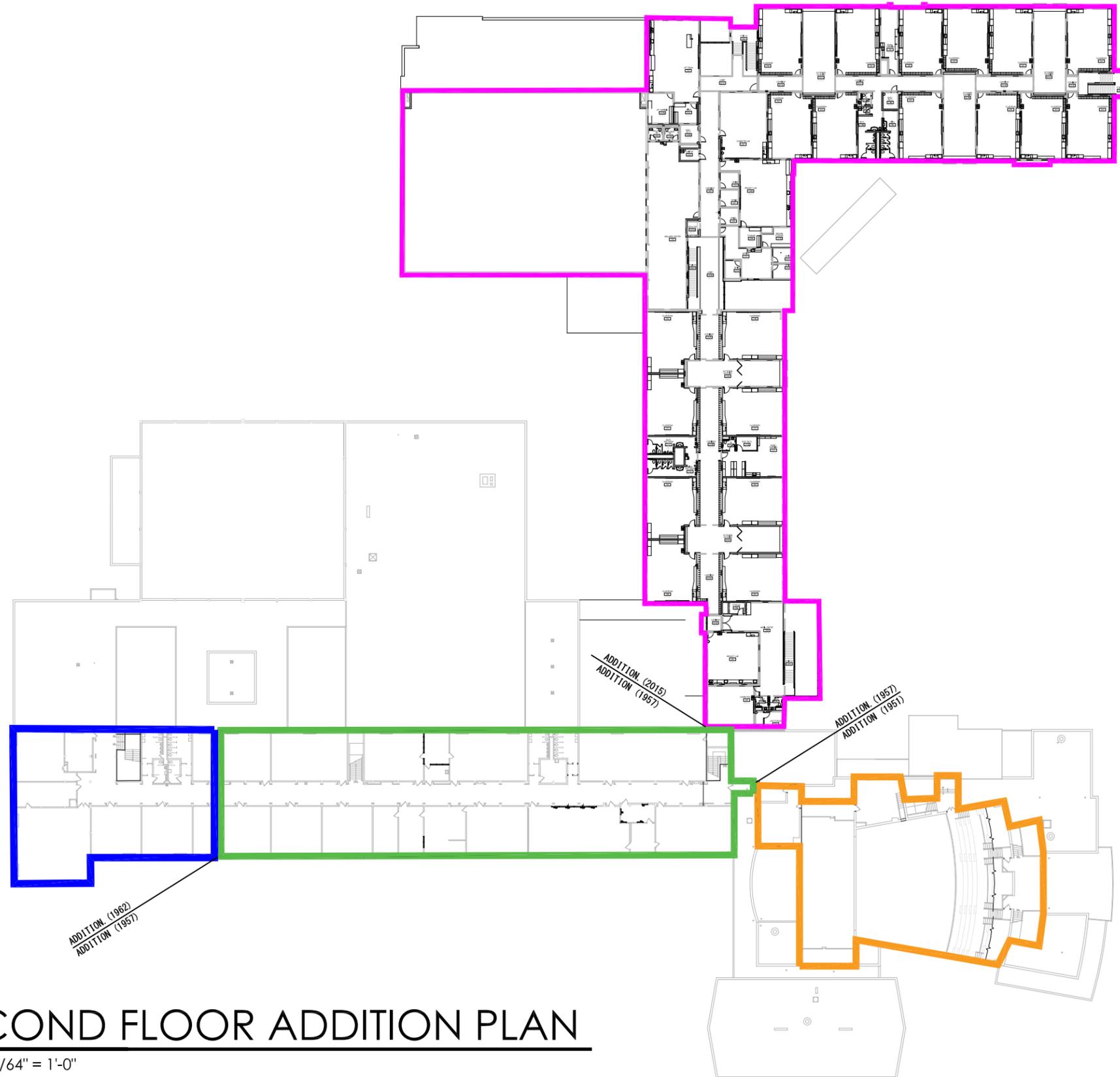
CONSTRUCTION DATES	
	ADDITION (1951)
	ADDITION (1957)
	ADDITION (1958)
	ADD. AND RENO (1962)
	ADD. AND RENO (2015)



**FIRST FLOOR ADDITION PLAN**

SCALE: 1/64" = 1'-0"  
 0 32' 64' 128'

SHEET NO  
 OF



# BROOKLYN SCHOOLS

BROOKLYN CITY SCHOOLS DISTRICT

AVG SCHOOL ASSESSMENT

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1951,1957,1958,1962,2015

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DATE ISSUED:

NOV, 2022

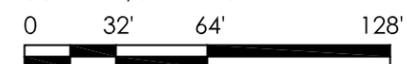
LEGENDS:

CONSTRUCTION DATES	
	ADDITION (1951)
	ADDITION (1957)
	ADDITION (1958)
	ADD. AND RENO (1962)
	ADD. AND RENO (2015)

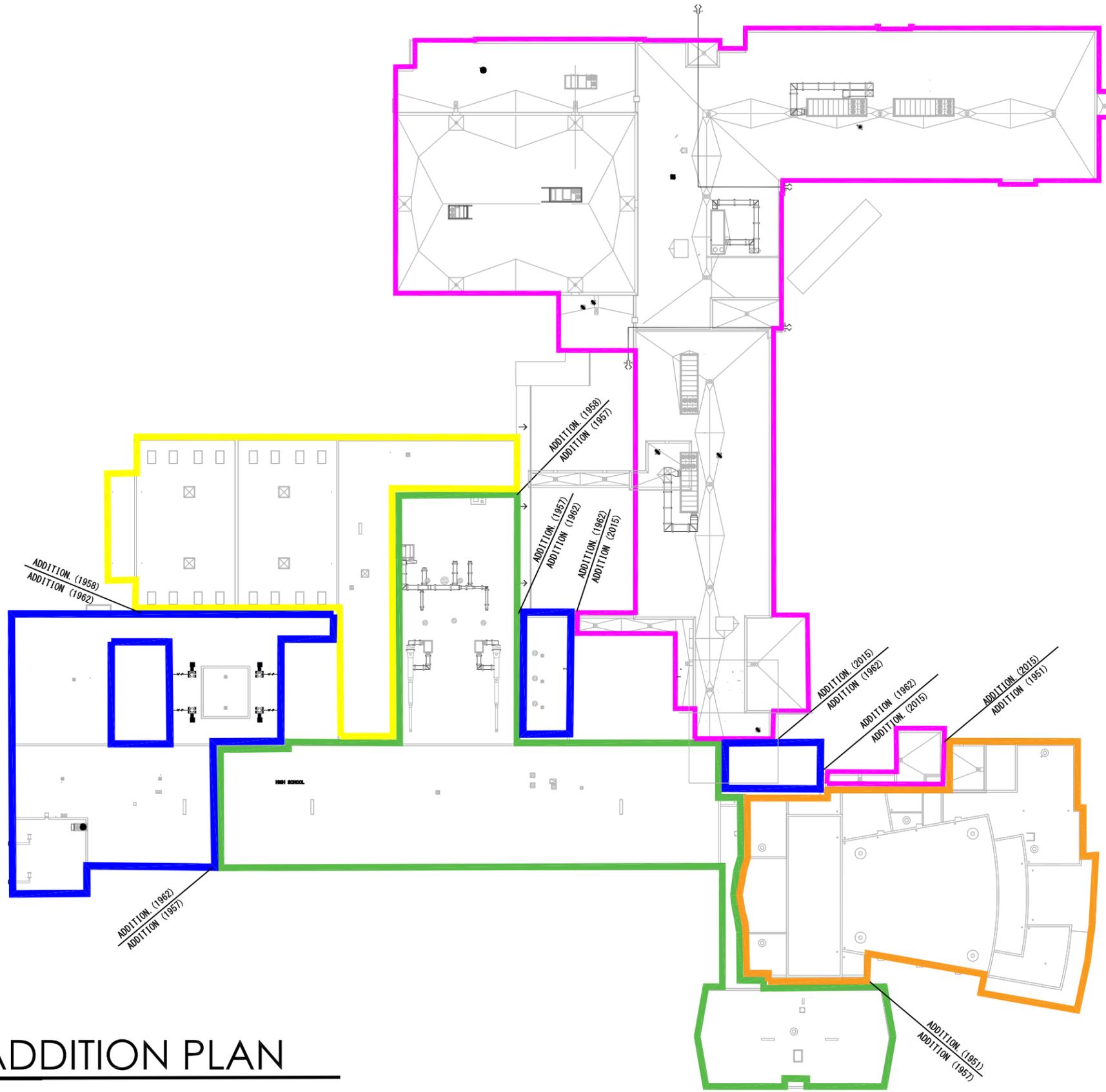


## SECOND FLOOR ADDITION PLAN

SCALE: 1/64" = 1'-0"



SHEET NO  
OF



**BROOKLYN SCHOOLS**

BROOKLYN CITY SCHOOLS DISTRICT

AVG SCHOOL ASSESSMENT

CONSTRUCTION DATES:

1951,1957,1958,1962,2015

ACREAGE:

15.5

TOTAL SF:

231,113

GRADES:

K-12

CURRENT ENROLLMENT:

1,219

SQUARE FEET PER STUDENT:

189

DATE ISSUED:

NOV, 2022

**LEGENDS:**

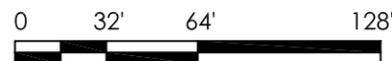
**CONSTRUCTION DATES**

- ADDITION (1951)
- ADDITION (1957)
- ADDITION (1958)
- ADD. AND RENO (1962)
- ADD. AND RENO (2015)



**ROOF ADDITION PLAN**

SCALE: 1/64" = 1'-0"



SHEET NO  
OF

# Stadium Assessment

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**Brooklyn City Schools Athletic Facilities Master Plan**  
**Brooklyn, Ohio**

**DRAFT**

3/7/2023 - Revised 6/14/2023

The following is a probable cost of construction, not a guarantee of the actual costs.

	Item	Quantity	Units	Cost/Unit	Base Bid
<b>Base Bid Items</b>					
<b>#1: Complex Entry Signs</b>					
1	Complex Entry Signs (Pronounced Arch Entry)	2	EA	\$50,000.00	\$100,000.00
				<b>Subtotal</b>	<b>\$100,000.00</b>
<b>#2: Hurricane Alley</b>					
1	Hurricane Alley West (Full Depth Replacement Heavy Duty)	28,236	SF	\$9.90	\$279,536.40
2	Hurricane Alley East MIL and Resurface Asphalt	33,355	SF	\$6.00	\$200,130.00
				<b>Subtotal</b>	<b>\$479,666.40</b>
<b>#3: Stadium Parking Lots</b>					
#3 on MP	Stadium West Parking Lot (new configuration)	95,543	SF	\$9.90	\$945,875.70
#4 on MP	Stadium East Parking Lot Existing MIL and Resurface Asphalt	24,287	SF	\$6.00	\$145,722.00
#5 on MP	Softball Parking Lot Existing MIL and Resurface Asphalt	20,250	SF	\$6.00	\$121,500.00
				<b>Subtotal</b>	<b>\$1,213,097.70</b>
<b>#6: Stadium Event Authorized Zone</b>					
1	Stadium Event Authorized Zone - Gate (if needed)	1			\$0.00
	<b>No Cost Associated</b>			<b>Subtotal</b>	<b>\$0.00</b>
<b>#7: Hurricane Way</b>					
1	Hurricane Way - (Pedestrian Connection Spine/Designed to finalized /Walk of Fame)	1	LS	<b>Allowance</b>	\$250,000.00
				<b>Subtotal</b>	<b>\$250,000.00</b>
<b>#8: Complex West Hub</b>					
1	Complex West Hub (No Cost Associated)		EA		<b>\$0.00</b>
<b>#9: Complex East Hub</b>					
1	Complex East Hub (Sail Canopy w/ 1,800 SF of Concrete)	1	LS	\$60,000.00	<b>\$0.00</b>
				<b>Subtotal</b>	<b>\$0.00</b>
<b>#10: Connection / Walking Path</b>					
1	Connection / Walking Path Throughout	28,620	SF	\$10.00	\$286,200.00
				<b>Subtotal</b>	<b>\$286,200.00</b>
<b>#11: Potential Additional Parking</b>					
1	Potential Overflow Parking	1	LS	\$0.00	\$0.00
	<b>No Cost at This Time</b>			<b>Subtotal</b>	<b>\$0.00</b>
<b>#12: Stadium Emergency Access</b>					
1	Stadium Emergency Access - Included in Item #2	1	SF		\$0.00
				<b>Subtotal</b>	<b>\$0.00</b>
<b>#13 New Field House Building</b>					
1	New Field House Building \$420/SF	12,840	SF	\$0.00	\$0.00
				<b>Subtotal</b>	<b>\$0.00</b>

	Item	Quantity	Units	Cost/Units	Base Bid	
<b>#14: New Stadium Home Gate Building</b>						
1	New Stadium Home Gate Building	\$420/SF	2,138	SF	\$0.00	
					<b>Subtotal</b>	<b>\$0.00</b>

<b>#15: New Stadium Visitor Gate Building</b>						
1	New Stadium Visitor Gate Building		1,287	SF	\$420.00	
					<b>Subtotal</b>	<b>\$540,540.00</b>

<b>#16: New West Pavilion</b>						
1	Concrete Pad Area		2,200	SF	\$10.00	
2	Structure 50' x 30'		1,500	SF	\$100.00	
					<b>Subtotal</b>	<b>\$172,000.00</b>

<b>#17 Practice Field</b>						
1	Seed/Striping Allowance (No Drainage)		1	LS	\$40,000.00	
					<b>Subtotal</b>	<b>\$40,000.00</b>

<b>#18: Reconfigured Track Area (For Discus &amp; Shot Put only)</b>						
1	New Shot Put Area/Discus (Allowance)		1	LS	\$25,000.00	
					<b>Subtotal</b>	<b>\$25,000.00</b>

<b>#19: New Stadium Fencing</b>						
1	Replace Existing Chain Link at Stadium		1,214	LF	\$60.00	
3	Decorative Fence & Masonry Piers		700	LF	\$120.00	
4	New Chain Link Fence Black Vinyl 4'-0"		1,593	LF	\$40.00	
					<b>Subtotal</b>	<b>\$220,560.00</b>

<b>#20: New / Repaired Stadium Paving</b>						
1	New Concrete Sidewalk (Calculation in the Stadium)		39,081	SF	\$10.00	
					<b>Subtotal</b>	<b>\$390,810.00</b>

<b>#21: New Stadium Lighting / Sound</b>						
1	Lighting (Allowance)			LS	\$400,000.00	
2	Sound (Allowance)			LS	\$60,000.00	
					<b>Subtotal</b>	<b>\$460,000.00</b>

<b>#22 New Scoreboards</b>						
1	Scoreboards (Stadium Scoreboard Provided without Video) (Softball/Baseball Scoreboard deleted)		3	EA	\$150,000.00	
					<b>Subtotal</b>	<b>\$150,000.00</b>

<b>#23 Bleacher Improvements</b>						
1	Bleacher Improvements - (Allowance for skirts/ramp, locker/restroom improvements/rails, waterproofing of steps, HVAC, lights, paint, etc.)			LS	\$2,000,000.00	
					<b>Subtotal</b>	<b>\$2,000,000.00</b>

	Item	Quantity	Units	Cost/Unit	Base Bid
<b>#24: Existing Bus Garage</b>					
1	Upgrades (Painting metal siding) Allowance		LS	\$20,000.00	\$20,000.00
				<b>Subtotal</b>	<b>\$20,000.00</b>

**#25: New Complex Service Yard**

1	Dumpster/Concrete Pad Area (Included in Item #15)		LS		\$0.00
				<b>Subtotal</b>	<b>\$0.00</b>

**#26: New Synthetic Turf Baseball Field**

1	Drainage for Baseball & Softball included	1	LS	\$1,500,000.00	\$1,500,000.00
2	Demo Existing Field				
3	Strip & Stockpile Topsoil				
4	Earthwork & Disposal of Excess Topsoil				
5	Stormwater Management, SWPPP				
6	Synthetic Turf with Baseball Markings (Infield & Outfield)				
7	Synthetic Turf Aggregate Base and Subdrainage (Infield & Outfield)				
8	Bullpens (Synthetic Turf)				
9	Concrete Mow Edge & Nailer				
10	6'H Chain Link Fence (Black Vinyl) and Gates				
11	Net Backstop				
12	Fine Grade & Seed				
13	New Dugouts	2	EA	\$35,000.00	\$70,000.00
14	Bleachers 300 Seats	1	LS	\$85,000.00	\$85,000.00
15	Concrete for Bleachers	2,500	SF	\$10.00	\$25,000.00
				<b>Subtotal</b>	<b>\$1,680,000.00</b>

**#27: Multi-Purpose Natural Turf Field**

1	Demo & Disposal	1	LS	\$10,000.00	\$10,000.00
2	Strip & Stockpile Topsoil	10,500	SY	\$3.00	\$31,500.00
3	Site Draining	3,500	CY	\$15.00	\$52,500.00
4	Stormwater Management allowance	1	LS	\$75,000.00	\$75,000.00
5	SWPPP Allowance	1	LS	\$75,000.00	\$75,000.00
6	Field Drainage	1	LS	\$50,000.00	\$50,000.00
7	Netting (30' tall behind endzone)	400	LF	\$250.00	\$100,000.00
8	Football & Soccer Goal Post	2	EA	\$15,000.00	\$30,000.00
9	6'H Chain Link Fence (Black Vinyl) and Gates (Perimeter Fencing) - Match Ex.	1,500	LF	\$125.00	\$187,500.00
10	Modify & Re-Spread Topsoil	10500	SY	\$2.00	\$21,000.00
11	Fine Grading, Seed & Mulch	10500	LS	\$3.00	\$31,500.00
12	Field Irrigation	93,100	SY	\$2.00	\$186,200.00
				<b>Subtotal</b>	<b>\$850,200.00</b>

**#28: New Synthetic Turf Softball Field**

1	General Conditions/Bonds/Insurance/Mobilization (Stormwater Included in Item #26)		LS	\$700,000.00	<b>\$700,000.00</b>
2	Strip and Stockpile Soil		SY		
3	Earthwork & Disposal of Excess Topsoil		CY		
4	Synthetic Turf with Softball Markings (Infield and Outfield)		SF		
5	Synthetic Turf Aggregate Base and Subdrainage (Infield & Outfield)		SF		
6	Concrete Mow Edge & Nailer		LF		
7	Concrete Walks		SF		
8	6'H Chain Link Fence (Black Vinyl) & Gates		LF		
9	New Spectator Seating and Pressbox - 250 Seats (mitered)		EA		
10	Brick Knee Wall w/Padding - Sportsfield Specialties System		LS		
11	Bleacher Seating 200 Seats		LS	\$60,000.00	<b>\$60,000.00</b>
12	Concrete for Bleachers	3,000	SF	\$10.00	<b>\$30,000.00</b>
				<b>Subtotal</b>	<b>\$790,000.00</b>

**#29: Batting Cage**

1	Included in Item 26				\$0.00
				<b>Subtotal</b>	<b>\$0.00</b>

<b>Additional Considerations</b>					
#30	Site Lighting (Site light/Walkway Lighting)				<b>\$250,000.00</b>
#31	Landscaping (Trees & Shrubs) (Allowance)				<b>\$200,000.00</b>
#32	Civil Work - Storm & Earth Work				<b>\$1,500,000.00</b>
#33	Demolition of Existing Electric Poles and New Services				<b>\$200,000.00</b>
#34	Additional Components - Site Furnishings				<b>\$100,000.00</b>
				<b>Subtotal</b>	<b>\$2,250,000.00</b>

<b>Total for Items 1 - 29</b>				<b>TOTAL</b>	<b>\$9,668,074.10</b>
<b>Subtotal for Additional Considerations 30-34</b>					<b>\$2,250,000.00</b>
					<b>\$11,918,074.10</b>
<b>Design Contingency 10%</b>					\$1,191,807.41
<b>Subtotal:</b>					<b>\$13,109,881.51</b>
<b>Construction Contingency 10%</b>					\$1,310,988.15
<b>Subtotal:</b>					<b>\$14,420,869.66</b>
<b>Soft Cost 15% A/E, CMR, Survey, Testing, Plan Approval, Printing, Geotech. Svcs., Legal</b>					\$2,163,130.45
<b>TOTAL PROJECT COST:</b>					<b>\$16,584,000.11</b>
<b>Supply Chain/Escalation for 2024/2025 10%</b>					<b>\$1,658,400.01</b>
<b>Total Project Cost with 24/25 Escalation Cost</b>					<b>\$18,242,400.12</b>

## SITE NAVIGATION LEGEND

- 1) COMPLEX ENTRY SIGN
- 2) HURRICANE ALLEY
- 3) STADIUM WEST PARKING LOT  
*(New Configuration)*
- 4) STADIUM EAST PARKING LOT
- 5) SOFTBALL PARKING LOT  
*(Existing Parking Lot)*

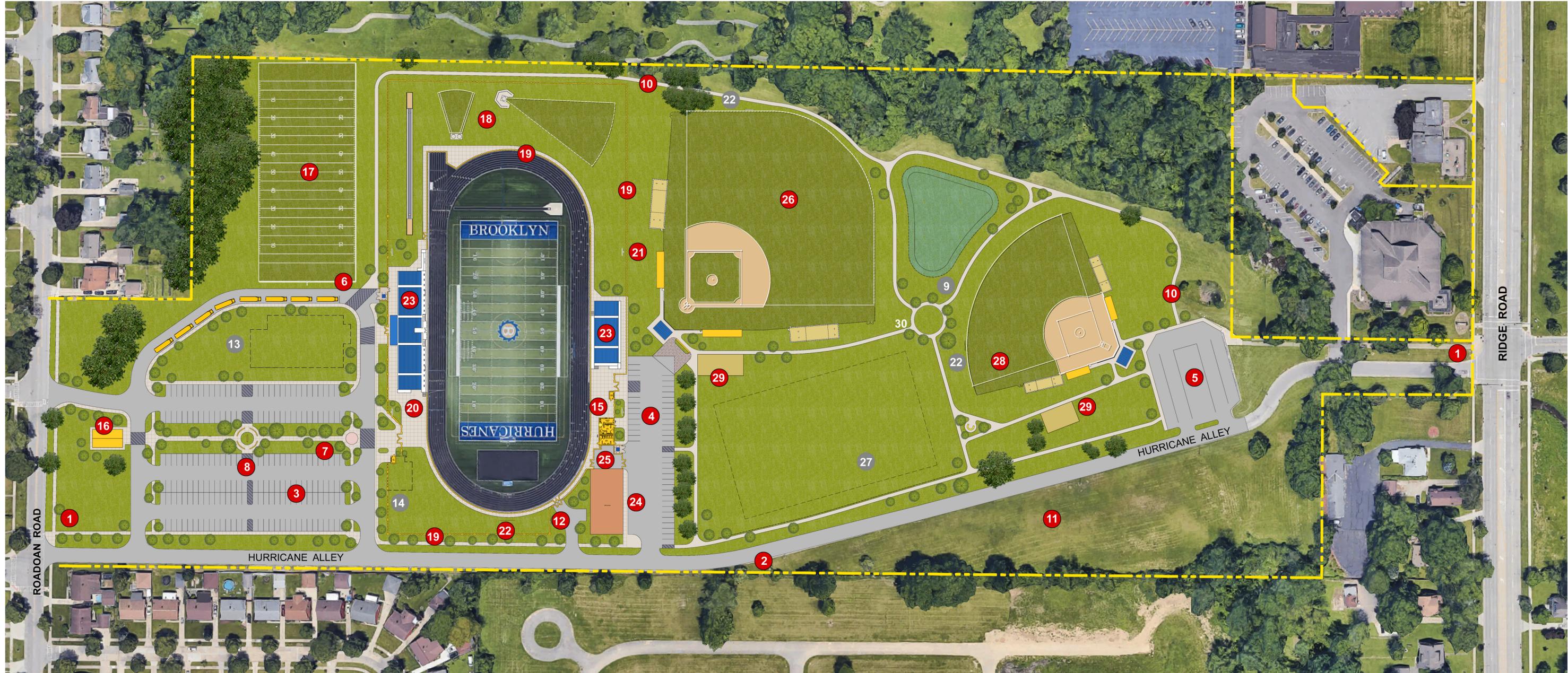
- 6) STADIUM EVENT AUTHORIZED ZONE  
*(Gate if Needed)*
- 7) HURRICANE WAY  
*(Pedestrian Connection Spine)*
- 8) COMPLEX WEST HUB
- 9) COMPLEX EAST HUB
- 10) CONNECTION / WALKING PATH
- 11) POTENTIAL ADDITIONAL PARKING
- 12) STADIUM EMERGENCY ACCESS

## ATHLETIC COMPLEX COMPONENTS

- 13) NEW FIELD HOUSE BUILDING
- 14) NEW STADIUM HOME GATE BUILDING
- 15) NEW STADIUM VISITOR GATE BUILDING
- 16) NEW WEST PAVILION
- 17) PRACTICE FIELD
- 18) RECONFIGURED TRACK AREA

- 19) NEW STADIUM FENCING  
*(Chain Link & Decorative Fence)*
- 20) NEW / REPAIRED STADIUM PAVING
- 21) NEW STADIUM LIGHTING / SOUND
- 22) NEW SCOREBOARD
- 23) BLEACHER IMPROVEMENTS
- 24) EXISTING BUS GARAGE
- 25) NEW COMPLEX SERVICE YARD

- 26) NEW TURF BASEBALL FIELD
- 27) NEW MULTI-PURPOSE FIELD  
*(Natural Grass Playing Surface)*
- 28) NEW TURF SOFTBALL FIELD
- 29) BATTING CAGE
- 30) ADDITIONAL CONSIDERATIONS  
*(Site Lighting & Landscaping, Site Drainage, Demolition Pieces, Plaza Designs, and Possible Additional Community Components)*



**BROOKLYN CITY  
SCHOOL DISTRICT**

**ATHLETIC FACILITIES  
MASTER PLAN**

\*\* This drawing is conceptual in nature and subject to change. A thorough site investigation will need to be performed including Phase I, Phase II, wetland studies, etc. which could potentially affect layout and cost estimates.



June 26, 2023

