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BEDFORD CITY SCHOOL DISTRICT

Cuyahoga County

Ohio Facilities Construction Commission Classroom Facilities Assistance Program Facilities Assessment Report



Submitted by Harrison Planning Group June 2018

FACILITIES ASSESSMENT DOCUMENTATION

Bedford City School District

Cuyahoga County 475 Northfield Road Bedford 44146

Phone: (440) 439-1500

District IRN #: 43562

Superintendent: Andrea Celico, Ph.D.

ASSESSMENT CONSULTANT

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THE OHIO FACILITIES CONSTRUCTION COMMISSION

30 West Spring Street 4th Floor Columbus, Ohio 43215 Phone (614) 466-6290

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INTRODUCTION

The scope of work for the Bedford City School District, Cuyahoga County, includes this facilities assessment report as required by the Ohio Facilities Construction Commission. The purpose of this on-site assessment was to investigate the deficiencies of the school facilities and to evaluate the present and future educational programmatic and spatial requirements.

The Harrison Planning Group facilities assessment team was on-site at the buildings for five days in May and June 2018. This report contains Harrison Planning Group's recommendations based on their on-site observations, a district summary and map, a summary of the building assessments, building assessment data to support the recommendations, completed CEFPI appraisals, LEED observations, site plan diagrams, existing building plan diagrams, and the current assessment cost guidelines. Also included in this report is documentation provided by the district.

DISTRICT QUESTIONNAIRE

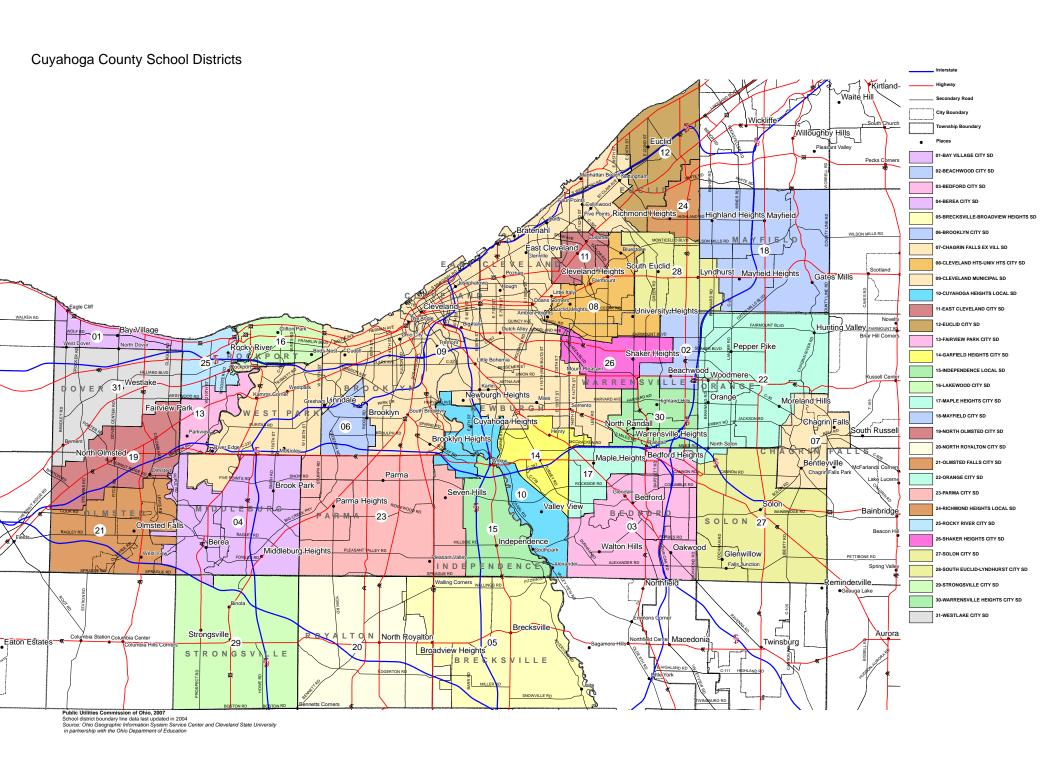
The district questionnaire was not available at the time of this on-site assessment.

ENROLLMENT PROJECTIONS

The enrollment projections study was not available at the time of this on-site assessment.

Bedford City School District is a 20 square mile school district located in Cuyahoga County in northeast Ohio about 17 miles southeast of Cleveland.

This report includes six facilities within the school district: Bedford High School, Heskett Middle School, Columbus Intermediate Elementary School, Carylwood Intermediate Elementary School, Glendale Primary Elementary School, and Central Primary School.



Bedford High School

1954 Original Construction 84,954 sf

1954 Additions Combined 19,463 sf combined

1958 Additions Combined 179.331 sf combined

1971 Additions Combined 117,491 sf combined

1994 Additions Combined 27,493 sf combined

Grade Configuration 9-12

Building ADM 1,013

Number of Teaching Stations 98

Building Site Size 58 acres

Bedford High School is a two floor, 428,732 square foot school building located on a 58 acre sloped site in a small city residential setting with moderate tree type landscaping. The site is shared with the District board offices. The site is bordered by a moderately traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. One way bus traffic is provided. There is a curbside bus loading and unloading zone adjacent to the school which is separated from other vehicular traffic. Adequate parking is provided for staff, visitors, students, and the disabled. The overall facility is equipped with brick, concrete masonry unit, and poured concrete foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, glazed block, and metal stud framed partitions with plaster. Floor construction of the base floor of the overall facility is concrete slab on grade with the first floor being cast in place concrete type construction. There are crawl spaces throughout the overall facility with mechanical tunnels being located throughout the overall facility. Floor construction of the intermediate floors is cast in place concrete

and metal form deck on steel joists with a concrete topping type construction. Roof construction of the 1954 original construction and 1958 additions is a steel beam with insulated panel type construction. Roof construction of the 1971 and 1994 additions is a bar joist and metal deck type construction. Ventilation systems in the 1954 and 1958 portions of the building are not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Ventilation systems in the 1971 and 1994 portions of the building are capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. All classrooms are undersized and do not meet the current Ohio School Design Manual guidelines. Existing kitchen is full service. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The building does not contain an automatic fire suppression system. The building is not ADA compliant. Athletic facilities are comprised of a football stadium and track facility, baseball field, softball field, and tennis courts.

SIGNIFICANT FINDINGS: SERIOUS LIFE SAFETY ISSUES WERE DISCOVERED WITHIN FACILITY. The facility contains no less than 15 areas with the potential to trap occupants with rolling corridor security gates, corridor doors swinging against the direction of egress, some corridor egress doors with deadbolt locking devices, and chains with padlocks on panic hardware. The corridor security gates, corridor egress doors, doors with dead bolts, and panic devices with chains and padlocks create dead end corridor conditions. The number of dead end corridors and potential for trapping occupants in the event of an evacuation is serious and should be immediately remedied. Without a grand master key issued to the assessment team during the on site assessment, the assessment team would have been trapped between gates and doors. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Heskett Middle School

1968 Original Construction 100,780 sf

1968 Fixed Seat Auditorium Addition 3,372 sf

Grade Configuration 6-8

Building ADM 526

Number of Teaching Stations 54

Building Site Size 26.5 acres

Heskett Middle School is a one floor, 104,152 square foot school building located on a 26.5 acre sloped site in a small city residential setting with moderate tree type landscaping. The site is bordered by a moderately traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone adjacent to the school which is not separated from other vehicular traffic. Adequate parking is provided for staff, visitors, and the disabled. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, metal stud framed partitions, and demountable partition walls. Floor construction of the base floor of the overall facility is concrete slab on grade type construction. Floor construction of the intermediate floors, at the gymnasium areas above the locker rooms, is precast concrete planks with concrete topping type construction. Roof construction of the overall facility is metal form deck on steel joists type construction. The ventilation system is capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 715 sf does not meet the current Ohio School Design Manual guidelines. Existing kitchen is full service. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The facility does not contain an automatic fire suppression system. The building is not ADA compliant. Athletic facilities are comprised of a football field and track, and baseball field. There is a separate metal pole barn that is located behind the gymnasium which is used for storage and not included in this assessment report.

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Carylwood Intermediate Elementary School

1955 Original Construction 27,089 sf

1965 Addition 18,304 sf

Grade Configuration 4-6

Building ADM 335

Number of Teaching Stations 30

Building Site Size 9 acres

Carylwood Intermediate Elementary School is a two floor 45,393 square foot school building located on a 9 acre relatively flat site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by a lightly traveled city street. A single entrance onto the site does not facilitate proper separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of the school which is not separated from other vehicular traffic. Adequate parking is provided for staff, visitors, and the disabled. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster. Floor construction of the base floor of the overall facility is concrete slab on grade type construction. A crawl space is located under the corridor of the 1955 original construction and the 1965 addition. Floor construction of the intermediate floor of the 1965 addition is metal form deck on steel joist with concrete topping type construction. Roof construction of the 1955 original construction is mesh formed deck on steel joists with concrete topping type construction. Roof construction of the 1965 addition is metal form deck on steel joist type construction. Student dining is shared with the gymnasium. The existing kitchen is full service. The ventilation system is not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 750 sf does not meet the current Ohio School Design Manual guidelines. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The facility does not

contain an automatic fire suppression system. The building is not ADA compliant. Athletic facilities are comprised of a softball field.

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Columbus Intermediate Elementary School

1962 Original Construction 25,637 sf

1965 Addition 13.364 sf

1984 Gymnasium Addition 6,970 sf

2002 Modular Addition 5,285 sf

Grade Configuration 4-6

Building ADM 400

Number of Teaching Stations 28

Building Site Size 9 acres

Columbus Intermediate Elementary School is a three floor, 51,256 square foot school building located on a 9 acre relatively flat site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by a lightly traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. 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. Adequate parking is provided for staff and visitors. There are no athletic facilities provided on this school site. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings with poured concrete foundation walls at the mechanical area of the 1962 original construction. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry unit and brick. Floor construction of the base floor of the 1962 original construction, 1965 addition, and 1984 addition is concrete slab on grade type construction, with a portion of the 1962 original construction over the mechanical space being cast in place concrete. Floor construction of the intermediate floor of the 1965 addition is metal form deck on steel joist with concrete topping type construction. Floor construction of the 2002 addition is a wood floor on wood joist type construction. A crawl space is located under the portion of the facility.

Roof construction of the 1962 original construction is metal formed deck on steel joists. Roof construction of the 1965 addition is metal form deck on steel joist type construction, with some areas being precast concrete deck. Roof construction over the 1984 addition is a pre-engineered steel building, with steel beams and exposed insulation. Roof construction over the 2002 addition is a wood truss type system with wood deck. Ventilation systems in the 1962 and 1965 portions of the building are not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Ventilation systems in the 1984 and 2002 portions of the building are capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 740 sf does not meet the current Ohio School Design Manual guidelines. Existing kitchen is full service. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The building does not contain an automatic fire suppression system. The building is not ADA compliant.

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Glendale Primary Elementary School

1953 Original Construction 25,019 sf

1959 Addition 13,798

1966 Addition 10.876

Grade Configuration PK-3

Building ADM 516

Number of Teaching Stations 26

Building Site Size 4.5 acres

Glendale Primary Elementary School is a two floor, 49,693 square foot school building located on a 4.5 acre gently sloped site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone behind the school, which is separated from other vehicular traffic. Adequate parking is provided for staff, visitors, and the disabled. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster. Floor construction of the base floor of the overall facility is concrete slab on grade type construction, except at the mechanical space where it is cast in place concrete. A crawl space is located under the corridor of the 1953 original construction and the 1959 addition. Floor construction of the intermediate floor of the 1959 addition is metal form deck on steel joist with concrete topping type construction. Roof construction of the 1953 original construction is mesh formed deck on steel joists with concrete topping type construction. Roof construction of the 1965 addition is metal form deck on steel joist type construction. The ventilation system is not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 814 sf does not meet the current Ohio School Design Manual

guidelines. Existing kitchen is full service. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The facility does not contain an automatic fire suppression system. The building is not ADA compliant. There are no athletic facilities located on this site. Site features are suitable for outdoor instruction, which is enhanced through the district's provision of an outdoor learning lab and shelter area. A separate storage building and shelter area are provided adjacent to the playground area.

Significant Findings: The exterior stair in the 1953 original construction is deteriorated to the point of collapse. Dead end corridor conditions exist within this building. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Central Primary School

1905 Original Construction 16,466 sf

1959 Addition 25.650 sf

1965 Addition 12.720 sf

1992 Atrium Addition 2,351 sf

Grade Configuration K-3

Building ADM 449

Number of Teaching Stations 26

Building Site Size 7 acres

Central Primary School is a three floor, 57,187 square foot school building located on a 7 acre relatively flat site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by lightly Multiple entrances onto the site facilitate proper traveled city streets. separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone behind the school, which is separated from other vehicular traffic. Adequate parking is provided for staff and visitors. The playground area is adequately separated from vehicular traffic areas. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The 1905 original construction has a brick and stone veneer on a masonry bearing wall system. The 1992 atrium addition has a masonry unit type wall system. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster. Base floor construction of the 1905 original construction is concrete slab on grade type construction. Floor construction of the intermediate floors is wood type construction with wood joists. Roof construction is wood deck on wood joist type construction. Base floor construction of the 1959 and 1965 additions is concrete slab on grade type construction. There is a crawl space located under the 1965 addition. Floor construction of the intermediate floors

is cast-in-place type construction. Roof construction is metal form deck type construction. Floor construction of the 1992 atrium addition is concrete slab on Roof construction is metal form deck type grade type construction. construction. The ventilation system is not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 780 sf does not meet current Ohio School Design Manual Existing kitchen is full service. Student dining shares the guidelines. gymnasium space. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The building does not contain an automatic fire suppression system. The building is not ADA compliant. No athletic facilities are located on this site. A separate shelter and storage building are located behind the school which is used for the district safety town and storage as well as outdoor education. Site features are suitable for outdoor instruction, which is enhanced through the district's provision of a shelter area and picnic tables.

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Building Information - Bedford City (43562) - Bedford High

Cost Set:

Program Type Classroom Facilities Assistance Program (CFAP) - Regular

Setting Small City

Assessment Name Bedford High School - HPG 2018

2018

Assessment Date (on-site; non-EEA) 2018-05-24

Kitchen Type Full Kitchen

Building Name Bedford High

Building IRN 2022

Building Address 481 Northfield Rd

Building City Bedford
Building Zipcode 44146

Building Phone (440) 786-3522

 Acreage
 58.00

 Current Grades:
 9-12

 Teaching Stations
 98

 Number of Floors
 2

 Student Capacity
 2611

 Current Enrollment
 1013

 Enrollment Date
 2018-05-04

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms 81
Historical Register NO

Building's Principal Mr. Samual Vawters

Building Type High

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North elevation photo:







South elevation photo:

West elevation photo:





GENERAL DESCRIPTION

428,732 Total Existing Square Footage

9-12 Grades

1,013 Current Enrollment

98 Teaching Stations

58.00 Site Acreage

Bedford High School is a two floor, 428,732 square foot school building located on a 58 acre sloped site in a small city residential setting with moderate tree type landscaping. The site is shared with the District board offices. The site is bordered by a moderately traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. One way bus traffic is provided. There is a curbside bus loading and unloading zone adjacent to the school which is separated from other vehicular traffic. Adequate parking is provided for staff, visitors, students, and the disabled. The overall facility is equipped with brick, concrete masonry unit, and poured concrete foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, glazed block, and metal stud framed partitions with plaster. Floor construction of the base floor of the overall facility is concrete slab on grade with the first floor being cast in place concrete type construction. There are crawl spaces throughout the overall facility with mechanical tunnels being located throughout the overall facility. Floor construction of the intermediate floors is cast in place concrete and metal form deck on steel joists with a concrete topping type construction. Roof construction of the 1954 original construction and 1958 additions is a steel beam with insulated panel type construction. Roof construction of the 1971 and 1994 additions is a bar joist and metal deck type construction. Ventilation systems in the 1954 and 1958 portions of the building are not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Ventilation systems in the 1971 and 1994 portions of the building are capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. All classrooms are undersized and do not meet the current Ohio School Design Manual guidelines. Existing kitchen is full service.

SIGNIFICANT FINDINGS: SERIOUS LIFE SAFETY ISSUES WERE DISCOVERED WITHIN FACILITY. The facility contains no less than 15 areas with the potential to trap occupants with rolling corridor security gates, corridor doors swinging against the direction of egress, some corridor egress doors with deadbolt locking devices, and chains with padlocks on panic hardware. The corridor security gates, corridor egress doors, doors with dead bolts, and panic devices with chains and padlocks create dead end corridor conditions. The number of dead end corridors and potential for trapping occupants in the event of an evacuation is serious and should be immediately remedied. Without a grand master key issued to the assessment team during the on site assessment team would have been trapped between gates and doors. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

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Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
01 - Original Construction	1954	no	2	84,954	no	no
02 - Original Construction (LL Mech)	1954	no	1	12,136	no	no
03 - LOW BAY Vocational	1954	no	2	7,327	no	no
04 - Gym & Cafeteria Addition	1958	no	1	124,502	no	no
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424	no	no
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634	yes	no
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137	yes	no
08 - HIGH BAY Vocational	1958	no	1	14,996	no	no
09 - LOW BAY Vocational	1958	no	1	2,286	no	no
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556	no	no
11 - Mechanical Building	1958	no	1	4,796	no	no
12 - Academic Addition	1971	no	1	90,324	no	no
14 - Academic Addition (LL Mech)	1971	no	1	9,045	no	no
15 - Natatorium Addition	1971	no	1	15,910	yes	no
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212	yes	no
17 - Physical Education Addition	1994	no	1	16,771	no	no
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722	no	no

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Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
01 - Original Construction (1954)		21233			5192									
02 - Original Construction (LL Mech) (1954)														
03 - LOW BAY Vocational (1954)						7327								
04 - Gym & Cafeteria Addition (1958)		15886		12820			7665	4632						
05 - Gym & Cafeteria Addition (LL Mech) (1958)														
06 - Fixed Seat Auditorium 96 Addition (1958)	634													
07 - Fixed Seat Auditorium Addition (LL Mech) (1958)														
08 - HIGH BAY Vocational (1958)						14996								
09 - LOW BAY Vocational (1958)						2286								
10 - LOW BAY Vocational (LL Mech) (1958)														
11 - Mechanical Building (1958)														
12 - Academic Addition (1971)		34899												
14 - Academic Addition (LL Mech) (1971)														
15 - Natatorium Addition (1971)		1937							9028					
16 - Natatorium Addition (LL Mech) (1971)														
17 - Physical Education Addition (1994)		1136												
18 - Auxiliary Gymnasium Addition (1994)		1262												7195
Total 9,	,634	76,353	0			24,609	7,665	4,632	9,028	0	0	0	0	7,195

Master Planning Considerations

SERIOUS LIFE SAFETY ISSUES WERE DISCOVERED WITHIN FACILITY. The facility contains no less than 15 areas with the potential to trap occupants with rolling corridor security gates, corridor doors swinging against the direction of egress, some corridor egress doors with deadbolt locking devices, and chains with padlocks on panic hardware. The corridor security gates, corridor egress doors, doors with dead bolts, and panic devices with chains and padlocks create dead end corridor conditions. The number of dead end corridors and potential for trapping occupants in the event of an evacuation is serious and should be immediately remedied. Without a grand master key issued to the assessment team during the on site assessment, the assessment team would have been trapped between gates and doors.

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
		Laboratory	994.00
		Related Office	0.00
Program Type 1	Business and Administrative Services	Related Storage	0.00
		Other	0.00
		Other Spaces, Comments: BUSINESS	
		Laboratory	1232.00
		Related Office	0.00
Program Type 1	Business Management	Related Storage	0.00
		Other	0.00
		Other Spaces, Comments: BUSINESS MANAGEMENT	
		Laboratory	1209.00
		Related Office	0.00
Program Type 1	Finance	Related Storage	0.00
		Other	0.00
		Other Spaces, Comments: FINANCE MANAGEMENT	
		Laboratory	1985.00
		Related Office	63.00
Program Type 1	Visual Design and Imaging	Related Storage	133.00
		Other	0.00
		Other Spaces, Comments: DIGITAL MEDIA	
		Laboratory	2810.00
		Related Office	0.00
D T 0	Faring and Davis	Related Storage	245.00
Program Type 2	Engineering and Design	Related Changing Room	43.00
		Other	532.00
		Other Spaces, Comments: MAKER SPACE Other - Mezzanine stora	ige
		Laboratory	1417.00
		Related Office	0.00
Dragram Tuna 2	Madical Disperson	Related Storage	0.00
Program Type 2	Medical Bioscience	Related Changing Room	0.00
		Other	0.00
		Other Spaces, Comments: HEALTH SCIENCES	
		Laboratory	1161.00
		Bookstore	0.00
		Display	0.00
Program Type 3	Marketing	Related Office	0.00
		Related Storage	90.00
		Other	0.00
		Other Spaces, Comments: MARKETING	
		Laboratory	4729.00
		Machine Room	0.00
		Flammable Material Storage	45.00
		Other	1224.00
		Related Classroom	4144.00
		Related Office	90.00
Program Type 6	Ground Transportation	Related Storage	90.00
		Related Changing Room (one per type 5, 6 & 7)	0.00
		Related Restroom	465.00
		Related Tool Crib	126.00
		Related Reference Room	0.00
		Engine Storage	161.00
		Other Spaces, Comments: AUTOMOTIVE TECHNOLOGIES Other	- Mezzanine Storage

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Bedford High (2022)

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters	;	
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	By:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	: 2022	Date Revised:	2018-06-21	By:	Andi Lease

Current Grades	9-12	Acreag	je:	58.00	Suitability Appraisal Summary				
Proposed Grades	N/A		ng Stations:	98					
Current Enrollment	1013	Classro	ooms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A					Possible	Earned	1 crocmage	Category
Addition	Dat	e HA	Number of	Current Square	Cover Sheet	_	_		_
			Floors	Feet	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction		54 no	2	_	2.0 Structural and Mechanical Features	200	92	46%	Poor
02 - Original Construction (LL	195	54 no	1	12,136	3.0 Plant Maintainability	100	40	40%	Poor
Mech) 03 - LOW BAY Vocational	105	54 no	2	7 227	4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Addition		58 no	1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorium		8 no	1		6.0 Environment for Education	200	97	49%	Poor
Addition	130		•	3,004	LEED Observations	_	_	_	_
08 - HIGH BAY Vocational	195	8 no	1	14,996	Commentary	_	_	_	_
11 - Mechanical Building	195	8 no	1		Total	1000	497	50%	Borderline
05 - Gym & Cafeteria Addition (<u>LL</u> 195	8 no	1	12,424	Enhanced Environmental Hazards As	sessment Cost Es	timates		
Mech)									
07 - Fixed Seat Auditorium	195	58 no	1	8,137	C=Under Contract				
Addition (LL Mech)	405			0.550	Panavation Cost Faster				102 609/
10 - LOW BAY Vocational (LL Mech)	195	58 no	1		Renovation Cost Factor Cost to Renovate (Cost Factor applied	1)			103.60% \$55,926,415.23
09 - LOW BAY Vocational	105	58 no	1	2 296	The Replacement Cost Per SF and the	e Renovate/Replac	ce ratio are o	nly provided whe	n this summary
12 - Academic Addition		71 no	1	90,324	is requested from a Master Plan.	•			
14 - Academic Addition (LL Med		1 no	1	90,324					
16 - Natatorium Addition (LL	_	1 no	1	2,212					
Mech)	137		'	2,212					
15 - Natatorium Addition	197	71 no	1	15,910					
18 - Auxiliary Gymnasium Addit		94 no	1	10,722					
17 - Physical Education Addition	_	94 no	1	16,771					
Total	_			428,732					
	andicap	ped Acc	cess						
	atisfacto								
	eeds Re								
	eeds Re	•	nent						
*Const P/S = Pi				tion					
FACILITY ASSESSI	MENT			Dollar					
Cost Set: 2018	3		Rating	Assessment C					
A. Heating System			3	\$11,717,902.64 -					
B. Roofing			3	\$2,054,370.70 -					
C. Ventilation / Air Condition	ning		2	\$82,000.00 -					
D. Electrical Systems			3	\$6,958,320.36 -					
E. Plumbing and Fixtures			2	\$616,334.00 -					
F. Windows			3	\$2,500,940.00 -					
G. Structure: Foundation			1	\$0.00 -					
H. Structure: Walls and Chi			3	\$1,568,155.00 -					
I. Structure: Floors and Ro	<u>ofs</u>		1	\$0.00 -					
J. General Finishes			3	\$6,647,978.05 -					
K. Interior Lighting			1	\$2,158,656.00 -					
L. Security Systems			2	\$766,370.70 -					
M. Emergency/Egress Light	ing		3	\$428,732.00 -					
N. Fire Alarm			3	\$750,281.00 -					
O. Handicapped Access			2	\$1,575,646.40 -					
P. Site Condition			3	\$906,882.73 -					
C. Sewage System			1	\$0.00 -					
R. Water Supply			2	\$500.00 -					
S. Exterior Doors			3	\$175,500.00 -					
T. Hazardous Material			1	\$0.00 -					
U. Life Safety			3	\$1,745,190.24 -					
V. Loose Furnishings			3	\$1,621,945.00 -					
W. Technology			2	\$1,108,443.80 -					
- X. Construction Contingence	:y /		-	\$10,598,877.66 -					
Non-Construction Cost				A=0 000					
Total				\$53,983,026.28					

Previous Page

01 - Original Construction (1954) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters		
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	Ву:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	: 2022	Date Revised:	2018-06-21	Ву:	Andi Lease

Proposed of Tarles	Current Grades	9-12	Acreag	e:	58.00	Suitability Appraisal Summary				
Possible Possible Earned Possible Earned Possible Earned Possible Earned Course	Proposed Grades	_			98	, , ,				
Projector NA	Current Enrollment	1013	Classro	ooms:	81	Section			Percentage	
The Control State 100 80 80 80 80 80 80 8	Projected Enrollment	N/A					Possible	Earned	. 0.00	Category
20	Addition	Dat	te HA				_	_	_	_
Secretary 100										-
Second						Features	200	92	46%	Poor
20		195	54 no	1	12,136		100	40	40%	Poor
Description		105	1 20	2	7 227					
December Procession 1										
Self-Bill BAY Vocational 1988 to 1 4.4996 Commentary 100 497 50% Borderline 1 Mechanical Building 1988 to 1 4.796 Commentary 100 497 50% Borderline 100										
14.986 1		130		'	9,034		_	_	_	_
11. Mechanical Building		195	58 no	1	14,996		_	_	_	_
Dec. Cym. R. Carleteria Addition LL 1958 n 1 12,426							1000	497	50%	Borderline
Mach				1						
Addison (LL Mech)					,					
10 - LOW BAY Vocational (LL 958 no		195	s8 no	1	8,137	C=Under Contract				
Section State State Section										100 000
1958 no	•	. 195	58 no	1	2,556		١			
12 - Academic Addition 1971 no 1 90.324 14 - Academic Addition (LL Mech) 1971 no 1 5.045 15 - Nataforium Addition 1971 no 1 15.910 15 - Nataforium Addition 1971 no 1 15.910 15 - Auxiliary Cymassium Addition 1994 no 1 10.722 17 - Physical Education Addition 1994 no 1 16.771 17 - Idal		105	-0 -0	1	2.200	The Replacement Cost Per SF and the) e Renovate/Repla	ce ratio are o	nlv provided whe	n this summary
14						is requested from a Master Plan.	, remerato, respia	00 74110 410 0	y provided iiiie	
16 - Natatorium Addition 1971 No					· · · · ·					
15 - Natatorium Addition 1971 10					-					
18 - Auxiliary Gymnasium Addition										
17 - Physical Education Addition 1994 no 1 16,771 Total		-								
Total					-					
HA		<u>on</u> 199	94 no	1						
Rating		1	I A		428,/32					
-2 Needs Repair -3 Needs Replacement -5 Needs Replacement			•	ess	_					
Structure Source Sour			•		_					
Const P/S = Present/Scheduled Construction			•		_					
FACILITY ASSESSMENT Cost Set: 2018 Rating Assessment C S2,898,630.48										
Cost Set: 2018 Rating Assessment C A. Heating System 3 \$2,898,630.48 - B. Roofing 3 \$2,898,630.48 - C. Ventilation / Air Conditioning 2 \$0.00 - D. Electrical Systems 3 \$1,378,803.42 - E. Plumbing and Fixtures 2 \$99,600.00 - F. Windows 3 \$663,390.00 - G. Structure: Foundation 1 \$0.00 - H. Structure: Walls and Chimneys 3 \$492,827.50 - J. General Finishes 3 \$1,622,634.60 - J. General Finishes 3 \$1,622,634.60 - J. Security Systems 2 \$157,164.90 - D. Security Systems 2 \$157,164.90 - D. M. Fire Alarm 3 \$148,669.50 - J. P. Site Condition 3 \$396,974.23 - D. Q. Sewage System 1 \$0.00 - J. R. Water Supply 2 \$500.00 - J. T. Hazardous Material 1 \$0.00 - J. Les Alexty 3 \$441,547.28 - J. Loose Furnishings 3 \$442,4770.00 - J. Technology 2 \$246,366.60 - C. Construction Contingency / Nor-Construction Cost - S. Secrity Continuon 2 \$2,567,187.79 - Nor-Construction Contingency / - \$2,567,187.79 - Nor-Construction Contingency / - \$2,567,187.79 -			cnedule	ed Construct						
Sample S				Rating						
■ B. Roofing 3 \$282,719.00 - □ C. Ventilation / Air Conditioning 2 \$0.00 - □ D. Electrical Systems 3 \$1,378,803.42 - □ E. Plumbing and Fixtures 2 \$99,600.00 - □ F. Windows 3 \$663,390.00 - □ G. Structure: Foundation 1 \$0.00 - □ H. Structure: Walls and Chimneys 3 \$492,827.50 - □ I. Structure: Floors and Roofs 1 \$0.00 - □ J. General Finishes 3 \$1,622,634.60 - □ K. Interior Lighting 1 \$424,770.00 - □ M. Emergency/Egress Lighting 3 \$84,954.00 - □ N. Fire Alarm 3 \$148,669.50 - □ O. Handicapped Access 2 \$665,890.80 - □ O. Sewage System 1 \$0.00 - □ R. Water Supply 2 \$500.00 - □ S. Exterior Doors 3 \$28,000.00 - □ J. Hazardous Material 1 \$0.00 - □ U. Life Safety 3 \$471,547.28 - □ V. Loose Furnishings 3 \$424,377.00 - □ W. Technology 2 \$2,567,187.79 -		0								
G C. Ventilation / Air Conditioning 2 \$0.00 G D. Electrical Systems 3 \$1,378,803.42 - G E. Plumbing and Fixtures 2 \$99,600.00 - G F. Windows 3 \$663,390.00 - G G. Structure: Foundation 1 \$0.00 - G H. Structure: Foundation 1 \$0.00 - G I. Structure: Floors and Roofs 1 \$0.00 - G I. Structure: Floors and Roofs 1 \$0.00 - G K. Interior Lighting 1 \$424,770.00 - G K. Interior Lighting 1 \$424,770.00 - G M. Emergency/Egress Lighting 3 \$84,954.00 - G N. Fire Alarm 3 \$148.669.50 - G N. Fire Alarm 3 \$148.669.50 - G P. Site Condition 3 \$396,974.23 - G P. Sewage System 1 \$0.00 - G R. Water Supply 2 \$500.00 - G T. Hazardou										
□ D. Electrical Systems 3 \$1,378,803.42 - Plumbing and Fixtures 2 \$99,600.00 - Plumbing and Fixtures 2 \$99,600.00 - Plumbing and Fixtures 3 \$663,390.00 - Plumbing and Fixtures 3 \$492,827.50 - Plumbing and Fixtures 3 \$1,622,634.60 - Plumbing and Fixtures 3 \$1,427,700 - Plumbing and Fixtures 3 \$2,600,00 - Plumbing and Fixtures		tioning								
E. Plumbing and Fixtures 2 \$99,600.00 -										
F. Windows 3 \$663,390.00 -										
G. Structure: Foundation 1 \$0.00 - H. Structure: Walls and Chimneys 3 \$492,827.50 - J. Structure: Floors and Roofs 1 \$0.00 - J. General Finishes 3 \$1,622,634.60 - K. Interior Lighting 1 \$424,770.00 - J. Security Systems 2 \$157,164.90 - M. Emergency/Egress Lighting 3 \$84,954.00 - M. Fire Alarm 3 \$148,669.50 - J. Handicapped Access 2 \$685,890.80 - J. P. Site Condition 3 \$396,974.23 - J. O. Sewage System 1 \$0.00 - J. Sewage System 1 \$0.00 - J. R. Water Supply 2 \$500.00 - J. Hazardous Material 1 \$0.00 - J. Hazardous Material 1 \$0.00 - J. Life Safety 3 \$471,547.28 - J. Loose Furnishings 3 \$471,547.28 - J. Loose Furnishings 3 \$424,770.00 - J. Technology 2 \$246,366.60 - J. Non-Construction Cost										
H. Structure: Walls and Chimneys 3 \$492,827.50 I. Structure: Floors and Roofs 1 \$0.00 J. General Finishes 3 \$1,622,634.60 K. Interior Lighting 1 \$424,770.00 L. Security Systems 2 \$157,164.90 M. Emergency/Egress Lighting 3 \$84,954.00 J. N. Fire Alarm 3 \$148,669.50 J. Handicapped Access 2 \$685,890.80 J. Site Condition 3 \$396,974.23 J. Site Condition 3 \$396,974.23 J. Site Condition 3 \$396,974.23 J. Sexarge System 1 \$0.00 R. Water Supply 2 \$500.00 J. Hazardous Material 1 \$0.00 J. U. Life Safety 3 \$471,547.28 J. U. Life Safety 3 \$424,770.00 J. W. Technology 2 \$246,366.60 J. V. Loose Furnishings 3 \$424,770.00 J. W. Technology 2 \$2,567,187.79 Non-Construction Cost \$2,567,187.79 Non-Construction Cost \$2,567,187.79 Hazardous Material 1 \$0.00 J. V. Loose Furnishings 3 \$424,770.00 J. V. Loose Furnishings 424,770.00										
Structure: Floors and Roofs		imneys		3						
J. General Finishes 3 \$1,622,634.60 - K. Interior Lighting 1 \$424,770.00 - L. Security Systems 2 \$157,164.90 - M. Emergency/Egress Lighting 3 \$84,954.00 - N. Fire Alarm 3 \$148,669.50 - O. Handicapped Access 2 \$685,890.80 - P. Site Condition 3 \$396,974.23 - Q. Sewage System 1 \$0.00 - R. Water Supply 2 \$500.00 - S. Exterior Doors 3 \$28,000.00 - T. Hazardous Material 1 \$0.00 - U. Life Safety 3 \$471,547.28 - V. Loose Furnishings 3 \$424,770.00 - W. Technology 2 \$246,366.60 - X. Construction Contingency / - \$2,567,187.79 -										l
K. Interior Lighting 1 \$424,770.00 - L. Security Systems 2 \$157,164.90 - M. Emergency/Egress Lighting 3 \$84,954.00 - N. Fire Alarm 3 \$148,669.50 - O. Handicapped Access 2 \$685,890.80 - P. Site Condition 3 \$396,974.23 - Q. Sewage System 1 \$0.00 - R. Water Supply 2 \$500.00 - S. Exterior Doors 3 \$28,000.00 - J. Hazardous Material 1 \$0.00 - JU. Life Safety 3 \$471,547.28 - JV. Loose Furnishings 3 \$2424,770.00 - W. Technology 2 \$246,366.60 - X. Construction Contingency / Non-Construction Cost - \$2,567,187.79 -										l
L. Security Systems 2 \$157,164.90 - M. Emergency/Egress Lighting 3 \$84,954.00 - N. Fire Alarm 3 \$148,669.50 - O. Handicapped Access 2 \$685,890.80 - P. Site Condition 3 \$396,974.23 - O. Sewage System 1 \$0.00 - R. Water Supply 2 \$500.00 - S. Exterior Doors 3 \$28,000.00 - T. Hazardous Material 1 \$0.00 - U. Life Safety 3 \$471,547.28 - V. Loose Furnishings 3 \$424,770.00 - W. Technology 2 \$246,366.60 - V. X. Construction Contingency / Non-Construction Cost										
Image: Normal State of Sta		nting								
☑ O. Handicapped Access 2 \$685,890.80 - ☑ P. Site Condition 3 \$396,974.23 - ☑ Q. Sewage System 1 \$0.00 - ☑ R. Water Supply 2 \$500.00 - ☑ S. Exterior Doors 3 \$28,000.00 - ☑ T. Hazardous Material 1 \$0.00 - ☑ U. Life Safety 3 \$471,547.28 - ☑ V. Loose Furnishings 3 \$424,770.00 - ☑ W. Technology 2 \$246,366.60 - - X. Construction Contingency / Non-Construction Cost - \$2,567,187.79 -										l
☐ P. Site Condition 3 \$396,974.23 - ☐ Q. Sewage System 1 \$0.00 - ☐ R. Water Supply 2 \$500.00 - ☐ S. Exterior Doors 3 \$28,000.00 - ☐ T. Hazardous Material 1 \$0.00 - ☐ U. Life Safety 3 \$471,547.28 - ☐ V. Loose Furnishings 3 \$424,770.00 - ☐ W. Technology 2 \$246,366.60 - - X. Construction Contingency / Non-Construction Cost \$2,567,187.79 -				2	\$685,890.80 -					
G. Sewage System 1 \$0.00 - G. R. Water Supply 2 \$500.00 - G. S. Exterior Doors 3 \$28,000.00 - G. T. Hazardous Material 1 \$0.00 - G. U. Life Safety 3 \$471,547.28 - G. V. Loose Furnishings 3 \$424,770.00 - G. W. Technology 2 \$246,366.60 - - X. Construction Contingency / Non-Construction Cost - \$2,567,187.79 -										
☐ R. Water Supply 2 \$500.00 - ☐ S. Exterior Doors 3 \$28,000.00 - ☐ T. Hazardous Material 1 \$0.00 - ☐ U. Life Safety 3 \$471,547.28 - ☐ V. Loose Furnishings 3 \$424,770.00 - ☐ W. Technology 2 \$246,366.60 - - X. Construction Contingency / Non-Construction Cost - \$2,567,187.79 -										
Image: State of the control of the										l
☐ T. Hazardous Material 1 \$0.00 - ☐ U. Life Safety 3 \$471,547.28 - ☐ V. Loose Furnishings 3 \$424,770.00 - ☐ W. Technology 2 \$246,366.60 - - X. Construction Contingency / Non-Construction Cost - \$2,567,187.79 -										
☑ U. Life Safety 3 \$471,547.28 - ☑ V. Loose Furnishings 3 \$424,770.00 - ☑ W. Technology 2 \$246,366.60 - - X. Construction Contingency / Non-Construction Cost - \$2,567,187.79 -										
Image: Second Structure 3 \$424,770.00 - \$44,770.00 -										l
W. Technology 2										
- X. Construction Contingency / - \$2,567,187.79 - Non-Construction Cost										l
Non-Construction Cost		cy /								l
Total \$13,075,400.10										
	Total				\$13,075,400.10					

02 - Original Construction (LL Mech) (1954) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters		
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	Ву:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	Date Revised:	2018-06-21	Bv:	Andi Lease

Current Grades	9-1	2	Acrea	age:	58.00	Suitability Appraisal Summary				
Proposed Grades	N/A	-		hing Stations:	98					
Current Enrollment	10	13 (Class	srooms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A	4					Possible	Earned	rerecitage	Category
Addition		Date	HA	Number of	Current Square	Cover Sheet	_	_	_	_
				Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction		1954	1 no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction	on (LL	1954	1 no	1	12,136	Features	400	40	4007	
Mech)						3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocationa		1954	_	2		4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Add		1958	-	1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorius	<u>n</u>	1958	3 no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition	.1	4050		4	44.000	LEED Observations	_	_	_	_
08 - HIGH BAY Vocations	<u>11</u>	1958	-	1		Commentary				_
11 - Mechanical Building		1958	_	1		Total	1000	497	50%	Borderline
05 - Gym & Cafeteria Add Mech)	ition (LL	1958	no	1	12,424	Enhanced Environmental Hazards Ass	essment Cost Est	<u>timates</u>		
07 - Fixed Seat Auditorius	n	1958	R no	1	8 137	C=Under Contract				
Addition (LL Mech)	<u></u>	1330	0110	'	0,137	C=Officer Contract				
10 - LOW BAY Vocationa	l (LL	1958	3 no	1	2,556	Renovation Cost Factor				103.60%
Mech)					1	Cost to Renovate (Cost Factor applied)				\$451,343.60
09 - LOW BAY Vocationa	<u>l</u>	1958	no 8	1	2,286	The Replacement Cost Per SF and the	Renovate/Replac	ce ratio are or	nly provided whei	n this summary
12 - Academic Addition		1971	1 no	1	90,324	is requested from a Master Plan.				
14 - Academic Addition (L	L Mech)	1971	1 no	1	9,045					
16 - Natatorium Addition	<u>LL</u>	1971	1 no	1	2,212					
Mech)										
15 - Natatorium Addition		1971		1	15,910					
18 - Auxiliary Gymnasium	Addition	1994	1 no	1	10,722					
17 - Physical Education A	<u>ddition</u>	1994	1 no	1	16,771					
<u>Total</u>					428,732					
*HA	= Hand	dicapp	ed A	ccess						
*Rating	=1 Satis	factor	У							
	=2 Need	ls Rep	oair							
	=3 Need	ds Rep	olace	ment						
*Const P/S	= Pres	ent/Sc	chedu	uled Construc	tion					
FACILITY ASS		NT			Dollar					
Cost Set	: 2018			Rating	Assessment C					
A. Heating System				3	\$0.00 -					
B. Roofing				3	\$0.00 -					
C. Ventilation / Air C	ondition	ing		2	\$0.00 -					
D. Electrical Systems				3	\$196,967.28 -					
E. Plumbing and Fix	tures			2	\$0.00 -					
F. Windows				3	\$0.00 -					
G. Structure: Foundat				1	\$0.00 -					
H. Structure: Walls a			<u> </u>	3	\$0.00 -					
I. Structure: Floors a	nd Roofs	<u> </u>		1	\$0.00 -					
J. General Finishes				3	\$0.00 -					
K. Interior Lighting				1	\$60,680.00 -					
L. Security Systems				2	\$16,383.60 -					
M. Emergency/Egress	Lighting	l .		3	\$12,136.00 -					
N. Fire Alarm				3	\$21,238.00 -					
O. Handicapped Acce	<u>SS</u>			2	\$2,427.20 -					
P. Site Condition				3	\$0.00 -					
© Q. Sewage System				1	\$0.00 -					
R. Water Supply				2	\$0.00 -					
S. Exterior Doors				3	\$0.00 -					
T. Hazardous Materia	<u>l</u>			1	\$0.00 -					
U. Life Safety				3	\$40,291.52 -					
V. Loose Furnishing	<u>s</u>			3	\$0.00 -					
W. <u>Technology</u>				2	\$0.00 -					
- X. Construction Conti				-	\$85,536.25 -					
Total					\$435,659.85					

Bldg. IRN: 2022

03 - LOW BAY Vocational (1954) Summary

 District:
 Bedford City
 County:
 Cuyahoga
 Area:
 Northeastern Ohio (8)

 Name:
 Bedford High
 Contact:
 Mr. Samual Vawters

 Address:
 481 Northfield Rd
 Phone:
 (440) 786-3522

 Bedford,OH 44146
 Date Prepared:
 2018-05-24
 By:
 Kevin Harrison, AIA, LEED AP

By: Andi Lease

Date Revised: 2018-06-21

Current Grade	es	9-12	2 A	Acrea	ge:	58.00	Suitability Appraisal Summary				
Proposed Gra	ades	N/A	Т	Teach	ing Stations:	98					
Current Enrol	lment	101	3 C	Classr	rooms:	81	Section	Points	Points	Percentage	Rating
Projected Enr	ollment	N/A						Possible	Earned	. 0.00	Category
Addition			Date	<u>HA</u>	Number of	Current Square	Cover Sheet	_	_	_	_
					Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original (Construction		1954	no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original (Construction	(LL	1954	no	1	12,136	Features	100	40	400/	Door
Mech)							3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BA	Y Vocationa	al	1954		2	7,327	4.0 Building Safety and Security	200	109	55%	Borderline
<u>04 - Gym & C</u>		_	1958		1		5.0 Educational Adequacy	200	79	40%	Poor -
06 - Fixed Se	at Auditorium	<u>1</u>	1958	no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
<u>Addition</u>							LEED Observations	_	_	_	_
08 - HIGH BA		<u> </u>	1958	_	1		Commentary	_		<u> </u>	
11 - Mechanio			1958	_	1	4,796		1000	497	50%	Borderline
05 - Gym & C Mech)	afeteria Addi	ition (LL	1958	no	1	12,424	Enhanced Environmental Hazards A	ssessment Cost Est	<u>imates</u>		
	-4 A1141		4050		4	0.407					
07 - Fixed Se Addition (LL N		1	1958	no	1	8,137	C=Under Contract				
10 - LOW BA		(1.1	1958	no	1	2 556	Renovation Cost Factor				103.60%
Mech)	ı vocaliorial	<u>\</u>	1936	110	1	2,336	Cost to Renovate (Cost Factor applie	ed)			\$914,861.80
09 - LOW BA	Y Vocational		1958	no	1	2,286	The Replacement Cost Per SF and t		e ratio are or	ly provided whe	
12 - Academi			1971	-	1	90,324	is requested from a Master Plan.				
14 - Academi		I Mech)			1	9,045					
16 - Natatoriu	-		1971		1	2,212					
Mech)	/ www.iiiii (I		, ,		'	2,212					
15 - Natatoriu	m Addition		1971	no	1	15,910					
18 - Auxiliary			1994		1	10,722	1				
Addition		.			•						
17 - Physical	Education A	<u>ddition</u>	1994	no	1	16,771					
<u>Total</u>						428,732					
	*HA	= Handi	icappe	ed Ac	cess						
	*Rating	=1 Satisf	actory	У							
		=2 Needs	s Rep	air							
	l F	=3 Needs			nent						
					led Construct	tion					
F.A	CILITY ASS	_				Dollar					
	Cost Set:				Rating	Assessment C					
A. Heating	g System				3	\$249,997.24 -					
B. Roofin	<u>ıg</u>				3	\$0.00 -					
C. Ventila	ation / Air Co	onditioni	ing		2	\$0.00 -					
D. Electric	cal Systems				3	\$118,917.21 -					
E. Plumb	ing and Fixt	ures			2	\$0.00 -					
F. Window	<u> </u>				3	\$31,200.00 -					
	re: Foundati	<u>on</u>			1	\$0.00 -					
	ure: Walls a		neys		3	\$0.00 -					
I. Structu	ıre: Floors ar	nd Roofs			1	\$0.00 -					
	al Finishes				3	\$129,687.90 -					
	Lighting				1	\$36,635.00 -					
	y Systems				2	\$9,891.45 -					
	ency/Egress	Lighting			3	\$7,327.00 -					
N. Fire Ala		.,9			3	\$12,822.25 -					
	apped Acces	SS			2	\$19,265.40 -					
P. Site Co					3	\$11,739.09 -	1				
	e System				1	\$0.00 -	1				
R. Water					2	\$0.00 -	1				
S. Exterio					3	\$0.00 -					
		<u> </u>			1	\$0.00 -					
	dous Material	!									
U. Life Sa					3	\$24,325.64 -					
	Furnishings				3	\$36,635.00 -					
W. Techno					2	\$21,248.30 -					
	uction Contironstruction C				-	\$173,379.76 -					
Total						\$883,071.24					

04 - Gym & Cafeteria Addition (1958) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters		
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	By:	Kevin Harrison, AIA, LEED AP
Blda IRN	• 2022	Date Revised:	2018-06-21	Bv·	Andi Lease

Current Grades	9-12	Acreag	ne:	58.00	Suitability Appraisal Summary				
Proposed Grades	N/A		ing Stations:	98					
Current Enrollment	1013	Classro	ooms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A					Possible	Earned	rercentage	Category
Addition	Dat	e HA	Number of	Current Square	Cover Sheet	_	_	_	_
			Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	195	i4 no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (LL	195	i4 no	1	12,136	<u>Features</u>				_
Mech)					3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocational	195	i4 no	2		4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Addition	n 195	8 no	1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorium	195	i8 no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition					LEED Observations	_	_	_	_
08 - HIGH BAY Vocational	_	8 no	1		Commentary				_
11 - Mechanical Building	195	8 no	1	4,796	Total	1000	497	50%	Borderline
05 - Gym & Cafeteria Addition	<u>(LL</u> 195	i8 no	1	12,424	Enhanced Environmental Hazards As	sessment Cost Es	<u>timates</u>		
Mech)								_	
07 - Fixed Seat Auditorium	195	8 no	1	8,137	C=Under Contract				
Addition (LL Mech)				0.5==	Panavation Cost Easter				100.000
10 - LOW BAY Vocational (LL Mech)	195	i8 no	1	2,556	Renovation Cost Factor Cost to Renovate (Cost Factor applied	1)		1	103.60% \$17,670,053.29
	405	9 00	4	0.000	The Replacement Cost Per SF and th	·, e Renovate/Replad	ce ratio are o	nly provided whe	n this summarv
09 - LOW BAY Vocational		8 no	1	90,324	is requested from a Master Plan.				
12 - Academic Addition		′1 no	1	· · · · · ·					
14 - Academic Addition (LL Me	_	′1 no	1	9,045					
16 - Natatorium Addition (LL	197	′1 no	1	2,212					
Mech)	107	11 22	4	45.040					
15 - Natatorium Addition		′1 no	1	15,910					
18 - Auxiliary Gymnasium Addi		04 no	1	10,722					
17 - Physical Education Addition	<u>n</u> 199	14 no	1	16,771					
<u>Total</u>				428,732					
	landicap		cess						
	atisfacto								
	leeds Re	•							
	leeds Re								
*Const P/S = P		Schedule	ed Construct						
FACILITY ASSESS				Dollar					
Cost Set: 2018	8		Rating	Assessment C					
A. Heating System			3	\$4,248,008.24 -					
B. Roofing			3	\$669,132.60 -					
C. Ventilation / Air Conditio	<u>ning</u>		2	\$30,000.00 -					
D. Electrical Systems			3	\$2,020,667.46 -					
E. Plumbing and Fixtures			2	\$70,400.00 -					
F. Windows			3	\$154,570.00 -					
G. Structure: Foundation			1	\$0.00 -					
H. Structure: Walls and Chi	imneys		3	\$355,311.25 -					
I. Structure: Floors and Ro	oofs		1	\$0.00 -					
J. General Finishes			3	\$2,735,062.30 -					
K. Interior Lighting			1	\$622,510.00 -					
L. Security Systems			2	\$230,328.70 -					
M. Emergency/Egress Light	ting		3	\$124,502.00 -					
N. Fire Alarm			3	\$217,878.50 -					
O. Handicapped Access			2	\$522,900.40 -					
P. Site Condition			3	\$255,117.30 -					
Q. Sewage System			1	\$0.00 -					
R. Water Supply			2	\$0.00 -					
S. Exterior Doors			3	\$45,000.00 -					
T. Hazardous Material			1	\$0.00 -					
U. Life Safety V. Loose Furnishings			3	\$422,346.64 -					
			3	\$622,510.00 -					
W. Technology	,		2	\$361,055.80 -					
- X. Construction Contingend Non-Construction Cost	<u>cy /</u>		-	\$3,348,734.80 -					
			1 .	\$17.056.035.00					
Total				\$17,056,035.99					

06 - Fixed Seat Auditorium Addition (1958) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters	;	
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	By:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	Date Revised:	2018-06-21	By:	Andi Lease

Current Grade	S	9-12	2 A	creac	je:	58.00	Suitability Appraisal Summary				
Proposed Grad	des	N/A	. Т	eachi	ing Stations:	98					
Current Enrollr	ment	101	3 C	lassr	ooms:	81	Section	Points	Points	Percentage	Rating
Projected Enro	ollment	N/A						Possible	Earned	. 0.00	Category
Addition			<u>Date</u>	<u>HA</u>	Number of	Current Square	Cover Sheet	_	_	_	_
_					Floors	Feet	1.0 The School Site	100	80	80%	Satisfactory
01 - Original C	onstruction		1954	no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original C	onstruction (<u>LL</u>	1954	no	1	12,136	Features	400	40	400/	D
Mech)							3.0 Plant Maintainability	100	40	40%	Poor
<u>03 - LOW BAY</u>	Vocational		1954	no	2	7,327	4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Ca	afeteria Addit	ion	1958	no	1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Sea	at Auditoriur	m	1958	no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition							LEED Observations	_	_	_	_
08 - HIGH BAY			1958	-	1		Commentary				_
11 - Mechanica			1958		1	4,796		1000	497	50%	Borderline
05 - Gym & Ca Mech)	afeteria Addit	ion (LL	1958	no	1	12,424	Enhanced Environmental Hazards A	ssessment Cost Est	<u>imates</u>		
	A A coditorio no		1050		4	0.127	O Hadan Oantrant				
07 - Fixed Sea Addition (LL M			1958	no	1	8,137	C=Under Contract				
10 - LOW BAY		(1.1	1958	no	1	2 556	Renovation Cost Factor				103.60%
Mech)	v ocalional (<u> </u>	1900		1	2,336	Cost to Renovate (Cost Factor applie				\$1,001,811.07
09 - LOW BAY	' Vocational		1958	no	1	2,286	The Replacement Cost Per SF and to		e ratio are on	ly provided whe	n this summary
12 - Academic			1971	_	1	90,324	is requested from a Master Plan.				
14 - Academic			1971		1	9,045					
16 - Natatoriun			1971		1	2,212					
Mech)	(=	_	•								
15 - Natatoriun	n Addition		1971	no	1	15,910					
18 - Auxiliary C	<u>Gymnasium</u>		1994	no	1	10,722					
Addition											
17 - Physical E	Education Ad	<u>dition</u>	1994	no	1	16,771					
<u>Total</u>						428,732					
•	*HA =	Handi	сарре	ed Ac	cess						
1	*Rating =	1 Satisfa	actory	/							
	=	2 Needs	s Rep	air							
	_	3 Needs	s Rep	lacem	nent						
1	*Const P/S =	Prese	nt/Scl	hedul	ed Construct	ion					
FAG	CILITY ASSE		NΤ			Dollar					
	Cost Set: 2	2018			Rating	Assessment C					
	System				3	\$251,640.08 -					
B. Roofing					3	\$105,536.60 -					
	tion / Air Co	nditioni	ng		2	\$0.00 -					
	al Systems				3	\$156,359.82 -					
	ng and Fixture	<u>es</u>			2	\$90,000.00 -					
F. Windov					3	\$0.00 -					
	re: Foundatio				1	\$0.00 -					
	re: Walls an		<u>neys</u>		3	\$0.00 -					
	e: Floors and	d Roofs			1	\$0.00 -					
	l Finishes				3	\$19,268.00 -					
K. Interior	Lighting				1	\$48,170.00 -					
L. Security	/ Systems				2	\$17,822.90 -					
M. Emerge	ncy/Egress L	ighting			3	\$9,634.00 -					
M. Fire Ala	<u>rm</u>				3	\$16,859.50 -					
O. Handica	apped Acces	<u>s</u>			2	\$1,926.80 -					
P. Site Co	ndition				3	\$0.00 -					
Q. Sewage	System				1	\$0.00 -					
R. Water S					2	\$0.00 -					
S. Exterio					3	\$0.00 -					
	ous Material				1	\$0.00 -					
U. Life Safe					3	\$31,984.88 -					
	Furnishings	,			3	\$0.00 -					
W. Technol					2	\$27,938.60 -					
	ction Conting	gency /			-	\$189,857.92 -					
	nstruction Co					Ţ.55,567.6 <u>2</u>					
Total					'	\$966,999.10					

08 - HIGH BAY Vocational (1958) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters	;	
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	By:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	: 2022	Date Revised:	2018-06-21	By:	Andi Lease

Proposed Grades N/A Teaching Stations: 98	Current Grades	9-12	Acrea	age:	58.00	Suitability Appraisal Summary				
Current Enrollment 1913 Casescomes 1914 Number	Proposed Grades	_				у тремом от того				
Project Proj	Current Enrollment	1013	1		81	Soction	Points	Points	Porcontago	Rating
Addition	Projected Enrollment	N/A				Section	Possible	Earned	reiceillage	Category
10. The School Sile 10.0			te HA	Number of	Current Square	Cover Sheet	_	_	_	_
1							100	80	80%	Satisfactory
Social Content Soci	01 - Original Construction	19	54 no	2	84,954		200	92	46%	Poor
133_LOW BAY Vicasional 1958 no 2	02 - Original Construction (LL	19	54 no	1	12,136		400		400/	
Q4 - Cym. A Calesteria Addition 1958 no 1 124,000 1 1968 no 1 14,990 1 1 14,990 1 1 14,990 1 1 14,990 1 1 14,990 1 1 14,990 1 1 14,990 1 1 14,990 1 1 14,990 1 1 14,990 1 1 1 1 1 1 1 1 1	Mech)		\perp							
10										
Section Sect			_							
1		19	58 no	1	9,634	1	200	97	49%	Poor
11. Mechanical Building		40	FO		44.000		_	_	_	_
12,426			_				_			_
Meth			_						50%	Borderline
10.1 Color BAY Vocational (L. 1958 ho 1 2,556 Renovation Cost Factor 10.5 GVR Addition (L. Merch) 10.5 GVR Addition (L. 1971 ho 1 2,286 Three Replacement Cost Factor applied) 52.486.6667 35.2486.6667 36.		<u>(LL</u> 19	58 100	1	12,424	Enhanced Environmental Hazards Ass	sessment Cost Es	<u>timates</u>		
100 100		19	58 no	1	8 137	C-Under Contract				
Dost to Renovate (Cost Factor applied) \$2,486,660,75		10			0,101	o-onder contract				
10 10 10 10 10 10 10 10	10 - LOW BAY Vocational (LL	19	58 no	1	2,556					
12 - Academic Addition	Mech)					Cost to Renovate (Cost Factor applied)			\$2,486,660.75
12. Academic Addition 1971 no 1 90,324 14. Academic Addition (LL 1971 no 1 2,212 15. Natatorium Addition 1971 no 1 1,5,910 15. Natatorium Addition 1994 no 1 16,771 16. Audillary Camasium Addition 1994 no 1 16,771 17. Physical Education Addition 1994 no 1 16,771 18. Audillary Camasium Addition 1994 no 1 16,771 19. Audillary Camasium Addition 1994 no 1 16,771 10. Audillary Camasium Addition 1 16,771 10. Audillary Camasium Addition 1994 no 1 16,771 10. Audillary	09 - LOW BAY Vocational	19	58 no	1	2,286	I ne Replacement Cost Per SF and the	e Kenovate/Replac	ce ratio are o	nıy provided whe	n this summary
16. Natatorium Addition LL 1971 no			_		90,324					
Mech	14 - Academic Addition (LL Me	<u>ech)</u> 19	71 no	1	9,045					
15. Nation/um Addition 1971 no 1 15,910 18. Auxiliary Gymnasium Addition 1994 no 1 10,722 17. Physical Education Addition 1994 no 1 16,771 17. Physical Education Addition 1994 no 1 16,771 18. Auxiliary Gymnasium Addition 1994 no 1 16,771 18. Taking		19	71 no	1	2,212					
18 - Auxiliary Gymnasium Addition 1994 no 1 10,722 17. Physical Education Addition 1994 no 1 16,771			_							
17 - Physical Education Addition 1994 no 1 16,771 10tal 428,732		_								
Total						•				
**HA		<u>on</u> 19	94 no	1		1				
Rating					428,732					
-2 Needs Repair -3 Needs Replacement -3 Needs Repair -3 Needs Rep				ccess	_					
Sample S										
Present/Scheduled Construction										
FACILITY ASSESSMENT					_					
Cost Set: 2018 Rating Assessment C A Heating System 3 \$331,695.52 - B Roofing 3 \$176,036.60 - C Ventilation / Air Conditioning 2 \$52,000.00 - C Lectrical Systems 3 \$243,385.08 - E Plumbing and Fixtures 2 \$7,500.00 - C Structure: Foundation 1 \$0.00 - C Structure: Foundation 1 \$0.00 - C Structure: Floors and Roofs 1 \$0.00 - C J. General Finishes 3 \$263,485.00 - C J. General Finishes 3 \$265,429.20 - C J. General Finishes 2 \$27,742.60 - C J. General Finishes 2 \$27,742.60 - C J. General Finishes 2 \$27,742.60 - C J. Handicapped Access 2 \$27,799.20 - C J. Handicapped Access 2 \$27,799.20 - C J. Handicapped Access 1 \$0.00 - C J. Site Condition 3 \$240,14.61 - C J. Construction Doors 3 \$49,786.72 - C J. Construction Contingency / J. Non-Construction Cost			Scheal	lled Constructi	_	1				
G A. Heating System 3 \$391,695.52 - Color				Rating						
B. Roofing 3 \$176,036.60 C. Ventilation / Air Conditioning 2 \$52,000.00 D. Electrical Systems 3 \$243,385.08 E. Plumbing and Fixtures 2 \$7,500.00 F. Windows 3 \$263,185.00 G. Structure: Foundation 1 \$0.00 H. Structure: Malls and Chimneys 3 \$146,735.00 G. Structure: Floors and Roofs 1 \$0.00 J. General Finishes 3 \$265,429.20 K. Interior Lighting 1 \$89,976.00 L. Security Systems 2 \$27,742.60 M. Emergency/Egress Lighting 3 \$14,996.00 M. Fire Alarm 3 \$26,243.00 M. Fire Alarm 3 \$26,243.00 P. Site Condition 3 \$24,014.61 G. Sewage System 1 \$0.00 R. Water Supply 2 \$0.00 G. Sewage System 1 \$0.00 G. Sewage System 1 \$0.00 G. Setterior Doors 3 \$4,000.00 G. T. Hazardous Material 1 \$0.00 G. U. Life Salety 3 \$43,786.72 G. V. Loose Furnishings 3 \$74,980.00 G. W. Technology 2 \$43,488.40 V. V. Construction Contingency / \$471,258.76 V. Non-Construction Contingency / \$471,258.76 Second										
C. Ventilation / Air Conditioning 2 \$52,000.00 - C D. Electrical Systems 3 \$243,385.08 - E. Plumbing and Fixtures 2 \$7,500.00 - F. Windows 3 \$263,185.00 - G. Structure: Foundation 1 \$0.00 - H. Structure: Walls and Chimneys 3 \$146,735.00 - I. Structure: Floors and Roofs 1 \$0.00 - I. Structure: Floors and Roofs 1 \$0.00 - I. Structure: Floors and Roofs 1 \$0.00 - G. L. Security Systems 3 \$265,429.20 - G. L. Security Systems 2 \$27,742.60 - M. Emergency/Egress Lighting 3 \$14,996.00 - M. Eire Alarm 3 \$26,243.00 - M. Pire Alarm 3 \$24,014.61 - G. D. Handicapped Access 2 \$27,799.20 - G. P. Site Condition 3 \$24,000.0 - G. S. Exterior						-				
□ D. Electrical Systems 3 \$243,385.08 - □ E. Plumbing and Fixtures 2 \$7,500.00 - □ F. Windows 3 \$263,185.00 - □ G. Structure: Foundation 1 \$0.00 - □ H. Structure: Walls and Chimneys 3 \$146,735.00 - □ J. General Finishes 3 \$265,429.20 - □ J. General Finishes 3 \$265,429.20 - □ K. Interior Lighting 1 \$89,976.00 - □ L. Security Systems 2 \$27,792.00 - □ M. Emergency/Egress Lighting 3 \$14,996.00 - □ N. Fire Alarm 3 \$26,243.00 - □ O. Handicapped Access 2 \$27,799.20 - □ P. Site Condition 3 \$24,014.61 - □ Q. Sewage System 1 \$0.00 - □ R. Water Supply 2 \$0.00 - □ T. Hazardous Material 1 \$0.00 - □ T. Hazardous Material 1 \$0.00 - □ U. Life Safety 3 \$4,000.00 - □ W. Loose Furnishings 3 \$74,980.00 - □ W. Construction Cost \$471,258.76 -		nina				1				
 E. Plumbing and Fixtures ⊋ \$7,500.00 - F. Windows 3 \$263,185.00 - G. Structure: Foundation 1 \$0.00 - H. Structure: Walls and Chimneys I. Structure: Floors and Roofs I. Structure: Floors and Roofs J. General Finishes 3 \$265,429.20 - K. Interior Lighting L. Security Systems 2 \$27,7742.60 - Emergency/Egress Lighting M. Emergency/Egress Lighting 3 \$14,996.00 - M. Fire Alarm 3 \$26,243.00 - Handicapped Access 2 \$27,799.20 - R. Stec Condition 3 \$24,014.61 - Sewage System N. Sewage System \$0.00 - R. Water Supply SExterior Doors S. Exterior Doors A \$4,000.00 - Life Safety A \$49,786.72 - V. Loose Furnishings 3 \$74,980.00 - W. Technology Y. Construction Contingency / Non-Construction Cost 		ziiiig				1				
G. F. Windows 3 \$263,185.00 - G. Structure: Foundation 1 \$0.00 - G. H. Structure: Walls and Chimneys 3 \$146,735.00 - G. I. Structure: Floors and Roofs 1 \$0.00 - G. J. General Finishes 3 \$265,429.20 - G. K. Interior Lighting 1 \$89,976.00 - G. K. Interior Lighting 2 \$27,742.60 - G. M. Emergency/Egress Lighting 3 \$14,996.00 - G. N. Fire Alarm 3 \$26,243.00 - G. O. Handicapped Access 2 \$27,7792.20 - Site Condition 3 \$24,014.61 - G. Q. Sewage System 1 \$0.00 - G. R. Water Supply 2 \$0.00 - G. S. Exterior Doors 3 \$4,000.00 - G. T. Hazardous Material 1 \$0.00 - G. V. Loose Furnishings 3 \$74,980.00 - G. W. Technology 2 \$43,488.40 - V. Loose Furnishings 3 \$43,488.40 - V. Loose Furnishings 3 \$47,258.76 - M. Technology - \$471,258.76 - V. C						-				
G. Structure: Foundation 1 \$0.00 - CH. Structure: Walls and Chimneys 3 \$146,735.00 - CH. Structure: Walls and Chimneys 3 \$146,735.00 - CH. Structure: Floors and Roofs 1 \$0.00 - CH. Structure: Floors 3 \$44,000.00 - CH. Structure: Floors 5 \$44,000.00 - CH. Structure:						1				
H. Structure: Walls and Chimneys 3 \$146,735.00						1				
I. Structure: Floors and Roofs 1 \$0.00 - I. J. General Finishes 3 \$265,429.20 - I. Interior Lighting 1 \$89,976.00 - I. Security Systems 2 \$27,742.60 - I. M. Emergency/Egress Lighting 3 \$14,996.00 - I. N. Fire Alarm 3 \$26,243.00 - I. O. Handicapped Access 2 \$27,799.20 - I. P. Site Condition 3 \$24,014.61 - I. O. Sewage System 1 \$0.00 - I. R. Water Supply 2 \$0.00 - I. Hazardous Material 1 \$0.00 - I. Uife Safety 3 \$49,786.72 - I. V. Loose Furnishings 3 \$74,980.00 - I. W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -		imnevs				1				
General Finishes 3 \$265,429.20 - K. Interior Lighting 1 \$89,976.00 - L. Security Systems 2 \$27,742.60 - M. Emergency/Egress Lighting 3 \$14,996.00 - N. Fire Alarm 3 \$26,243.00 - O. Handicapped Access 2 \$27,799.20 - P. Site Condition 3 \$24,014.61 - Q. Sewage System 1 \$0.00 - R. Water Supply 2 \$0.00 - G. Exterior Doors 3 \$4,000.00 - T. Hazardous Material 1 \$0.00 - U. Life Safety 3 \$49,786.72 - V. Loose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -						1				
K. Interior Lighting 1 \$89,976.00 - L. Security Systems 2 \$27,742.60 - M. Emergency/Egress Lighting 3 \$14,996.00 - N. Fire Alarm 3 \$26,243.00 - O. Handicapped Access 2 \$27,799.20 - P. Site Condition 3 \$24,014.61 - Q. Sewage System 1 \$0.00 - R. Water Supply 2 \$0.00 - G. Exterior Doors 3 \$4,000.00 - T. Hazardous Material 1 \$0.00 - T. U. U. U. U. U. U. U. Cose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -						1				
C. Security Systems 2 \$27,742.60 - M. Emergency/Egress Lighting 3 \$14,996.00 - N. Fire Alarm 3 \$26,243.00 - O. Handicapped Access 2 \$27,799.20 - P. Site Condition 3 \$24,014.61 - Q. Sewage System 1 \$0.00 - R. Water Supply 2 \$0.00 - S. Exterior Doors 3 \$4,000.00 - T. Hazardous Material 1 \$0.00 - U. Life Safety 3 \$49,786.72 - V. Loose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -						1				
M. Emergency/Egress Lighting 3 \$14,996.00 - N. Fire Alarm 3 \$26,243.00 - 0. Handicapped Access 2 \$27,799.20 - P. Site Condition 3 \$24,014.61 - 0. Sewage System 1 \$0.00 - R. Water Supply 2 \$0.00 - S. Exterior Doors 3 \$4,000.00 - 1. Hazardous Material 1 \$0.00 - 1. U. Life Safety 3 \$49,786.72 - 1. V. Loose Furnishings 3 \$74,980.00 - 4 W. Technology 2 \$43,488.40 - X. Construction Contingency / Non-Construction Cost	_					1				
Image: Normal State Condition 3 \$26,243.00 - \$27,799.20 - \$27,799.20 - \$27,799.20 - \$29.20 - \$27,799.20 - \$29.20		ntina				1				
Image: Condition of the c						1				
Image: P. Site Condition 3 \$24,014.61 - Image: Q. Sewage System 1 \$0.00 - Image: R. Water Supply 2 \$0.00 - Image: S. Exterior Doors 3 \$4,000.00 - Image: T. Hazardous Material 1 \$0.00 - Image: U. Life Safety 3 \$49,786.72 - Image: V. Loose Furnishings 3 \$74,980.00 - Image: W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -						1				
Image: Construction Const						1				
R. Water Supply 2 \$0.00 - S. Exterior Doors 3 \$4,000.00 - T. Hazardous Material 1 \$0.00 - U. Life Safety 3 \$49,786.72 - V. Loose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -						1				
S. Exterior Doors 3 \$4,000.00 - T. Hazardous Material 1 \$0.00 - U. Life Safety 3 \$49,786.72 - V. Loose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost \$471,258.76 -						1				
T. Hazardous Material 1 \$0.00 - U. Life Safety 3 \$49,786.72 - V. Loose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -						1				
U. Life Safety 3 \$49,786.72 - V. Loose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - X. Construction Contingency / \$471,258.76 -						1				
V. Loose Furnishings 3 \$74,980.00 - W. Technology 2 \$43,488.40 - X. Construction Contingency / Non-Construction Cost - \$471,258.76 -						1				
W. Technology						1				
- X. Construction Contingency / - \$471,258.76 - Non-Construction Cost						1				
Non-Construction Cost		cy /				1				
Total \$2,400,251.69										
	Total				\$2,400,251.69]				

Address: 481 Northfield Rd

11 - Mechanical Building (1958) Summary

 District:
 Bedford City
 County:
 Cuyahoga
 Area: Northeastern Ohio (8)

 Name:
 Bedford High
 Contact:
 Mr. Samual Vawters

(440) 786-3522

Bedford,OH 44146 Date Prepared: 2018-05-24 By: Kevin Harrison, AIA, LEED AP

Bldg. IRN: 2022 Date Revised: 2018-06-21 By: Andi Lease

Phone:

Current Gra	des	9-12	2 A	Acrea	ge:	58.00	Suitability Appraisal Summary				
Proposed G	rades	N/A	. Т	reach	ing Stations:	98					
Current Enr	ollment	101	3 C	Classi	rooms:	81	Section	Points	Points	Percentage	Rating
Projected E	nrollment	N/A						Possible	Earned	. or contago	Category
Addition			Date	НА	Number of	Current Square	Cover Sheet	_	_	_	_
					Floors	Feet	1.0 The School Site	100	80	80%	Satisfactory
01 - Origina	I Construction		1954	no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Origina	Construction ((LL	1954	no	1	12,136	<u>Features</u>				
Mech)							3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW B	AY Vocational		1954	no	2	7,327	4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym &	Cafeteria Addi	tion	1958	no	1	124,502	5.0 Educational Adequacy	200	79	40%	Poor
_	eat Auditorium	_	1958	_	1		6.0 Environment for Education	200	97	49%	Poor
Addition		_					LEED Observations	_	_	_	_
08 - HIGH E	SAY Vocational		1958	no	1	14,996	Commentary	_	_	_	_
11 - Mechai	nical Building		1958	no	1	4,796		1000	497	50%	Borderline
	Cafeteria Addit		1958	no	1		Enhanced Environmental Hazards As				
Mech)	<u>oarotoria riaar</u>				·	,	Emilaneea Emilionimental Flazards / to	33C33MCH COSt ESt	inates		
07 - Fixed S	eat Auditorium	1	1958	no	1	8.137	C=Under Contract				
Addition (LL											
	AY Vocational	(LL	1958	no	1	2,556	Renovation Cost Factor				103.60%
Mech)							Cost to Renovate (Cost Factor applie				\$509,766.25
09 - LOW B	AY Vocational		1958	no	1	2,286	The Replacement Cost Per SF and th	ne Renovate/Replac	e ratio are or	ly provided whe	n this summary
12 - Acaden	nic Addition		1971	no	1	90,324	is requested from a Master Plan.				
	nic Addition (LL		1971		1	9,045					
	ium Addition (L		1971	_	1	2,212					
Mech)		_			•	_,					
15 - Natator	ium Addition		1971	no	1	15,910					
18 - Auxiliar	y Gymnasium		1994		1	10,722					
Addition	<i>y</i>				·	10,122					
17 - Physica	al Education Ac	ddition	1994	no	1	16,771					
Total						428,732					
	*HA =	= Handi	cappe	ed Ac	cess						
		=1 Satisfa									
	⊢	=2 Needs									
		=3 Needs				:					
				nedui	led Construct						
	FACILITY ASSI Cost Set:		NT		Poting	Dollar					
[⊠ A] I I = =6		2016			Rating	Assessment C					
	ng System				3	\$125,271.52 -					
B. Roofi					3	\$51,448.10 -					
	ilation / Air Co	nditioni	ng		2	\$0.00 -					
	rical Systems				3	\$77,839.08 -					
	bing and Fixt	ures			2	\$0.00 -					
F. Wind					3	\$33,280.00 -					
	ture: Foundation				1	\$0.00 -					
	ture: Walls and	d Chimne	eys		3	\$19,587.50 -					
I. Struc	ture: Floors an	d Roofs			1	\$0.00 -					
	ral Finishes				3	\$0.00 -					
	or Lighting				1	\$23,980.00 -					
	rity Systems				2	\$8,872.60 -					
	gency/Egress	Lighting			3	\$4,796.00 -					
N. Fire		<u> </u>			3	\$8,393.00 -					
	icapped Acces	<u> </u>			2	\$1,959.20 -					
	Condition				3	\$7,686.05 -					
	ige System				1	\$0.00 -					
	r Supply				2	\$0.00 -					
S. Exter	ior Doors				3	\$2,500.00 -					
T. Haza	rdous Material				1	\$0.00 -					
U. Life S	Safety				3	\$15,922.72 -					
	e Furnishings				3	\$0.00 -					
W. Tech					2	\$13,908.40 -					
	truction Contin	gency /			-	\$96,608.20 -					
	Construction C					Ψ50,000.20					
Total						\$492,052.37	1				
. 0.01						ψ.02,002.01	I .				

05 - Gym & Cafeteria Addition (LL Mech) (1958) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters		
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	Ву:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	Date Revised:	2018-06-21	Ву:	Andi Lease

Current Grades	9-12	Α	Acreag	e:	58.00	Suitability Appraisal Summary				
Proposed Grades	N/A	-		ng Stations:	98					
Current Enrollment	1013	3 C	Classro	oms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A						Possible	Earned	. or oomago	Category
Addition		Date	HA	Number of	Current Square	Cover Sheet	_	_	_	_
				<u>Floors</u>	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	1	1954	no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (L	<u>LL</u> 1	1954	no	1	12,136		100	40	40%	Poor
Mech)						3.0 Plant Maintainability 4.0 Building Safety and Security	200	40	55%	
03 - LOW BAY Vocational		1954		2	7,327	5.0 Educational Adequacy	200	109 79	55% 40%	Borderline Poor
04 - Gym & Cafeteria Addition		1958		1		6.0 Environment for Education	200	97	49%	Poor
06 - Fixed Seat Auditorium Addition	. [1	1958	no	1	9,634	LEED Observations	200	91	49%	P001
08 - HIGH BAY Vocational	-	1958	no	1	1/ 006	Commentary	_	_	_	_
11 - Mechanical Building		1958		1	4,796		1000	497	50%	— Borderline
05 - Gym & Cafeteria Addi		1958		1		Enhanced Environmental Hazards As			30%	Bolderille
(LL Mech)		1330		•	12,727	Elinanced Environmental Hazards As	SSESSITIETII COSI ESII	<u>imates</u>		
07 - Fixed Seat Auditorium	1	1958	no	1	8,137	C=Under Contract				
Addition (LL Mech)										
10 - LOW BAY Vocational (I	LL 1	1958	no	1	2,556	Renovation Cost Factor				103.60%
Mech)						Cost to Renovate (Cost Factor applie	ho Ponsusta (Dara)	o rotio a	du provida d · · ·b	\$462,054.46
09 - LOW BAY Vocational		1958		1		The Replacement Cost Per SF and the is requested from a Master Plan.	ie Keriovate/Keplac	e rado are on	iy proviaea wnei	ı uns summary
12 - Academic Addition		1971	no	1	90,324					
14 - Academic Addition (LL		1971		1	9,045					
16 - Natatorium Addition (LL	<u> </u>	1971	no	1	2,212					
Mech)		1074			45.040					
15 - Natatorium Addition		1971		1	15,910					
18 - Auxiliary Gymnasium Addition	1	1994	no	1	10,722					
17 - Physical Education Add	dition 1	1994	no	1	16,771					
Total	<u>uitiOII</u>	1334	ПО		428,732					
*HA =	Handid	anne	ed Acc	222	420,732					
	1 Satisfa			.033						
	2 Needs									
	3 Needs			ent						
*Const P/S =	_				on					
FACILITY ASSE			noduic	Ja Conou dou	Dollar					
Cost Set: 2		•		Rating	Assessment C					
A. Heating System				3	\$0.00 -					
B. Roofing				3	\$0.00 -					
C. Ventilation / Air Cor	nditionir	ng		2	\$0.00 -					
D. Electrical Systems				3	\$201,641.52 -					
E. Plumbing and Fixtu	res			2	\$0.00 -					
F. Windows				3	\$0.00 -					
G. Structure: Foundation	<u>n</u>			1	\$0.00 -					
H. Structure: Walls and	d Chimr	<u>neys</u>		3	\$0.00 -					
I. Structure: Floors and				1	\$0.00 -					
J. General Finishes				3	\$0.00 -					
K. Interior Lighting				1	\$62,120.00 -					
L. Security Systems				2	\$16,772.40 -					
M. Emergency/Egress L	ighting			3	\$12,424.00 -					
N. Fire Alarm				3	\$21,742.00 -					
O. Handicapped Access	<u> </u>			2	\$2,484.80 -					
P. Site Condition				3	\$0.00 -					
C Q. Sewage System				1	\$0.00 -					
R. Water Supply				2	\$0.00 -					
S. Exterior Doors				3	\$0.00 -					
T. Hazardous Material				1	\$0.00 -					
U. Life Safety				3	\$41,247.68 -					
V. Loose Furnishings				3	\$0.00 -					
W. Technology				2	\$0.00 -					
- X. Construction Conting	ency /			-	\$87,566.11 -					
Non-Construction Co										
Total					\$445,998.51					

07 - Fixed Seat Auditorium Addition (LL Mech) (1958) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters	;	
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	By:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	Date Revised:	2018-06-21	By:	Andi Lease

Current Grades	9-12	Acrea	age:	58.00	Suitability Appraisal Summary				
Proposed Grades	N/A	Teac	hing Stations:	98					
Current Enrollment	1013	Class	srooms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A					Possible	Earned	. or contage	Category
<u>Addition</u>	Da	ate HA	Number of	Current Square	Cover Sheet	_	_	_	_
			<u>Floors</u>	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	19	54 no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (LL	19	54 no	1	12,136	<u>Features</u>				_
Mech)					3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocational	19	54 no	2		4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Addition		58 no			5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorium Add	dition 19	58 no	1		6.0 Environment for Education	200	97	49%	Poor
08 - HIGH BAY Vocational	19	58 no	1		LEED Observations	_	_	_	_
11 - Mechanical Building	19	58 no	1		Commentary				_
05 - Gym & Cafeteria Addition	<u>(LL</u> 19	58 no	1	12,424		1000	497	50%	Borderline
Mech)					Enhanced Environmental Hazards Ass	sessment Cost Es	timates		
07 - Fixed Seat Auditorium	19	58 no	1	8,137					
Addition (LL Mech)				0.555	C=Under Contract				
10 - LOW BAY Vocational (LL Mech)	19	58 no	1	2,556	Renovation Cost Factor				103.60%
09 - LOW BAY Vocational	10	58 no	1	2,286	Cost to Renovate (Cost Factor applied				\$302,618.89
12 - Academic Addition		71 no		90,324	The Replacement Cost Per SF and the		ce ratio are o	only provided whe	en this summary
14 - Academic Addition (LL Me		71 no		90,324	is requested from a Master Plan.				
· · ·	_	71 no		-	1				
16 - Natatorium Addition (LL M		71 no 71 no		2,212					
15 - Natatorium Addition			-	15,910					
18 - Auxiliary Gymnasium Addi		94 no		10,722					
17 - Physical Education Addition	<u>n</u> 19	94 no	1	16,771					
<u>Total</u>				428,732					
	landicar	•	ccess						
	Satisfacto								
	leeds R								
	leeds R								
*Const P/S = P		Schedu	uled Construct						
FACILITY ASSESS			Dating	Dollar					
Cost Set: 201	8		Rating	Assessment C					
A. Heating System			3	\$0.00 -					
B. Roofing			3	\$0.00 -					
C. Ventilation / Air Condit	ioning		2	\$0.00 -					
D. Electrical Systems			3	\$132,063.51 -					
E. Plumbing and Fixtures	<u>i</u>		2	\$0.00 -					
F. Windows			3	\$0.00 -					
G. Structure: Foundation			1	\$0.00 -					
H. Structure: Walls and C		<u>s</u>	3	\$0.00 -	-				
I. Structure: Floors and Ro	<u>oots</u>		1	\$0.00 -					
J. General Finishes			3	\$0.00 -					
K. Interior Lighting			1	\$40,685.00 -					
L. Security Systems			2	\$10,984.95 -					
M. Emergency/Egress Light	ting		3	\$8,137.00 -	1				
N. Fire Alarm			3	\$14,239.75 -	1				
O. Handicapped Access			2	\$1,627.40 -	1				
P. Site Condition			3	\$0.00 -					
Q. Sewage System			1	\$0.00 -					
R. Water Supply			2	\$0.00 -					
S. Exterior Doors			3	\$0.00 -					
T. Hazardous Material			1	\$0.00 -					
U. Life Safety			3	\$27,014.84 -					
V. Loose Furnishings			3	\$0.00 -					
W. <u>Technology</u>			2	\$0.00 -					
- X. Construction Contingend Non-Construction Cost	<u>cy /</u>		-	\$57,350.73 -					
Total				\$292,103.18]				
•					•				

10 - LOW BAY Vocational (LL Mech) (1958) Summary

District:	Bedford City	County:	Cuyahoga	Area	: Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters	;	
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	Ву:	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	Date Revised:	2018-06-21	Ву:	Andi Lease

Current Grades	9-12	Α	creage	ə:	58.00	Suitability Appraisal Summary				
Proposed Grades	N/A	_		ng Stations:	98	, , , ,				
Current Enrollment	1013		Classro		81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A						Possible	Earned	· o. comago	Category
Addition	<u>D</u>)ate	1 <u>AH</u>	Number of	Current Square	Cover Sheet	_	_	_	
				Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	1	954	no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (LI	_ 1	954	no	1	12,136	Features 3.0 Plant Maintainability	100	40	40%	Poor
Mech)						4.0 Building Safety and Security	200	40	40% 55%	Borderline
03 - LOW BAY Vocational		954		2		5.0 Educational Adequacy	200	109 79	55% 40%	Poor
04 - Gym & Cafeteria Additio		958		1		6.0 Environment for Education	200	97	49%	Poor
06 - Fixed Seat Auditorium Addition	1	958	no	1	9,634	LEED Observations	200	91	49%	Poor
08 - HIGH BAY Vocational	1	958	no	1	14 996	Commentary	_	_	_	_
11 - Mechanical Building		958		1		Total	1000	497	50%	Borderline
05 - Gym & Cafeteria Additio		958		1		Enhanced Environmental Hazards As			30 70	Dorderline
Mech)				·	12,12	Elinanced Environmental Flazards A	33E3SITIETIL COSL EST	mates		
07 - Fixed Seat Auditorium	1	958	no	1	8,137	C=Under Contract				
Addition (LL Mech)										
10 - LOW BAY Vocational (•		no	1	2,556	Renovation Cost Factor	N			103.60%
Mech)	LOW BAY Vocational 1958 no					Cost to Renovate (Cost Factor applie The Replacement Cost Per SF and the Cost Per SF	e0) he Renovate/Renlac	e ratio are on	ly provided whe	\$96,706.32
				1	2,286	is requested from a Master Plan.	ne renovate/replac	ratio are on	ny provided wrier	i uno summary
12 - Academic Addition		971		1	90,324					
14 - Academic Addition (LL N		971	_	1	9,045	1				
16 - Natatorium Addition (LL Mech)	. 1	971	no	1	2,212					
15 - Natatorium Addition	1	971	no	1	15,910					
	Natatorium Addition 1971 no Auxiliary Gymnasium 1994 no			1	10,722	1				
Addition	tion			•	10,722					
17 - Physical Education Addi					16,771					
Total					428,732					
*HA =	Handic	арре	ed Acc	ess						
*Rating =1	Satisfac	ctory	/							
=2	Needs	Repa	air							
=3	Needs	Repl	laceme	ent						
*Const P/S =	Presen	t/Scł	hedule	d Constructi	on					
FACILITY ASSES		Т			Dollar					
Cost Set: 20)18			Rating	Assessment C					
A. Heating System				3	\$0.00 -					
B. Roofing				3	\$0.00 -					
C. Ventilation / Air Cond	<u>ditionin</u>	g		2	\$0.00 -					
D. Electrical Systems				3	\$41,483.88 -					
E. Plumbing and Fixture	<u>es</u>			2	\$0.00 -					
F. Windows				3	\$0.00 -	-				
G. Structure: Foundation	Chin			1	\$0.00 -					
H. Structure: Walls and		<u>eys</u>		3	\$0.00 -					
I. Structure: Floors and I	KUOIS			1 3	\$0.00 -	-				
J. General Finishes K. Interior Lighting				1	\$0.00 -	1				
				2	\$12,780.00 -	1				
L. Security Systems M. Emergency/Egress Lice	ahting			3	\$4,728.60 - \$2,556.00 -	1				
M. Emergency/Egress Lig N. Fire Alarm	ynung				\$2,556.00 - \$4,473.00	1				
				3	\$4,473.00 - \$511.20	1				
				2	\$511.20 -					
P. Site Condition				3	\$0.00 -					
C. Sewage System R. Water Supply				1 2	\$0.00 -	1				
				2	\$0.00 -					
S. Exterior Doors				3	\$0.00 -					
T. Hazardous Material				1	\$0.00 -	-				
U. Life Safety V. Loose Furnishings				3	\$8,485.92 -	1				
				3	\$0.00 -	-				
W. <u>Technology</u>X. Construction Continge	nov/			2	\$0.00 -	1				
- X. Construction Continge Non-Construction Cos				-	\$18,327.27 -					
Total					\$93,345.87	1				
					+-5,0.0.01	1				

09 - LOW BAY Vocational (1958) Summary

 District:
 Bedford City
 County:
 Cuyahoga
 Area: Northeastern Ohio (8)

 Name:
 Bedford High
 Contact:
 Mr. Samual Vawters

 Address:
 481 Northfield Rd
 Phone:
 (440) 786-3522

Bedford,OH 44146

Date Prepared: 2018-05-24

By: Kevin Harrison, AIA, LEED AP

Date Revised: 2018-06-21

By: Andi Lease

Current Grades	 S	9-12	Α	creage	e:	58.00	Suitability Appraisal Summary				
Proposed Grad	les	N/A			ng Stations:	98	, , ,				
Current Enrollm	nent	1013	С	lassro	oms:	81	Section	Points	Points	Percentage	Rating
Projected Enrol	llment	N/A						Possible	Earned	. or oomago	Category
Addition)ate	<u>1 AH</u>	Number of	Current Square	Cover Sheet	_	_	_	_
					Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Co	onstruction	1	954	no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Co	onstruction (LI	<u>L</u> 1	954	no	1	12,136		400	40	400/	Dana
Mech)							3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY			954		2	7,327	4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cat			958		1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat	t Auditorium	1	958	no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition							LEED Observations	_	_	_	_
08 - HIGH BAY			958	_	1		Commentary	_		_	
11 - Mechanica			958		1	4,796		1000	497	50%	Borderline
05 - Gym & Cat Mech)	feteria Additio	<u>on (LL</u> 1	958	no	1	12,424	Enhanced Environmental Hazards A	ssessment Cost Esti	<u>imates</u>		
07 - Fixed Seat	t Auditorium	1	958	no	1	0 127	C=Under Contract				
Addition (LL Me	ech)	'	930	110	ı	0,137	C=Onder Contract				
10 - LOW BAY		L 1	958	no	1	2,556	Renovation Cost Factor				103.60%
Mech)		_ '	- 50		•	·	Cost to Renovate (Cost Factor applie	ed)			\$576,300,97
09 - LOW BAY	Vocational	1	958	no	1	2,286	The Replacement Cost Per SF and to	he Renovate/Replac	e ratio are on	ly provided when	n this summary
12 - Academic	Addition		971		1	90,324	is requested from a Master Plan.				
14 - Academic	Addition (LL N	Mech) 1	971	no	1	9,045					
16 - Natatorium	n Addition (LL	1	971	no	1	2,212					
Mech)	·										
15 - Natatorium	Natatorium Addition 1971 no				1	15,910					
18 - Auxiliary G	Auxiliary Gymnasium 1994 no				1	10,722					
<u>Addition</u>	dition										
17 - Physical E	- Physical Education Addition 1994 no 1					16,771					
<u>Total</u>						428,732					
*	HA =	Handica	appe	ed Acc	ess						
*	Rating =1	Satisfac	ctory	/							
	=2	Needs	Repa	air							
	=3	Needs	Repl	laceme	ent						
*(Const P/S =	Present	t/Scł	hedule	d Constructi	on					
FAC	CILITY ASSES		Т			Dollar					
	Cost Set: 20	018			Rating	Assessment C					
A. Heating	System				3	\$59,710.32 -					
B. Roofing					3	\$57,117.20 -					
	ion / Air Cond	<u>ditionin</u>	g		2	\$0.00 -					
	al Systems				3	\$37,101.78 -					
	ng and Fixture	<u>es</u>			2	\$0.00 -					
F. Windows					3	\$94,640.00 -					
	e: Foundation				1	\$0.00 -					
	e: Walls and C		<u>/S</u>		3	\$75,380.00 -					
	e: Floors and I	Roofs			1	\$0.00 -					
J. General					3	\$40,462.20 -					
K. Interior L					1	\$11,430.00 -					
	Systems				2	\$3,086.10 -					
	ncy/Egress Lig	ghting			3	\$2,286.00 -					
N. Fire Alar					3	\$4,000.50 -					
O. Handica	pped Access				2	\$457.20 -					
P. Site Con	ndition				3	\$7,737.34 -					
Q. Sewage					1	\$0.00 -					
R. Water S					2	\$0.00 -					
S. Exterior					3	\$28,000.00 -					
	ous Material				1	\$0.00 -					
U. Life Safe					3	\$7,589.52 -					
	urnishings				3	\$11,430.00 -					
W. Technolo					2	\$6,629.40 -					
	ction Continge	ency /			 -	\$109,217.50 -					
	nstruction Cos										
Total						\$556,275.06					
-					-		•				

12 - Academic Addition (1971) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters		
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	Ву:	Kevin Harrison, AIA, LEED AP
Blda IRN	• 2022	Date Revised	2018-06-21	Rv.	Andi Lease

Current Grades	9-12	Acreag	ie:	58.00	Suitability Appraisal Summary				
Proposed Grades	N/A		ng Stations:	98					
Current Enrollment	1013	Classro		81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A				Section	Possible	Earned	rercemage	Category
Addition		te HA	Number of	Current Square	Cover Sheet	_	_	_	_
			Floors	Feet	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	195	54 no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (LL	195	54 no	1	12,136	<u>Features</u>				
Mech)					3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocational	195	54 no	2		4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Addition	195	58 no	1	124,502	5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorium	195	58 no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition				,	LEED Observations	_	_	_	_
08 - HIGH BAY Vocational	195	58 no	1	14,996	Commentary	_	_	_	_
11 - Mechanical Building	195	58 no	1		Total	1000	497	50%	Borderline
05 - Gym & Cafeteria Addition	(LL 195	58 no	1		Enhanced Environmental Hazards As				
Mech)	_			,					
07 - Fixed Seat Auditorium	195	58 no	1	8,137	C=Under Contract				
Addition (LL Mech)									
10 - LOW BAY Vocational (LL			1	2,556	Renovation Cost Factor				103.60%
Mech)					Cost to Renovate (Cost Factor applied	d)			\$13,372,439.24
09 - LOW BAY Vocational			1	2,286	The Replacement Cost Per SF and the is requested from a Master Plan.	e Renovate/Replac	ce ratio are o	nıy provided whe	n this summary
12 - Academic Addition	197	71 no	1	90,324	yo requested ITOTH a Wastel Platt.				
14 - Academic Addition (LL Me	<u>ch)</u> 197	71 no	1	9,045					
16 - Natatorium Addition (LL	197	71 no	1	2,212					
Mech)									
15 - Natatorium Addition	197	71 no	1	15,910					
18 - Auxiliary Gymnasium Addi	tion 199	94 no	1	10,722					
17 - Physical Education Addition	n 199	94 no	1	16,771					
Total				428,732					
	landicap	ped Acc	cess						
	atisfacto								
	leeds Re								
	leeds Re	•	ent						
*Const P/S = P		•		tion					
FACILITY ASSESS		ciledule	ed Constituc	Dollar					
Cost Set: 2018			Rating	Assessment C					
A. Heating System			3	\$2,359,262.88 -					
B. Roofing			3	\$467,050.20 -					
	.i.a.m.i.m.ar		2						
	ioning			\$0.00 -					
D. Electrical Systems			3	\$1,465,958.52 -					
E. Plumbing and Fixtures			2	\$320,934.00 -					
F. Windows			3	\$1,238,640.00 -					
G. Structure: Foundation			1	\$0.00 -					
H. Structure: Walls and Chi			3	\$383,392.50 -					
I. Structure: Floors and Ro	ofs		1	\$0.00 -					
J. General Finishes			3	\$1,636,799.60 -					
K. Interior Lighting			1	\$451,620.00 -					
L. Security Systems			2	\$167,099.40 -					
M. Emergency/Egress Light	ting		3	\$90,324.00 -					
M. Fire Alarm			3	\$158,067.00 -					
O. Handicapped Access			2	\$289,964.80 -					
P. Site Condition			3	\$159,637.93 -					
C Sewage System			1	\$0.00 -					
R. Water Supply			2	\$0.00 -					
S. Exterior Doors			3	\$48,000.00 -	1				
T. Hazardous Material			1	\$0.00 -					
U. Life Safety			3	\$423,175.68 -					
			3	\$451,620.00 -					
W. Technology	-		2	\$261,939.60 -					
- X. Construction Contingend Non-Construction Cost	<u>cy /</u>		-	\$2,534,273.78 -					
				£42.007.752.00					
Total				\$12,907,759.89					

14 - Academic Addition (LL Mech) (1971) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters		
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	Date Prepared:	2018-05-24	By:	Kevin Harrison, AIA, LEED AP
Blda. IRN:	: 2022	Date Revised:	2018-06-21	Bv:	Andi Lease

Current Grade	es		9-12	Acr	eage:	58.00	Suitability Appraisal Summary				
Proposed Gra	ndes		N/A	Tea	ching Stations	: 98					
Current Enroll	lment		1013	Cla	ssrooms:	81	Section	Points	Points	Percentage	Rating
Projected Enro	ollment		N/A					Possible	Earned		Category
<u>Addition</u>			<u>Dat</u>	<u>e H</u>	Number of	Current Square	Cover Sheet	_	_		_
				_	Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original C		•		4 nc	+		2.0 Structural and Mechanical Features	200	92	46%	Poor
02 - Original C	Construction	(LL	195	4 nc	1	12,136	3.0 Plant Maintainability	100	40	40%	Poor
Mech)	·/ \/ ti		405	4		7.007		200	109	55%	Borderline
03 - LOW BAY		_		4 nc		7,327	5.0 Educational Adequacy	200	79	40%	Poor
04 - Gym & Ca				8 nc	+		6.0 Environment for Education	200	97	49%	Poor
Addition	at Auditoriur	<u>11</u>	195	i8 nc	' '	9,034	LEED Observations	_	_		_
08 - HIGH BA	Y Vocationa	al	195	8 nc	1	14 996	Commentary	_	_	_	_
11 - Mechanic		<u></u>		8 nc		4,796		1000	497	50%	Borderline
05 - Gym & Ca		dition		8 nc			Enhanced Environmental Hazards As			3070	Bordoninio
Mech)						,					
07 - Fixed Sea	at Auditoriur	<u>n</u>	195	8 nc	1	8,137	C=Under Contract				
Addition (LL M				4							
10 - LOW BAY	Y Vocationa	I (LL	_ 195	8 nc	1	2,556	Renovation Cost Factor	d)			103.60% \$336,387.84
Mech)	V) / = : :		46-			0.000	Cost to Renovate (Cost Factor applied The Replacement Cost Per SF and the	u) ne Renovate/Renlad	ce ratio are or	alv provided when	φააಠ,აಠ1.84 n this summarv
09 - LOW BAY		<u> </u>		8 nc		· · · · · · · · · · · · · · · · · · ·	is requested from a Master Plan.			, p. 0	
12 - Academic		<i>/</i> 1 ·		1 nc		90,324					
14 - Academi Mech)	c Addition	(LL	197	1 nc	1	9,045					
	Natatorium Addition (LL 1971 no			1	2,212						
Mech))				'	2,212					
	Natatorium Addition 1971 no				1	15,910					
	Auxiliary Gymnasium 1994 no					10,722					
<u>Addition</u>	tion					<u> </u>					
17 - Physical I	Physical Education Addition 1994 no				1	16,771					
<u>Total</u>						428,732					
	*HA	= H	Handicap	ped	Access						
	*Rating	=1 5	Satisfacto	ry							
		=2 1	Needs Re	pair							
		=3 1	Needs Re	plac	ement						
				che	duled Construc	ction					
FA	CILITY ASS				- ·	Dollar					
22 A 11 <i>c</i> :	Cost Set	: 201	18		Rating	Assessment C					
A. Heating					3	\$0.00 -					
B. Roofin	_				3	\$0.00 -					
	tion / Air C		itioning		2	\$0.00 -					
	al Systems				3	\$146,800.35 -					
	ing and Fix	ture	<u>s</u>		2	\$0.00 -					
F. Window					3	\$0.00 -					
	re: Foundat ure: Walls a		°him==		3	\$0.00 - \$0.00 -					
_	re: Walls a			<u> </u>							
	al Finishes	iiu K	.0018		3	\$0.00 - \$0.00 -					
	Lighting				1	\$45,225.00 -					
	y Systems				2	\$12,210.75 -					
	<u>y Systems</u> ency/Egress	Lial	nting		3	\$9,045.00 -					
N. Fire Ala		, Ligi	iung		3	\$15,828.75 -					
	arm apped Acce				2	\$1,809.00 -					
	ondition	.33			3	\$0.00 -					
	e System				1	\$0.00 -					
R. Water					2	\$0.00 -					
	or Doors				3	\$0.00 -					
	lous Materia	ıl			1	\$0.00 -					
U. Life Sat		<u>u</u>			3	\$30,029.40 -					
	<u>reւy</u> Furnishing				3	\$0.00 -					
W. Techno		2			2	\$0.00 -					
	uction Conti	nacr	ocy /			\$63,750.44 -					
Non-Co	onstruction (
Total						\$324,698.69					

16 - Natatorium Addition (LL Mech) (1971) Summary

District: Bedford City County: Cuyahoga Area: Northeastern Ohio (8) Name: Bedford High Contact: Mr. Samual Vawters Address: 481 Northfield Rd Phone: (440) 786-3522 Bedford,OH 44146 **Date Prepared:** 2018-05-24 By: Kevin Harrison, AIA, LEED AP Bldg. IRN: 2022 Date Revised: 2018-06-21 By: Andi Lease

Current Grades	9-12	Α	creag	e:	58.00	Suitability Appraisal Summary				
Proposed Grades	urrent Enrollment 1013 Classrooms:									
Current Enrollment	1013	С	lassro	oms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A						Possible	Earned		Category
Addition	D)ate	HA I	Number of	Current Square	Cover Sheet	_	_	_	_
				Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	1:	954	no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (L	<u>L</u> 1:	954	no	1	12,136	Features	400	40	4007	
Mech)						3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocational		954	_	2	7,327	4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Additio	<u>on</u> 1:	958	no	1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorium	1	958	no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition						LEED Observations	_	_	_	_
08 - HIGH BAY Vocational		958	_	1		Commentary	_	_	_	
11 - Mechanical Building		958	_	1	4,796		1000	497	50%	Borderline
05 - Gym & Cafeteria Addition Mech)	Gym & Cafeteria Addition (LL 1958 no ch)		no	1	12,424	Enhanced Environmental Hazards As	ssessment Cost Esti	<u>imates</u>		
	- Fixed Seat Auditorium 1958 no			1	0 127	C=Under Contract				
	dition (LL Mech)			'	0,137	C=Onder Contract				
	- LOW BAY Vocational (LL 1958 n		no	1	2 556	Renovation Cost Factor				103.60%
Mech)				•	2,550	Cost to Renovate (Cost Factor applie				\$82,265.33
09 - LOW BAY Vocational			no	1	2,286	The Replacement Cost Per SF and the	he Renovate/Replac	e ratio are or	nly provided when	n this summary
12 - Academic Addition	Academic Addition 1971 no			1	90,324	is requested from a Master Plan.				
14 - Academic Addition (LL N		971		1	9,045					
16 - Natatorium Addition (L	Natatorium Addition (LL 1971 no			1	2,212					
Mech)	ch)				·					
15 - Natatorium Addition	- Natatorium Addition 1971 no				15,910					
18 - Auxiliary Gymnasium					10,722					
Addition	dition									
17 - Physical Education Addi	- Physical Education Addition 1994 no				16,771					
<u>Total</u>					428,732					
*HA =	Handica	appe	ed Acc	ess						
*Rating =1	Satisfac	ctory	′							
=2	Needs	Repa	air							
=3	Needs	Repl	lacem	ent						
*Const P/S =			nedule	ed Constructi	ion					
FACILITY ASSES		Т			Dollar					
Cost Set: 20	J18			Rating	Assessment C					
A. Heating System				3	\$0.00 -					
B. Roofing				3	\$0.00 -					
C. Ventilation / Air Con	ditionin	g		2	\$0.00 -					
D. Electrical Systems				3	\$35,900.76 -					
E. Plumbing and Fixtur	es			2	\$0.00 -					
F. Windows				3	\$0.00 -					
G. Structure: Foundation				1	\$0.00 -					
H. Structure: Walls and		<u>eys</u>		3	\$0.00 -					
I. Structure: Floors and	Roofs			1	\$0.00 -					
J. General Finishes				3	\$0.00 -					
K. Interior Lighting				1	\$11,060.00 -					
L. Security Systems				2	\$2,986.20 -					
M. Emergency/Egress Lig	ghting			3	\$2,212.00 -					
N. Fire Alarm				3	\$3,871.00 -					
O. Handicapped Access				2	\$442.40 -					
P. Site Condition				3	\$0.00 -					
Q. Sewage System				1	\$0.00 -					
R. Water Supply				2	\$0.00 -					
S. Exterior Doors				3	\$0.00 -					
T. Hazardous Material				1	\$0.00 -					
U. Life Safety				3	\$7,343.84 -					
V. Loose Furnishings				3	\$0.00 -					
M. <u>Technology</u>				2	\$0.00 -					
		\$15,590.49 -								
Total				-	\$79,406.69					
				· · ·						

15 - Natatorium Addition (1971) Summary

District:	Bedford City	County:	Cuyahoga	Area:	Northeastern Ohio (8)
Name:	Bedford High	Contact:	Mr. Samual Vawters	;	
Address:	481 Northfield Rd	Phone:	(440) 786-3522		
	Bedford,OH 44146	2018-05-24	By:	Kevin Harrison, AIA, LEED AP	
Blda. IRN:	: 2022	Date Revised:	2018-06-21	Bv:	Andi Lease

Current Grades	9-12	Acrea	age:	58.00	Suitability Appraisal Summary				
Current Enrollment 1013 Classrooms			ning Stations:	98					
Current Enrollment	1013	Class	rooms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A				Section	Possible	Earned	rercentage	Category
Addition	Da	te HA	Number of	Current Square	Cover Sheet	_	_	_	_
			Floors	Feet	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	19	54 no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (LL	19	54 no	1	12,136					_
Mech)					3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocational	19	54 no	2		4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Addition		58 no	1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorium	19	58 no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition					LEED Observations	_	_	_	_
08 - HIGH BAY Vocational		58 no	1		Commentary				_
11 - Mechanical Building		58 no	1		Total	1000	497	50%	Borderline
05 - Gym & Cafeteria Addition	<u>(LL</u> 19	58 no	1	12,424	Enhanced Environmental Hazards Ass	sessment Cost Est	timates		
Mech) 07 - Fixed Seat Auditorium	10	-0 -0	1	0.407	C. Hadas Canton et				
Addition (LL Mech)	19	58 no	1	0,137	C=Under Contract				
10 - LOW BAY Vocational (LL	10	58 no	1	2 556	Renovation Cost Factor				103.60%
Mech)				,	Cost to Renovate (Cost Factor applied	i)			\$1 552 710 89
09 - LOW BAY Vocational	19	58 no	1	2,286	The Replacement Cost Per SF and the	e Renovate/Replac	ce ratio are o	nly provided whe	n this summary
12 - Academic Addition		71 no	1	90,324	is requested from a Master Plan.				
14 - Academic Addition (LL Me	_	71 no	1	9,045					
16 - Natatorium Addition (LL	_	71 no	1	2,212	1				
Mech)				_,					
15 - Natatorium Addition	19	71 no	1	15,910					
18 - Auxiliary Gymnasium Add	ition 19	94 no	1	10,722					
17 - Physical Education Addition	on 19	94 no	1	16,771					
Total				428,732					
	landicar	ped A	ccess						
	atisfact								
=2 N	leeds R	epair							
=3 N	leeds R	eplacer	ment						
*Const P/S = F	resent/s	Schedu	ıled Constructi	ion					
FACILITY ASSESS	MENT			Dollar	1				
Cost Set: 201	8		Rating	Assessment C					
A. Heating System			3	\$415,569.20 -					
B. Roofing			3	\$154,043.70 -					
C. Ventilation / Air Condi	tioning		2	\$0.00 -					
D. Electrical Systems			3	\$258,219.30 -					
E. Plumbing and Fixtures			2	\$26,300.00 -					
F. Windows			3	\$17,875.00 -					
G. Structure: Foundation			1	\$0.00 -					
H. Structure: Walls and Ch	imneys		3	\$33,788.75 -					
I. Structure: Floors and Ro			1	\$0.00 -					
J. General Finishes			3	\$31,820.00 -					
K. Interior Lighting			1	\$79,550.00 -					
L. Security Systems			2	\$29,433.50 -	1				
M. Emergency/Egress Ligh	ting		3	\$15,910.00 -	1				
N. Fire Alarm			3	\$27,842.50 -	1				
O. Handicapped Access			2	\$3,182.00 -	1				
P. Site Condition			3	\$0.00 -	1				
Q. Sewage System			1	\$0.00 -	1				
R. Water Supply			2	\$0.00 -	1				
S. Exterior Doors			3	\$12,000.00 -	1				
T. Hazardous Material			1	\$0.00 -	1				
U. Life Safety			3	\$52,821.20 -	1				
V. Loose Furnishings			3	\$0.00 -	1				
W. Technology			2	\$46,139.00 -	1				
- X. Construction Contingen	cv /		-	\$294,261.53 -	1				
Non-Construction Cost	<u>oy /</u>			Ψ294,201.33 -					
Total				\$1,498,755.68	1				
1				+ ., .00,700.00	1				

18 - Auxiliary Gymnasium Addition (1994) Summary

District: Bedford City County: Cuyahoga Area: Northeastern Ohio (8) Name: Bedford High Contact: Mr. Samual Vawters Address: 481 Northfield Rd Phone: (440) 786-3522 Bedford,OH 44146 **Date Prepared:** 2018-05-24 By: Kevin Harrison, AIA, LEED AP Bldg. IRN: 2022 Date Revised: 2018-06-21 By: Andi Lease

Current Grades	9-12	Acre	age:	58.00	Suitability Appraisal Summary				
Proposed Grades	Proposed Grades N/A Teaching Stations: Current Enrollment 1013 Classrooms:				, in the second				
Current Enrollment				98 81	Section	Points	Points	Percentage	Rating
Projected Enrollment	N/A				Gection	Possible	Earned	rercentage	Category
Addition	Da	te HA	Number of	Current Square	Cover Sheet	_	_	_	_
			Floors	Feet	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	19	54 no	2	84,954	2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction (LL	19	54 no	1	12,136		400	40	100/	5
Mech)					3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocational	19	54 no	2		4.0 Building Safety and Security	200	109	55%	Borderline
04 - Gym & Cafeteria Addition	19	58 no	1		5.0 Educational Adequacy	200	79	40%	Poor
06 - Fixed Seat Auditorium	19	58 no	1	9,634	6.0 Environment for Education	200	97	49%	Poor
Addition		_			LEED Observations	_	_	_	_
08 - HIGH BAY Vocational		58 no	1		Commentary				_
11 - Mechanical Building		58 no	1		Total	1000	497	50%	Borderline
05 - Gym & Cafeteria Addition Mech)			1	12,424	Enhanced Environmental Hazards As	sessment Cost Es	<u>timates</u>		
	Fixed Seat Auditorium 1958 no		1	0 127	C. Hadar Cantract				
Addition (LL Mech)			'	0,137	C=Under Contract				
10 - LOW BAY Vocational (LL			1	2 556	Renovation Cost Factor				103.60%
Mech)				2,300	Cost to Renovate (Cost Factor applied				\$1,147,475.15
09 - LOW BAY Vocational			1	2,286	The Replacement Cost Per SF and th	e Renovate/Repla	ce ratio are o	nly provided whe	n this summary
12 - Academic Addition	Academic Addition 1971 no		1	90,324	is requested from a Master Plan.				
14 - Academic Addition (LL M	ech) 19	71 no	1	9,045					
16 - Natatorium Addition (LL	latatorium Addition (LL 1971 no		1	2,212					
Mech)	<u>n)</u>								
15 - Natatorium Addition	Natatorium Addition 1971 no 1								
18 - Auxiliary Gymnasium	Auxiliary Gymnasium 1994 no 1								
Addition									
17 - Physical Education Additi	i <u>on</u> 19	94 no	1	16,771					
<u>Total</u>				428,732					
	Handica	•	ccess						
	Satisfact								
	Needs R								
	Needs R								
*Const P/S =		scnea	uled Construct		1				
FACILITY ASSESS Cost Set: 20°			Rating	Dollar Assessment C					
A. Heating System	10		3	\$280,058.64 -					
B. Roofing			3	\$91,286.70 -					
C. Ventilation / Air Cond	itioning		2	\$0.00 -					
D. Electrical Systems	itioning		3	\$174,018.06 -					
E. Plumbing and Fixture			2	\$0.00 -					
F. Windows	<u>-</u>		3	\$4,160.00 -	1				
G. Structure: Foundation			1	\$0.00 -	1				
H. Structure: Walls and Ch	nimneve		3	\$22,288.75 -	1				
I. Structure: Floors and R			1	\$0.00 -	1				
J. General Finishes	10013		3	\$113,899.75 -	1				
K. Interior Lighting			1	\$53,610.00 -	1				
L. Security Systems			2	\$19,835.70 -	1				
M. Emergency/Egress Light	hting		3	\$19,835.70 -	1				
N. Fire Alarm	nung		3	\$10,722.00 -	1				
O. Handicapped Access			2	\$18,763.50 -	1				
P. Site Condition			3	\$9,644.40 -	1				
					1				
Q. Sewage System			1 2	\$0.00 -	1				
			2	\$0.00 -	1				
S. Exterior Doors			3	\$8,000.00 -	1				
T. Hazardous Material			1	\$0.00 -	-				
U. Life Safety			3	\$35,597.04 -					
V. Loose Furnishings			3	\$0.00 -					
W. Technology	/		2	\$31,093.80 -					
- X. Construction Continger Non-Construction Cost			-	\$217,463.41 -					
Total				\$1,107,601.50	1				
10141				ψ1,101,001.00	l				

17 - Physical Education Addition (1994) Summary

 District:
 Bedford City
 County:
 Cuyahoga
 Area: Northeastern Ohio (8)

 Name:
 Bedford High
 Contact:
 Mr. Samual Vawters

 Address:
 481 Northfield Rd
 Phone:
 (440) 786-3522

Bedford,OH 44146 Date Prepared: 2018-05-24 By: Kevin Harrison, AIA, LEED AP

Bldg. IRN: 2022 Date Revised: 2018-06-21 By: Andi Lease

Current Grades	g	9-12	Acrea	age:	58.00	Suitability Appraisal Summary				
Proposed Grades	١			hing Stations:	98					
Current Enrollment	1	1013	Class	srooms:	81	Section	Points	Points	Percentage	Rating
Projected Enrollment	1	V/A					Possible	Earned	1 01 00 mago	Category
Addition		Date	HA	Number of	Current Square	Cover Sheet	_	_	_	_
				Floors	<u>Feet</u>	1.0 The School Site	100	80	80%	Satisfactory
01 - Original Construction	<u>on</u>	1954	1 no	2		2.0 Structural and Mechanical	200	92	46%	Poor
02 - Original Construction	on (LL	1954	1 no	1	12,136	Features	100	40	400/	Door
Mech)						3.0 Plant Maintainability	100	40	40%	Poor
03 - LOW BAY Vocation			1 no	2		4.0 Building Safety and Security 5.0 Educational Adequacy	200 200	109	55% 40%	Borderline
04 - Gym & Cafeteria A		_	3 no	1		6.0 Environment for Education		79 07		Poor
06 - Fixed Seat Auditori Addition	<u>um</u>	1958	3 no	1	9,634	LEED Observations	200	97	49%	Poor
08 - HIGH BAY Vocatio	nal	1059	3 no	1	1/ 996	Commentary	_	_	_	_
11 - Mechanical Building	_		3 no	1	4,796		1000	497	50%	Borderline
05 - Gym & Cafeteria A			-	1		Enhanced Environmental Hazards A			30%	Bolderille
Mech)	<u>n)</u>		'	12,424	Elinanced Environmental Hazards A	SSESSITIETIL COST EST	<u>IIIIales</u>			
07 - Fixed Seat Auditori	um	1958	3 no	1	8,137	C=Under Contract				
Addition (LL Mech)	tion (LL Mech)		Ш							
	LOW BAY Vocational (LL 1958 no		3 no	1	2,556	Renovation Cost Factor	n.			103.60%
Mech)					Cost to Renovate (Cost Factor applied The Replacement Cost Per SF and to		e ratio are o	aly provided who	\$1,416,844.87	
09 - LOW BAY Vocation				1	2,286	is requested from a Master Plan.	πο ποποναισπορίαι	o rauo are Ur	ny provided Wile	ir uno summary
12 - Academic Addition			+	1	90,324					
14 - Academic Addition	•	_	_	1	9,045					
16 - Natatorium Addition Mech)	atatorium Addition (LL 1971 no		1	2,212						
	atatorium Addition 1971 no		1	15,910						
	uxiliary Gymnasium Addition 1994 no 1				10,722	1				
	Physical Education 1994 no 1				16,771					
Addition				•	10,771					
<u>Total</u>					428,732					
*HA	= Ha	ndicapp	ed A	ccess						
*Rating	=1 Sa	itisfactor	у							
	=2 Ne	eds Re	pair							
	=3 Ne	eds Re	place	ment						
*Const P	S = Pre	esent/So	chedu	uled Constructi	ion					
FACILITY A					Dollar					
	et: 2018			Rating	Assessment C					
A. Heating System				3	\$438,058.52 -					
B. Roofing				3	\$0.00 -					
C. Ventilation / Air		oning		2	\$0.00 -					
D. Electrical System	_			3	\$272,193.33 -					
E. Plumbing and Fix	<u>llures</u>			2	\$1,600.00 -					
F. WindowsG. Structure: Found	ation			1	\$0.00 - \$0.00 -					
H. Structure: Walls		nneve		3	\$38,843.75 -	1				
I. Structure: Floors				1	\$0.00 -	1				
J. General Finishes		<u> </u>		3	\$52,914.50 -	1				
K. Interior Lighting				1	\$83,855.00 -	1				
L. Security Systems				2	\$31,026.35 -	1				
M. Emergency/Egre		na		3	\$16,771.00 -	1				
N. Fire Alarm	oo Eigiitti	··· ਸ		3	\$29,349.25 -					
O. Handicapped Act	cess			2	\$3,354.20 -					
P. Site Condition	,,,,,,			3	\$26,816.43 -					
Q. Sewage System				1	\$0.00 -					
R. Water Supply				2	\$0.00 -					
S. Exterior Doors				3	\$0.00 -					
T. Hazardous Mater	ial			1	\$0.00 -					
U. Life Safety				3	\$55,679.72 -					
V. Loose Furnishir	nas			3	\$0.00 -					
W. Technology	<u></u>			2	\$48,635.90 -					
- X. Construction Cor	itingency	<i>y</i> /		-	\$268,512.93 -					
Non-Construction										
Total					\$1,367,610.88					
_										

A. Heating System

Description:

The existing heating system for the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas is a natural gas-fired steam system. The 4 boilers located in a separate mechanical building, manufactured by North American, were installed in 1958 and are in fair condition. Heating steam is distributed through piping located in a lower level crawl to the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas, to terminal units consisting of air handlers and unit ventilators. The existing controls are area zoned and are pneumatic. The 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas does contain a central air conditioning system. The 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas does contain several window air conditioners. The existing cooling system for the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas is an absorptive chiller located in the separate mechanical building distributing chilled water through piping located in a lower level crawl to the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas, to terminal units consisting of air handlers and unit ventilators. The 1958 gymnasium contains a mezzanine mounted air-handling unit. The chiller, manufactured by York, was installed in 1971 and is in fair condition. Chilled water is distributed to air handlers and unit ventilators. The 1954 original construction also contains a rooftop mounted air-handling unit providing heating and cooling to the computer and server room. The 1954 original construction contains packaged air-conditioning units in some administrative spaces. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems The ventilation system in the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas consists of unit ventilators, air handlers, and exhaust fans to provide outside air into interior spaces. The 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas contains transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing lay-in acoustic ceilings will not allow for the installation of ductwork, if required. The existing heating system for the 1971 academic additions a natural gas-fired steam system. The 4 boilers located in a separate mechanical building, manufactured by North American, were installed in 1958 and are in fair condition. Heating steam is distributed through piping located in a lower level crawl to the 1971 academic additions to terminal units consisting of air handlers. The existing controls are area zoned and are pneumatic. The 1971 academic additions do contain a central air-conditioning system. The 1971 academic additions do not contain window air conditioners. The existing cooling system for the 1971 academic additions is an absorptive chiller located in the separate mechanical building distributing chilled water through piping located in a lower level crawl to the 1971 academic additions, to terminal units consisting of three air handlers on the south side and three air-handlers on the north side. The chiller, manufactured by York, was installed in 1971 and is in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the 1971 academic additions consists of air handlers, and exhaust fans to provide outside air into interior spaces. The 1971 academic additions contain transfer grilles for relief air venting. The system can provide the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing lay-in acoustic ceilings will allow for the installation or reconfiguration of ductwork, if required. The existing auto body and automotive lab spaces contain a heating and ventilating system consisting of ceiling mounted gas fired furnaces and ceiling mounted general space exhaust units and combustion engine in adequate condition. The existing machining and carpentry lab spaces contain a heating and ventilating system consisting of ceiling mounted gas fired furnaces and ceiling mounted general space exhaust units in adequate condition. The existing system for the 1994 auxiliary gymnasium consists of a mezzanine mounted furnace and air handler. The system was installed in 1994 and is in acceptable condition. Existing controls are digital and were installed in 1994. The system can provide Ohio Building Code fresh air requirements. According to school officials, the site does not contain underground fuel tanks

Rating: 3 Needs Replacement

Recommendations:

Provide new overall heating system, including air conditioning, to meet Ohio School Design Manual guidelines. Provide funding to convert existing non-ducted system to ducted air system in the 1954 original construction and 1954 low bay vocational. The clear area above finished ceilings will not allow for the installation of ductwork. Provide chases and additional soffits to provide area for ductwork to be installed.

		Whole Building D1 - Origi Construct (1954) 84,954 ft ²	nBAY Vocational (1954) 7,327 ft ²	Cafeteria Addition (1958) 124,502 ft ²	Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft ²	Seat Auditorium Addition (1958) 9,634 ft ²	Seat Auditorium Addition (LL Mech) (1958) 8,137 ft ²	BAY Vocational (1958) 14,996 ft ²	BAY Vocational (1958) 2,286 ft²	Vocational (LL Mech) (1958) 2,556 ft ²	Mechanical Building (1958) 4,796 ft ²	(1971) 90,324 ft²	Natatorium Addition (1971) 15,910 ft ²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft ²	Physical Education Addition (1994) 16,771 ft ²	Auxiliary Gymnasium Addition (1994) 10,722 ft ²	Comments
System Replacement:	sq.ft. (of entire building addition)		Required	Required		Required		Required	Required		Required	Required	Required		Required	·	demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	sq.ft. (of entire building addition)	Required	Required	Required		\$251.640.08		\$391,695.52				\$2,359,262,88	\$415.569.20		\$438.058.52		(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)







Lower level mechanical room air handling unit

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B. Roofing

Description:

The roof over the overall facility is a combination of built up ballasted membrane type roofing, and built up asphalt membrane type roofing that have been replaced over the years between 1989 and 2010, and in generally fair to poor condition. There are a couple of areas that have been replaced with a standing seam metal roof over the 1954 original construction, as well as the roof over the gymnasium at the 1958 addition, which are in good condition. There were no observations of standing water on the roof. Metal cap flashings are in fair to poor condition. Roof storm drainage is addressed through a system of gutters and downspouts, as well as roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains, though they are needed on this building. Access to the roofs was gained by an access hatch and access doors, and series of ladders that are in fair condition. Fall safety protection cages are not provided, as required. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations:

The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system. The flashings on the overall facility require replacement due to condition. Provide fall safety protection cages on all ladders to meet safety requirements. Provide for replacement of gutters at the 1954 original construction due to condition. No work is required in the 1954 low bay vocational or 1971 low bay vocational additions.

tem	Cost	Unit	Whole	01 - Origina	l 02 - Origina	03 - LOW	04 - Gym &	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Commen
			Building	Construction	Construction	BAY	Cafeteria	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanica	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
				(1954)	(LL Mech)	Vocational	Addition	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocationa	Building	Addition	Addition	Addition	Addition	Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)	(1958)	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
					12,136 ft ²	7,327 ft ²	124,502 ft ²	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²		4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
									9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
								(1958)		8,137 ft ²						9,045 ft ²						
								12,424														
								ft ²														
Membrane (all	\$8.70	sq.ft.		25,466			65,870		9,634		16,258	2,380		4,183	48,442		15,555			8,925	\$1,711,403.10	0(unless
types):		(Qty)		Required			Required		Required		Required	Required		Required	Required		Required			Required		under
																						10,000
																						sq.ft.)
Repair/replace cap	\$18.40	ln.ft.		1,612			2,964		637		1,255	1,218		465	1,772		528			388	\$199,437.60	0
flashing and coping:				Required			Required		Required		Required	Required		Required	Required		Required			Required		
Gutters/Downspouts	\$13.10	ln.ft.		840			460														\$17,030.00	0
				Required			Required															
Overflow Roof	\$2,500.00	each		4 Required			10 Required		2 Required		4 Required	5 Required	l	2 Required	4 Required		3 Required			2 Required	\$90,000.00	o o
Drains and Piping:																						
Roof Access Ladder	\$100.00	ln.ft.		105			105		50 Required		15 Required	15		15	30 Required		15 Required	1		15	\$36,500.00	(remove
with Fall Protection				Required	1		Required					Required		Required	1					Required		and
Cage:																						replace)
Sum:			\$2,054,370.7	0\$282,719.00	\$0.00	\$0.00	\$669,132.60	\$0.00	\$105,536.60	\$0.00	\$176,036.60	\$57,117.20	\$0.00	\$51,448.10	\$467,050.20	\$0.00	\$154,043.70	\$0.00	\$0.00	\$91,286.70		





Typical roofing at overall facility

Typical roofing at overall facility

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C. Ventilation / Air Conditioning

Description:

The existing heating system for the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas is a natural gas-fired steam system. The 4 boilers located in a separate mechanical building, manufactured by North American, were installed in 1958 and are in fair condition. Heating steam is distributed through piping located in a lower level crawl to the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas, to terminal units consisting of air handlers and unit ventilators. The existing controls are area zoned and are pneumatic. The 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas does contain a central air conditioning system. The 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas does contain several window air conditioners. The existing cooling system for the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas is an absorptive chiller located in the separate mechanical building distributing chilled water through piping located in a lower level crawl to the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas, to terminal units consisting of air handlers and unit ventilators. The 1958 gymnasium contains a mezzanine mounted air-handling unit. The chiller, manufactured by York, was installed in 1971 and is in fair condition. Chilled water is distributed to air handlers and unit ventilators. The 1954 original construction also contains a rooftop mounted air-handling unit providing heating and cooling to the computer and server room. The 1954 original construction contains packaged air-conditioning units in some administrative spaces. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems The ventilation system in the 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas consists of unit ventilators, air handlers, and exhaust fans to provide outside air into interior spaces. The 1954 original construction, 1958 gymnasium and cafeteria addition and 1958 low and high bay areas contains transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing lay-in acoustic ceilings will not allow for the installation of ductwork, if required. The existing heating system for the 1971 academic additions a natural gas-fired steam system. The 4 boilers located in a separate mechanical building, manufactured by North American, were installed in 1958 and are in fair condition. Heating steam is distributed through piping located in a lower level crawl to the 1971 academic additions to terminal units consisting of air handlers. The existing controls are area zoned and are pneumatic. The 1971 academic additions do contain a central air-conditioning system. The 1971 academic additions do not contain window air conditioners. The existing cooling system for the 1971 academic additions is an absorptive chiller located in the separate mechanical building distributing chilled water through piping located in a lower level crawl to the 1971 academic additions, to terminal units consisting of three air handlers on the south side and three air-handlers on the north side. The chiller, manufactured by York, was installed in 1971 and is in fair condition. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the 1971 academic additions consists of air handlers, and exhaust fans to provide outside air into interior spaces. The 1971 academic additions contain transfer grilles for relief air venting. The system can provide the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing lay-in acoustic ceilings will allow for the installation or reconfiguration of ductwork, if required. The existing auto body and automotive lab spaces contain a heating and ventilating system consisting of ceiling mounted gas fired furnaces and ceiling mounted general space exhaust units and combustion engine in adequate condition. The existing machining and carpentry lab spaces contain a heating and ventilating system consisting of ceiling mounted gas fired furnaces and ceiling mounted general space exhaust units in adequate condition. The existing system for the 1994 auxiliary gymnasium consists of a mezzanine mounted furnace and air handler. The system was installed in 1994 and is in acceptable condition. Existing controls are digital and were installed in 1994. The system can provide Ohio Building Code fresh air requirements. The facility does contain a shop area with a dust collection system. The existing dust collection system is in poor condition. The facility does not contain adequate restroom exhaust system. The existing restroom exhaust system is in poor condition. The facility does contain a kiln for the art program. The existing art room kiln does contain exhaust. The existing art room kiln exhaust is in poor condition. The facility does contain adequate chemical exhaust hood systems for science laboratories. The existing chemical exhaust hood systems are in adequate condition. Vehicle emission system is provided in the Auto lab. Vehicle emission system is in poor condition. Paint hood system is not provided in the Auto lab.

Rating: 2 Needs Repair

Recommendations:

Provide an air conditioning system throughout the overall facility to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System. Provide new restroom exhaust system. Restroom exhaust system provided with complete HVAC system replacement. Provide exhaust for new art room kiln. New art room kiln funded under item J - General Finishes. Replace dust collection system. HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5, 6. 7 Provide paint booth exhaust system in Auto lab. Provide vehicle emission system in Auto lab.

Item	Cost	Unit	Whole	01 - Original			04 - Gym	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building	Construction	Construction	BAY	& Cafeteria	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanica	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
				(1954)		Vocational				Auditorium					Addition	Addition				Gymnasium	4	
				84,954 ft ²	(1954)	(1954)	(1958)	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)		(1971)	(LL		(LL Mech)		Addition		
					12,136 ft ²	7,327 ft ²	124,502 ft ²		(1958)	(LL Mech)	14,996 ft ²			4,796 ft ²	90,324 ft ²		15,910 ft ²			(1994)		
									9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
								(1958)		8,137 ft ²						9,045 ft ²						
								12,424														
		-						ft ²														
	\$25,000.00						1 Required				1 Required										\$50,000.00	
System:		system	1																			w/installation)
Kiln Exhaust	\$5,000.00	leach					1 Required														\$5,000.00	Y .
System:		_																			_	
	\$12,000.00										1 Required										\$12,000.00	P
BAY/INDUSTRIAL		system	1																			
SPACE - LAB																						
TYPES 5,6,7 -																						
Paint Booth																						
Exhaust System	045 000 00	_																			045 000 00	
HIGH BAY/INDUSTRIAL	\$15,000.00										1 Required										\$15,000.00	1
SPACE - LAB		system	1																			
TYPES 5,6,7 - Vehicle Emission																						
System Sum:		_	\$82,000.00	80.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$52,000.00	en nn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
ourri.			po2,000.00	1 β0.00	φυ.υυ	ΦU.UU	φ 30,000.00	φυ.υυ	φU.UU	φυ.υυ	φ32,000.0c	φυ.υυ	φυ.υυ	φυ.υυ	φυ.υυ	φυ.υυ	ΦU.UU	ΦU.UU	φυ.υυ	φυ.υυ		





1958 mechanical building absorption chiller

Exhaust fan

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D. Electrical Systems

Description:

The electrical system for the 1954 original construction is a 3,600-amp, 120/240-volt, 3-phase, 4-wire system in fair condition. The main distribution equipment is Frank Adam, installed in 1971. The additions each contain distribution equipment back-fed from the original construction electrical distribution. The panel system is in fair condition. The panel system was installed in 1954, 1958, 1971, and 1994 and cannot be expanded for additional capacity. The 1958 additions contain two emergency generators. The generators manufactured by Onan and Kohler are in poor and fair condition. Only the Kohler generator is operational. The transformers are owned by the utility company and is located within a vault in the building. Classrooms are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with adequate electrical outlets for building maintenance. The facility does not contain lightning protection with grounding.

Rating:

3 Needs Replacement

Recommendations:

The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for classroom capacity, and due to condition and age. Provide new emergency generator sized to provide complete facility emergency services power supply. The emergency generator for life safety systems is included in the entire electrical system replacement funded in this Item D - Electrical. Provide building lightning protection and grounding. Lighting protection and grounding is included in the entire electrical system replacement funded in this Item D - Electrical.

ltem	Cost	Unit	Whole		02 - Original		04 - Gym &	05 - Gym &					10 - LOW		12 - Academi		15 -	16 -	17 -	18 -	Sum	Comments
			Building		Construction		Cafeteria				BAY			Mechanica	Addition	Academic		Natatorium	Physical	Auxiliary		
					(LL Mech)			Addition (LL					Vocational		(1971)	Addition (LL			Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)	(1958)		Addition	Addition (LL			(LL Mech)		90,324 ft ²	Mech)	(1971)	(LL Mech)		Addition		
					12,136 ft ²	7,327 ft ²	124,502 ft ²	(1958)	(1958)	Mech)	14,996 ft ²	2,286 ft ²		4,796 ft ²		(1971)	15,910 ft ²	(1971)	(1994)	(1994)		
								12,424 ft ²	9,634 ft ²	(1958)			2,556 ft ²			9,045 ft ²		2,212 ft ²	16,771 ft ²	10,722 ft ²		
										8,137 ft ²												
System	\$16.23	3sq.ft. (of		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$6,958,320.36	(Includes
Replacement		entire																				demo of
		building																				existing
		addition))																			system.
																						Includes
																						generator
																						for life
																						safety
																						systems.
																						Does not
																						include
																						telephone
																						or data or
																						equipment)
																						(Use items
																						below
																						ONLY
																						when the
																						entire
1														1								system is
1														1								NOT being
L														<u></u>			L			L		replaced)
Sum:			\$6,958,320.36	\$1,378,803.42	\$196,967.28	\$118,917.21	\$2,020,667.46	\$\$201,641.52	\$156,359.82	4 \$132,063.51	\$243,385.08	\$37,101.78	\$41,483.88	\$6,77,839.08	\$1,465,958.5	\$146,800.35	\$258,219.30	\$35,900.70	\$272,193.3	\$51/4,018.06	i	







Pad mounted transformers in electrical vault

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E. Plumbing and Fixtures

Description:

A back-flow preventer is provided. The facility contains 14 restrooms for girls, 10 restrooms for boys and 15 restrooms for staff that are all in fair condition. There are 43 drinking fountains in the school and all are in fair condition. The facility does not contain a water treatment system. Water supply is municipal. Domestic supply piping is copper in 1954 original building and 1958 addition and in fair condition. Domestic supply piping in 1971 building addition is galvanized with exception to art rooms, which are copper, and in fair condition. Sanitary waste piping is cast iron throughout the school and in fair condition. The domestic water heaters are a combination of gas and electric units in various sizes located throughout the facility in the lower level and are in fair condition. The existing toilets are floor mounted and wall mounted in good condition. The existing urinals are in good condition. The urinal flush valves are in good condition. The existing sinks are wall mounted and in fair condition. The sink faucets are in fair condition. All toilets, urinals and urinal flush valves in the school have been replaced in 2005. The school meets Ohio Building Code requirements for fixtures. ADA requirements are not met for fixtures and drinking fountains. There are an inadequate number of hose bibs provided around the perimeter of the building. Existing hose bibs are in fair condition. Not all high bay/industrial space labs contain utility sinks. The existing utility sinks are in fair condition. Compressed air connections exist in the automotive, auto body, carpentry and metal shop high bay/industrial space labs. Grease trap and oil interceptors are in the automotive and auto body high bay/industrial space labs.

Rating: 2 Needs Repair

Recommendations:

Replace domestic supply piping in the 1971 additions due to presence of galvanized piping. Provide new wall mounted toilet room fixtures to replace existing floor mounted fixtures due to age and condition. Remove and replace existing drinking fountains and water coolers due to non-ADA compliance. Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement. See Item O for issues related to ADA requirements. Provide additional exterior hose bibs. For replacement of electric water coolers refer to Item O.

Item	Cost		Whole	01 - Origina	02 - Original	03 - LOW	04 - Gym	05 -	06 - Fixed			09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -			Sum	Comments
			Building		Construction		& Cafeteria				BAY			Mechanica				Natatoriun		Auxiliary		
				(1954)	(LL Mech)	Vocational						IVocationa	Vocationa	Building	Addition	Addition	Addition	Addition	Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)	(1958)	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
				, , , , ,	12,136 ft ²		124,502 ft ²	(LL	(1958)	(LL Mech)	14.996 ft ²	2.286 ft ²		4,796 ft ²	90,324 ft ²	Mech)		(1971)	(1994)	(1994)		
					,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			9,634 ft ²	(1958)	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	F,===	2.556 ft ²	.,	0.0,02.1.1	(1971)	,	2.212 ft ²	16,771 ft ²			
								(1958)		8,137 ft ²			2,000 11			9,045 ft ²		2,21211	10,7711	10,722 11		
								12,424		0,137 11-						9,043 11						
								ft ²														
Domestic Supply	\$3.50	sq.ft. (of													Required						\$316,134.00	
Piping:		entire																				replace)
		building																				
		addition)																			
Toilet:	\$1,500.00	unit	1	20 Required	i		18		24								5 Required	ı			\$100,500.00	(remove /
	.,	I					Required		Required									1			,	replace) See
							required		required													Item O
	04 500 04			100								-				+			_		***	
Urinal:	\$1,500.00	Junit		16 Required			8 Required		16								4 Required	1			\$66,000.00	
		_							Required													replace)
Sink:	\$1,500.00	J unit		8 Required			6 Required		20								8 Required	i			\$63,000.00	
									Required													replace)
HIGH	\$2,500.00	each									3										\$7,500.00	ol .
BAY/INDUSTRIAL	Ц										Required											
SPACE - LAB																						
TYPES 5,6,7 -																						
Safety																						
Shower/Eyewash																						
- New Installation		_																				
Other: Exterior	\$800.00	Deach		2 Required			8 Required								6 Required		1 Required	i	2		\$15,200.00	
hose bibs																			Required			additional
																						and
																						replacement
																						exterior hose
																						bibs.
Other: Wall	\$2,000.00	haach		16 Required	1		8 Required						1								\$48,000,00	Provide wall
patching at floor	Ψ2,000.00	Lacil		I o reduited	1		o recquireu		I	1					1	1					ψ+0,000.00	hung urinals
				1					I	1					1	1						
urinal removal				1	1				I	1				1	1	1	1		1			in locations
l				1					I	1					1	1						of current
l				1					I	1					1	1						floor
i				1	1				I	1				1	1	1	1		1			mounted
l				1					I	1					1	1						urinals.
l				1					I	1					1	1						Provide wall
l				1					I	1					1	1						patch at
l				1					I	1					1	1						each wall to
l				1					I	1					1	1						wall hung
				1	1				I	1				1	1	1	1		1			
l				1					I	1					1	1						urinal
			L		L							L		L	L		L		L			replacement
Sum:	1		\$616,334.0	0\$99,600.00	\$0.00	\$0.00	\$70,400.00	\$0.00	\$90,000.00	\$0.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$320,934.0	0 \$0.00	\$26,300.00)\$0.00	\$1,600.00	\$0.00		1





Floor mounted water cooler

Water fountain

Back to Assessment Summary

F. Windows

Description:

The 1954 original construction is equipped with aluminum frame windows with a single glazed type window system in poor condition, which is original to the building. Window system seals are in poor condition with frequent air and water infiltration being experienced. The window system is not equipped with window screens, and features surface mounted blinds in poor condition. Portions of the 1954 original construction have been replaced with aluminum frame windows with a double glazed type window system in good condition, which was installed in 2003. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds in good condition. The window system is equipped with insect screens on operable windows, in good condition. This portion of the facility is not equipped with any curtain wall systems. There are glass block windows, which are in fair to poor condition. The 1958 addition is equipped with aluminum frame windows with a single glazed type window system in poor condition, which is original to the building. Window system seals are in poor condition with frequent air and water infiltration being experienced. The window system is not equipped with window screens, and features surface mounted blinds in poor condition. Portions of the 1958 addition have been replaced with aluminum frame windows with a double glazed type window system in good condition, which was installed in 2010. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds in good condition. The window system is equipped with insect screens on operable windows, in good condition. This portion of the facility is not equipped with any curtain wall systems. There are glass block windows at the gymnasium, which are in fair condition. The 1971 addition is equipped with aluminum frame windows with a single glazed type window system in poor condition, which is original to the building. Window system seals are in poor condition with frequent air and water infiltration being experienced. The window system is not equipped with window screens, and features surface mounted blinds in poor condition. This portion of the facility is equipped with a curtain wall system at the connecting corridors, and is in poor condition, with window system seals in poor condition with frequent air and water infiltration being experienced. There are no glass block windows in this portion of the facility. The 1994 addition is equipped with aluminum frame windows with a double glazed type window system in good condition, which was installed in 1994. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features surface mounted blinds in good condition. The window system is equipped with insect screens on operable windows, in good condition. This portion of the facility is not equipped with any curtain wall systems or glass block windows. The exterior doors in the overall facility are equipped with a combination of aluminum and hollow metal frame sidelights and transoms with a single glazed type window system, in fair to poor condition. The school does not contain skylights. Window security grilles are not provided for ground floor windows. There is not a greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations:

Replace the existing non-insulated window system and glass block in the overall facility with a new insulated window system to match existing insulated system and comply with Ohio School Design Manual guidelines. Replace curtain wall system at the 1971 addition (connecting corridors) due to condition. Replace single glazed window transoms and sidelights in exterior doors of the overall facility with insulated and approved safety glass. Existing conditions at the lower level mechanical area require no renovation or replacement at the present time.

Item	Cost	Unit	Whole	01 - Original	02 - Original	03 - LOW	04 - Gym &	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 - Academic	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building	Construction	Construction	BAY	Cafeteria	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanica	Addition	Academic	Natatorium	Natatorium	Physical	Auxiliary		
			_	(1954)	(LL Mech)	Vocational	Addition	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocationa	Building	(1971)	Addition	Addition	Addition	Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)	(1958)	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	90,324 ft ²	(LL	(1971)	(LL Mech)	Addition	Addition		
				1	12,136 ft ²	7,327 ft ²	124,502 ft ²	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²		Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
								Mech)	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
								(1958)		8,137 ft ²						9,045 ft ²						
								12,424														
								ft ²														
Insulated	\$65.00	sq.ft.		10,206		480	2,378				4,049	1,456		512	6,957		275			64	\$1,714,505.00	(includes
Glass/Panels:		(Qty)		Required		Required	Required				Required	Required		Required	Required		Required			Required		blinds)
Curtain	\$65.00	sq.ft.													12,099						\$786,435.00	(remove
Wall/Storefron	t	(Qty)	1												Required							and
System:		ľ "													· .							replace)
Sum:		•	\$2 500 940 0	U¢863 300 00	\$0.00	\$31 200 00	\$154 570 00	nsn na	\$0.00	\$0.00	\$263 185 00	SOA BAD DO	\$0.00	\$33,280,00	\$1 238 640 00	\$0.00	\$17.875.00	so oo	\$0.00	\$4.160.00		





Typical windows at 1954 original construction

Typical windows at 1971 addition

G. Structure: Foundation

Description:

The overall facility is equipped with brick, concrete masonry unit, and poured concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to

foundation / wall structural deterioration.

1 Satisfactory Rating:

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

lte	m C		01 - Original						07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
		Building	Construction	Construction	BAY	Gym &	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanical	Academid	Academic	Natatorium	Natatorium	Physical	Auxiliary		
		-	(1954)	(LL Mech)	Vocational	Cafeteria	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocational	Building	Addition	Addition	Addition	Addition	Education	Gymnasium		
			84,954 ft ²	(1954)	(1954)	Addition	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
				12,136 ft ²	7,327 ft ²	(1958)	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
						124,502	Mech)	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
						ft ²	(1958)		8,137 ft ²						9,045 ft ²						
							12,424														
L							ft²														
Sı	ım:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		





Poured concrete foundation at 1971 addition

Brick and poured foundation at original construction

H. Structure: Walls and Chimneys

Description:

The overall facility has a brick veneer on a masonry bearing wall system, which displayed several locations of deterioration and cracking, and is in generally fair condition, with some areas in poor condition. The exterior masonry appears to have appropriately spaced control joints in fair condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in several areas. Architectural exterior accent materials are a combination of exposed aggregate panels and cut sandstone, which are in fair condition, though some panels and stone are damaged and need to be repaired/replaced. Interior walls are concrete masonry units, glazed block, and metal stud framed partitions with plaster and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. The window sills are a combination of stone, and an element of the aluminum window system, and are in fair condition. The exterior lintels are steel, and are in fair condition. One chimney, located at the 1958 mechanical building, is still in use, and is in good condition. One chimney, located at the 1954 original construction is no longer in use, and is in fair condition. The 1954 original construction and 1958 additions utilize grilles for outside air intake at unit ventilators.

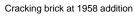
Rating: 3 Needs Replacement

Recommendations:

Provide tuckpointing in all areas of mortar deterioration as required throughout the overall facility. Provide masonry cleaning and sealing as required throughout the overall facility. Recaulk existing control joints. Repair/replace damaged masonry as required throughout the overall facility. Provide for brick infill at exterior grilles following unit ventilator removal, including CMU back-up, rigid insulation, vapor barrier and exterior face brick. Repair damaged and or deteriorating lintels due to condition. Provide for removal of chimney at the 1954 original construction.

Item	Cost	Unit	Whole	01 - Original	02 - Original	h3 - I OW	h4 - Gvm &	hs -	ne - Fived	07 - Fixed	hs - HIGH	09 - LOW	10 - LOW	11.	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
item	0031	P''''	Building		Construction				Seat		BAY	BAY	BAY		Academic		Natatorium			Auxiliary	Odili	Comments
			Dunung	(1954)		Vocational						Vocational			Addition	Addition	Addition		Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)	(1958)		Addition	Addition	(1958)	(1958)	(LL Mech)		(1971)	(LL	(1971)	(LL Mech)		Addition		
				01,00111	12,136 ft ²		124,502 ft ²	/LL	(1958)	(LL Mech)		2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
					12,100 11	,,02, 11	12 1,002 11	Mech)	9,634 ft ²	(1958)	1 1,000 11	_,	2,556 ft ²	1,7 00 11	00,02 1 11	(1971)	10,01011	2,212 ft ²	16,771 ft ²	10,722 ft ²		
								(1958)	,	8,137 ft ²			_,			9,045 ft ²		_,		,		
								12,424		.,						,						
								ft ²														
Tuckpointing:	\$5.25	sq.ft.		7.190			9.165				2,600	1,010		1,620	5,970		2,355		3,355	1,925	\$184,747.5	0(wall
	• • •	(Qty)		Required			Required				Required	Required		Required	Required		Required		Required	Required		surface)
Exterior	\$1.50			25,884			21,996				4,720	2,520		3,888	14,328		7,065		8,052	4,620	\$139,609.5	
Masonry	*****	(Qty)		Required			Required					Required		Required	Required		Required		Required	Required	*	surface)
Cleaning:		,									'' ''											, , , ,
Exterior	\$1.00	osq.ft.		25,884			21.996				4,720	2.520		3.888	14,328		7.065		8.052	4,620	\$93.073.0	0(wall
Masonry	*****	(Qty)		Required			Required				Required	Required		Required	Required		Required			Required	****	surface)
Sealing:		1																	,	,		,
Exterior	\$5.50	In.ft.		650			550				120	65		95	360		175		200	115	\$12.815.0	0(removing
Caulking:		1		Required			Required				Required	Required		Required	Required		Required		Required	Required		and
5											'' ''											replacing)
Replace Brick	\$35.00	Osa.ft.		285			570				75 Required	12		24	450		80				\$52,360.0	0(total
Veneer		(Qty)		Required			Required					Required		Required	Required		Required				,	removal and
System:		,																				replacemen
,																						including
																						pinning and
																						shoring)
Lintel	\$250.00	In.ft.		1,438			915				472	252			1,194						\$1,067,750.0	
Replacement:				Required			Required				Required	Required			Required							removal and
				'			l .				l .	1 '			Ι.							replacemen
																						including
																						pinning and
																						shoring)
Other:	\$15,000.00	allowance	9	Required																	\$15,000.0	0Demolish
Demolish																						brick
chimney																						chimney
Other:	\$40.00	osq.ft.		58 Required			12 Required														\$2,800.0	0Provide for
Louvered grill		(Qty)																				brick infill at
removal																						exterior
																						grilles
																						following
																						unit
																						ventilator
																						removal,
		l .																				including
															1							CMU
			1				1	1		1					1							back-up,
															1							rigid
															1							insulation,
															1							vapor
			1				1	1		1					1							barrier and
			1		1		I	1		1					1				1			exterior face
																						brick.
Sum:			\$1,568,155.	00\$492.827.50	\$0.00	\$0.00	\$355,311,25	\$0.00	\$0.00	\$0.00	\$146,735,00	\$75,380.00	0.00	\$19.587.50	\$383.392.5	olso.00	\$33,788,75	\$0.00	\$38.843.75	\$22,288,75		







Tuckpointing required at stage mezzanine

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade with the first floor being cast in place concrete type

construction in good condition. There are crawl spaces throughout the overall facility with mechanical tunnels being located throughout the overall facility. The floor construction of the intermediate floors is cast in place concrete and metal form deck on steel joists with a concrete topping type construction, and is in good condition. The roof construction of the 1954 original construction and 1958 additions is a steel beam with insulated panel type construction, and is in good condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations throughout the 1954 original construction and 1958 additions. The roof construction of the 1971 and 1994 additions is a bar joist and metal deck type 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 throughout the 1971 additions and 1994 additions.

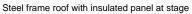
Rating: 1 Satisfactory

Recommendations: Refer to Item A for funding of architectural soffits to accommodate HVAC, electrical, and plumbing scopes of work for the 1954 original construction and the 1958 addition. Existing conditions throughout the remainder of the building require no renovation or replacement at the

present time.

Ite	n Cos	stUnit	Whole	01 - Original	02 - Original	03 - LOW	04 -	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building	Construction	Construction	BAY	Gym &	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanical	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
				(1954)	(LL Mech)	Vocational	Cafeteria	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocational	Building	Addition	Addition	Addition	Addition	Education	Gymnasium	4	
				84,954 ft ²	(1954)	(1954)	Addition	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
					12,136 ft ²	7,327 ft ²	(1958)	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
							124,502	Mech)	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
							ft ²	(1958)		8,137 ft ²						9,045 ft ²						
								12,424														
								ft²														
Su	m:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		







Cast in place concrete floor from mechanical space

J. General Finishes

Description:

The 1954 original construction and 1958 addition features conventionally partitioned classrooms with 9" and 12" vinyl tile type flooring, lay-in, plaster, and acoustical tile type ceilings, as well as plaster, block, and brick type wall finishes, and they are in fair to poor condition. Corridors have terrazzo type flooring, acoustical plaster type ceilings, as well as glazed block, plaster, and brick type wall finishes, and they are in fair to poor condition. Restrooms have terrazzo type flooring, acoustical plaster type ceilings, as well as plaster, marble, and ceramic tile type wall finishes, and they are in fair to poor condition. Toilet partitions are metal, plastic, marble and wood type construction, and are in poor condition. Classroom casework consists of miscellaneous wood and metal shelving units that are original to the facility, is inadequately provided, and in fair to poor condition. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the corridors, are adequately provided, and in fair to poor condition. The art program is equipped with a kiln in fair to poor condition, and existing kiln ventilation is not adequate. This portion of the facility is equipped with wood and metal non-louvered interior doors that are flush mounted and recessed without proper ADA hardware and clearances, and in fair to poor condition. The 1971 addition features conventionally partitioned classrooms with 9" vinyl tile type flooring, lay-in type ceilings, as well as drywall type wall finishes, and they are in fair to poor condition. Corridors have 9" vinyl tile, carpet, and sheet vinyl type flooring, lay-in type ceilings, as well as drywall and demountable partition type wall finishes, and they are in fair to poor condition. Restrooms have quarry tile type flooring, lay-in type ceilings, as well as glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are metal and wood type construction, and are in fair to poor condition. Classroom casework consists of miscellaneous wood and metal shelving units that are original to the facility, is inadequately provided, and in fair to poor condition. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the corridors, are adequately provided, and in fair to poor condition. This portion of the facility is equipped with wood non-louvered interior doors that are flush mounted without proper ADA hardware, and in fair to poor condition. The primary gymnasium space, located in the 1958 addition, has wood type flooring that is aged beyond its useful lifecycle, steel beam with insulated panel type ceilings, as well as painted and glazed block type wall finishes, and they are in good to fair condition. Gymnasium telescoping stands are a combination of metal, plastic, and wood in good condition. Basketball backboards are electrically operated type, and are in good condition. The auxiliary gymnasium space, located in the 1994 addition, has a rubberized "tartan" type flooring, exposed bar joist and metal deck type ceilings, as well as painted block type wall finishes, and they are in fair condition. Gymnasium telescoping stands are a combination of metal, plastic, and wood in good condition. Basketball backboards are fixed and electrically operated type, and are in good condition. The media center, located in the 1954 original construction, has carpet type flooring, lay-in type ceilings, as well as plaster type wall finishes, and they are in fair condition. Student dining, located in the 1958 addition, has terrazzo type flooring, acoustical plaster type ceilings, as well as painted and glazed block type wall finishes, and they are in fair to poor condition. The existing kitchen is full service, and the existing kitchen equipment ranges from good to poor condition with an unknown and mixed installation dates. Walk-in coolers and freezers are located on the building's exterior, and are accessed by the kitchen space, and are in good condition.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework in the 1954 original construction, 1958 additions, and 1971 additions due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Provide for painting at the 1958 auditorium fixed seating addition, 1971 natatorium addition, and 1994 additions due to work outlined in Items A, C, D, E, K, L, M, N, T, and U. Provide for replacement of ceiling tile and painting at the 1994 physical education addition due to work outlined in Items A, C, D, E, K, L, M, N, T, and U. Provide for replacement of flooring in the auxiliary gymnasium. Provide for replacement of flooring in the primary gymnasium due to age and condition. Provide plaster refinishing in the 1954 original construction and 1958 additions, due to condition and work outlined in Items A, C, D, E, K, L, M, N, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for replacement of twood flooring in the loading dock area due to condition. Provide for replacement of bleachers in the gymnasium due to replacement of wood flooring. Provide for replacement of tollet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of outdated or inadequate kitchen equipment due to age and condition of equipment. Provide for replacement of kiln due to condition.

Item	Cost	Unit	Whole	01 - Original	ha Original	02 1011	04 - Gym &	05 -	he Fired	h7 Fixed	08 - HIGH	09 - LOW	ko LOW	4.4	12 - Academic	la a	15 -	16 -	17 -	18 -	Sum	Comments
item	Cosi	Oniii	Building	Construction					Seat				BAY	Mechanica				Natatorium		Auxiliary	Sum	Comments
				(1954)	(LL Mech)	Vocational	Addition	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocationa	Building	(1971)	Addition	Addition	Addition	Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)			Addition		(1958)		(LL Mech)		90,324 ft ²	(LL	(1971)			Addition		
					12,136 ft ²	7,327 ft ²	124,502 ft ²	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²		Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
								Mech) (1958)	9,634 ft ²	(1958) 8,137 ft ²			2,556 ft ²			(1971) 9,045 ft ²		2,212 ft ²	16,771 ft ²	10,722 ft ²		
								12,424		0,10711						0,040 11						
								ft²														
Paint:	\$2.00	sq.ft. (of							Required								Required		Required	Required	\$106,074.00	
		entire building																				finish - floor
		addition)																			area/prep
																						and
																						installation)
Acoustic Ceiling:	\$3.50																		5,535 Required		\$19,372.50	(partial finish - tear
Celling.		(Qty)																	Required			out and
																						replace per
																						area)
Complete		sq.ft. (of		Required		Required	Required				Required	Required			Required						\$5,741,685.30	
Replacement o Finishes and	i i	entire building																				school, per building
Casework		addition)																			area, with
(High):																						removal of
																						existing)
Toilet	\$1,000.00	per stall		35 Required			18 Required								20 Required						\$73,000.00	
Partitions:																						and replacing)
Toilet	\$0.20	sq.ft. (of		Required			Required								Required						\$59,956.00	(per
Accessory	****	entire		,			1.04															building
Replacement		building																				area)
District	\$14.00	addition)	4,247			6,225														\$146,608.00	
Plaster refinishing:	\$14.00	JSq.π. (Qty)		4,247 Required			Required														\$146,608.00	
Lightweight	\$8.00			rtequired			450 Required														\$3,600.00	(partial
Concrete Floor		(Qty)																			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	finish -
Infill at Wood																						includes
Floor Removal:																						removal of wood
																						flooring
																						and
																						sleeper
Resilient	\$12.85	n a 4					16.170													7,195	\$300,240.25	system)
Wood/Synthetic	912.00	(Qty)					Required													Required		and
Flooring		,					'' ''															replace per
																						area)
Terrazzo Floor Repair	\$25.00			300 Required			300 Required														\$15,000.00	(floor area affected;
Repail		(Qty)																				max. area
																						to be 300
																						sf)
Bleacher	\$110.00	per seat					1,013														\$111,430.00	(based on current
Replacement							Required															current enrollment)
Art Program	\$2,750.00	each			T		1 Required				†		1	1				t	†		\$2,750.00	
Kiln:	, ,																					
Hot Serving	\$8,148.00	per unit					2 Required														\$16,296.00	
Unit: Hot Food	\$6,150.00	Lupit	-	+	-		2 Poquirod	-					-	-			-	-	-	-	\$12,300.00	
Cabinet	90,150.00	Tariii.					2 Required			1								1			\$12,300.00	
Cold Serving	\$6,633.00	per unit					2 Required							1				1			\$13,266.00	
Unit:																						
Cold Food	\$9,900.00	per unit					2 Required														\$19,800.00	
Cabinet	£2 200 00			1	-		h Basuirasi	-		-		-	-	 	-		-	-	-	-	ee eoe oo	
Stationary Serving Unit:	\$3,300.00	per unit					2 Required											1			\$6,600.00	
Sum:			\$6,647,978.	05\$1,622,634.6	\$0.00	\$129,687.90	\$2,735,062.30	\$0.00	\$19,268.00	\$0.00	\$265,429.20	\$40,462.20	\$0.00	\$0.00	\$1,636,799.60	\$0.00	\$31,820.00	\$0.00	\$52,914.50	\$113,899.75		
				. , . , . , . ,											. ,,					,,		







General finishes in corridor

K. Interior Lighting

Description:

The typical classrooms in the overall facility are equipped with a combination of 2x4 lay-in and 1x4 surface mount fluorescent fixtures with a combination of single dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 50 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the overall facility are equipped with a combination of 2x4 lay-in and 1x4 surface mount fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 17 FC, which is less than the 20 FC recommended by the OSDM. The primary gymnasium, located at the 1958 addition, is equipped with 2x4 surface mount fluorescent fixture type lighting, in fair condition, providing an average illumination of 38 FC, which is less than 60 FC recommended by the OSDM. The auxiliary gymnasium, located at the 1994 addition, is equipped with 2x4 surface mount fluorescent fixture type lighting, in fair condition, providing an average illumination of 45 FC, which is less than 60 FC recommended by the OSDM. The media center is equipped with 2x4 lay-in fluorescent fixture type lighting in fair condition, providing an average illumination of 34 FC, which is less than the 50 FC recommended by the OSDM. The student dining space is equipped with 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Student dining fixtures are in fair condition, providing an average illumination of 46 FC, which is less than the 50 FC recommended by the OSDM. The kitchen spaces are equipped with a combination of 2x4 lay-in and 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in fair condition, providing an average illumination of 61 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair to poor condition. The typical administrative spaces in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual guidelines due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating: 1 Satisfactory

Recommendations:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching, installation of systems outlined in Items A, C, D, J, L, M, N, and U. Existing conditions at the lower level mechanical areas require no renovation or replacement at the present time.

Item	Cost	Unit	Whole	01 - Original	02 - Original	03 - LOW	04 - Gym &	05 - Gym	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building	Construction	Construction	BAY	Cafeteria	& Cafeteria	Seat	Seat	BAY	BAY	BAY	Mechanical	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
					(LL Mech)		Addition			Auditorium	Vocational		Vocational			Addition	Addition			Gymnasium		
					(1954)	(1954)	(1958)	(LL Mech)			(1958)		(LL Mech)						Addition	Addition		
					12,136 ft ²	7,327 ft ²					14,996 ft ²	2,286 ft ²		4,796 ft ²	90,324 ft ²			(1971)	(1994)	(1994)		
								12,424 ft ²		(1958)			2,556 ft ²			9,045 ft ²		2,212 ft ²	16,771 ft ²	10,722 ft ²		
	_									8,137 ft ²												
Complete Building	\$5.00	sq.ft. (of		Required	Required	Required	Required	Required	Required	Required		Required	Required	Required	Required	Required	Required	Required	Required	Required	\$2,068,680.00	
Lighting		entire																				demo of
Replacement		building																				existing
		addition)																				fixtures
		sq.ft. (of									Required										\$89,976.00	1 1
BAY/INDUSTRIAL		entire																				
SPACE - LAB		building																				
TYPES 5,6,7 -		addition))																			
High Intensity																						
(High Bay)																						
Lighting																						
Sum:			\$2,158,656.00	0\$424,770.00	\$60,680.00	\$36,635.00	\$622,510.00	\$62,120.00	\$48,170.00	\$40,685.00	\$89,976.00	\$11,430.00	\$12,780.00	\$23,980.00	\$451,620.00	\$45,225.00	\$79,550.00	\$11,060.00	\$83,855.00	\$53,610.00		





Lighting in the gymnasium

Lighting in media center

L. Security Systems

The overall facility contains a security system consisting of security cameras and motion sensors. The existing security system is in fair condition. Description:

The exterior security lighting consists of wall and pole mounted fixtures. Exterior security lighting is in adequate condition and provides adequate

2 Needs Repair Rating:

Recommendations:

Provide additional building security systems as desired from the district to more thoroughly protect the building during school hours and after school hours. Provide security fencing, as desired by the district, to more thoroughly protect the building during school hours and after school hours, by allocating a portion of the comprehensive security systems funding provided in this Item L- Security Systems. Provide upgrade to

exterior security lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole	01 - Original	02 - Original	03 - LOW	04 - Gym &	05 - Gym	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building		Construction			& Cafeteria					BAY		Academic		Natatorium			Auxiliary		
				(1954)		Vocational				Auditorium					Addition	Addition	Addition		Education	Gymnasiun	n	l I
				84,954 ft ²	(1954)	(1954)	(1958)			Addition	(1958)		(LL Mech)		(1971)	(LL Mech)	(1971)	(LL Mech)		Addition		l I
					12,136 ft ²	7,327 ft ²	124,502 ft ²	(1958)	(1958)		14,996 ft ²		(1958)	4,796 ft ²	90,324 ft ²	(1971)	15,910 ft ²	(1971)	(1994)	(1994)		l I
								12,424 ft ²	9,634 ft ²	(1958)			2,556 ft ²			9,045 ft ²		2,212 ft ²	16,771 ft ²	10,722 ft ²		l I
Dantiel	Φ4 OF	4 /-4		Described	Descript	Damiland	Descript	Daminad		8,137 ft ²	Danisha d	Danistan d	Danisian d	Danisad	Danishan d	Damiland	Daminad	Din-al	Din-al	Damisad	eczo zoo oc	V
		sq.ft. (of entire		Required	Required	Required	Requirea	Required	Required	Required	Required	Required	Required	Requirea	Required	Required	Required	Required	Required	Required	\$578,788.20	
Security		building																				area of building)
System Upgrade:		addition)																				bulluling)
		sq.ft. (of		Required			Required		Required		Required		Required	Required	Required		Required		Required	Required	\$187,582.50	Provide
Upgrade		entire		required			required		rtoquirou		rtoquirou		rtcquircu	rtcquircu	rtequired		rtcquircu		rtequired	required		upgrade to
exterior		building																				exterior
site		addition)																				security
lighting		, , ,																				lighting
ľ																						system to
																						meet Ohio
																						School
																						Design
																						Manual
																						guidelines.
Sum:			\$766,370.70	\$157,164.90	\$16,383.60	\$9,891.45	\$230,328.70	\$16,772.40	\$17,822.90	\$10,984.95	\$27,742.60	\$3,086.10	\$4,728.60	\$8,872.60	\$167,099.4	0 \$12,210.75	\$29,433.50	\$2,986.20	\$31,026.3	\$19,835.70	1	





Ceiling mounted security cameras

Security cameras

Back to Assessment Summary

M. Emergency/Egress Lighting

The 1954 original construction, 1958 gymnasium & cafeteria addition, 1958 low and high bay, 1958 mechanical building, 1971 academic Description:

additions, and 1971 natatorium addition does contain an emergency/egress lighting system. The system is in fair condition and does not provide adequate coverage with exit signage or adequate illumination with emergency light fixtures. The 1994 auxiliary gymnasium and 1993 physical education addition does contain an emergency/egress lighting system with a combination of battery backup circuits, battery back-up within each fixture, and emergency generator on separate circuit. The system is in good condition and does provide adequate coverage with exit signage or adequate illumination with emergency light fixtures.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency/egress lighting system to meet Ohio School Design Manual guidelines and as required to satisfy

local fire and building officials as well as Ohio Building Code. Provide exit signage on separate electrical circuits. Supplement battery backup wall mounted emergency lighting fixtures to increase lighting levels in corridors and egress paths to at least 1.5-foot candles in all areas. Emergency

power generator is funded under Item D - Electrical.

Item	Cost Unit	Whole	01 - Original	02 - Original	03 - LOW	04 - Gym &	05 - Gym	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
		Building	Construction	Construction	BAY	Cafeteria	& Cafeteria	Seat	Seat	BAY	BAY	BAY	Mechanical	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
			(1954)	(LL Mech)	Vocationa	Addition	Addition	Auditorium	Auditorium	Vocational	Vocational	Vocational	Building	Addition	Addition	Addition	Addition	Education	Gymnasium	h	
			84,954 ft ²	(1954)	(1954)	(1958)	(LL Mech)	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
				12,136 ft ²	7,327 ft ²	124,502 ft ²	(1958)	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
							12,424 ft ²	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
									8,137 ft ²						9,045 ft ²						
Emergency/Egress	\$1.00sq.ft. (of		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$428,732.00	(complete,
Lighting:	entire																				area of
	building																				building)
	addition)																				
Sum:		\$428,732.00	\$84,954.00	\$12,136.00	\$7,327.00	\$124,502.00	\$12,424.00	\$9,634.00	\$8,137.00	\$14,996.00	\$2,286.00	\$2,556.00	\$4,796.00	\$90,324.00	\$9,045.00	\$15,910.00	\$2,212.00	\$16,771.00	\$10,722.00		





Ceiling mounted exit signage

Ceiling mounted exit signage

N. Fire Alarm

Description: The overall facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull

stations are mounted at exits. Horns and strobes are not mounted in classrooms, assembly areas, or mechanical areas. Mechanical equipment does not contain automatic fire alarm devices. The system does not have additional zone capabilities. The system is not adequately provided

throughout the facility. The fire alarm system does not meet NFPA requirements and Ohio School Design Manual guidelines.

3 Needs Replacement Rating:

Provide complete replacement of fire alarm system consisting of manual fire alarm pull stations mounted at required heights, remote annunciator panels, automatic fire detection devices in all air devices and mechanical equipment, and horn/strobe devices located in all occupied spaces to Recommendations:

meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole	01 - Original	02 - Original	03 - LOW	04 - Gym &	05 - Gym	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building	Construction	Construction	BAY	Cafeteria	& Cafeteria	Seat	Seat	BAY	BAY	BAY	Mechanica	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
						Vocational			Auditorium											Gymnasium	ı	
1				84,954 ft ²	(1954)	(1954)	(1958)	(LL Mech)	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL Mech)	(1971)	(LL Mech)	Addition	Addition		
1					12,136 ft ²	7,327 ft ²	124,502 ft ²	(1958)	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	(1971)	15,910 ft ²	(1971)	(1994)	(1994)		
								12,424 ft ²	9,634 ft ²	(1958)			2,556 ft ²			9,045 ft ²		2,212 ft ²	16,771 ft ²	10,722 ft ²		
										8,137 ft ²												
Fire	\$1.75	sq.ft. (of		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$750,281.00	(complete
Alarm		entire																				new
Syster	1:	building																				system,
		addition)	1																			including
																						removal of
																						existing)
Sum:			\$750,281.00	\$148,669.50	\$21,238.00	\$12,822.25	\$217,878.50	\$21,742.00	\$16,859.50	\$14,239.75	\$26,243.00	\$4,000.50	\$4,473.00	\$8,393.00	\$158,067.00	\$15,828.75	\$27,842.50	\$3,871.00	\$29,349.25	\$18,763.50		





Corridor mounted horn strobe device

Non-compliant height mounted fire alarm pull station

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O. Handicapped Access

Description: Most interior doors are not equipped with ADA hardware. Most interior doors in the 1954 original construction and 1958 additions do not provide

required ADA clear spaces on push and pull sides of doors. Most interior doors in the 1971 and 1994 additions provide required ADA clear spaces on push and pull sides of doors. Exterior entrances are not ADA accessible. Exterior doors requiring ADA power assist hardware are not equipped with ADA power assist hardware and are not equipped with ADA hardware. Classroom doors in the 1954 original construction and 1958 additions are recessed and open outward. Classroom doors in the 1971 additions are not recessed and open outward. ADA signage is not provided on the interior and is not provided on the exterior of the building. Exterior walks along required accessible routes contain curbing. An ADA elevator is required and is provided. There are 5 electric water coolers and 27 drinking fountains provided, 4 of which are ADA accessible.

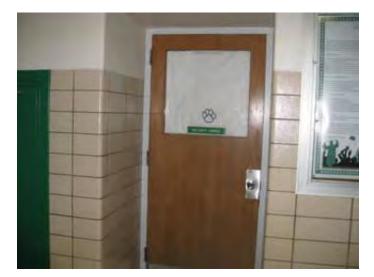
Toilet rooms do not meet ADA requirements. Toilet room partitions do not meet ADA requirements.

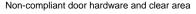
Rating: 2 Needs Repair

Recommendations: Provide signage, ramps, lifts, drinking fountains, water coolers, toilets, sinks, and toilet partitions to meet ADA requirements. Replace existing interior doors, doorframes and door hardware. Rework recessed interior doors and openings to allow for required clearances. Funding includes 3'

x 7' door, hollow metal frame, door lite and hardware. Provide ADA door assist on exterior doors along accessible routes.

Item	Cost	Unit	Whole	h1 Original	02 - Original	ha LOW	h4 Gum 8	hs Gum	ne Eivad	nz Eivad	ро пісп	ho LOW	to TOW	11	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
iteiii	5051			Construction			Cafeteria	os - Gyiii	Seat					Mechanica				Natatorium		Auxiliary	Suili	Comments
			Building	(1954)		Vocational		Cofotoria			Vocational				Addition	Addition	Addition			Gymnasium	J	
				84,954 ft ²	(1954)	(1954)	(1958)		Addition		(1958)	(1958)	(LL Mech)		(1971)	(1.1	(1971)			Addition	1	
				04,554 11	12.136 ft ²		124.502 ft ²	/I I				2.286 ft ²			90.324 ft ²	Mech)		(1971)	(1994)	(1994)		
					12,100 10	7,527 11	124,502 11	Mech)	9.634 ft ²	(1958)	14,550 10		2.556 ft ²	7,730 11	50,52411	(1971)	10,51010	2.212 ft ²		10.722 ft ²		
								(1958)		8.137 ft ²			2,550 11-			9.045 ft ²		2,21211	10,77111	10,72211-		
								12.424 ft ²		0,13711						5,045 11						
Signage:	\$0.20	sq.ft. (of		Required	Required	Required	Required			Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$85,746.40	(per building area)
• •		entire																				
		building																				
		addition)																				
Ramps:	\$40.00	sq.ft.		1,200																	\$48,000.00	
		(Qty)		Required																		ramp/interior-exterio
																						complete)
Lifts:	\$15,000.00			3 Required																	\$45,000.00	
Electric	\$1,800.00	unit		10 Required	0 Required	0 Required	8 Required	0	0	0	0 Required			0 Required	8 Required	0	Required	0 Required	o o	0 Required	\$46,800.00	(replacement double
Water								Required	Required	Required		Required	Required			Required			Required			ADA)
Coolers:																						
	\$1,000.00	stall		8 Required			18 Required				17			1 Required	12 Required	i			b	0 Required	\$56,000.00	(ADA - grab bars,
Partitions:											Required								Required			accessories
																						included)
ADA	\$7,500.00	unit		2 Required	0 Required	0 Required	5 Required	þ	0		0 Required			0 Required	0 Required	0	0 Required	0 Required		1 Required	\$60,000.00	(openers, electrical,
Assist								Required	Required	Required		Required	Required			Required			Required			patching, etc)
Door &																						
Frame:																						
Replace	\$1,300.00	leaf		123		6 Required					6 Required				135						\$594,100.00	(standard 3070
Doors:				Required			Required								Required							wood door, HM
																						frame, door/light,
																						includes hardware)
Replace	\$5,000.00	leaf		75 Required	1	2 Required	37 Required	1							14 Required	i					\$640,000.00	(rework opening and
Doors:																						corridor wall to
																						accommodate ADA
																						standards when
																						door opening is set
																						back from edge of
1					1		1	1								1			1			corridor and cannot
																						accommodate a
																						wheelchair.)
Sum:			\$1,575,646.40	\$685,890.80	\$2,427.20	\$19,265.40	\$522,900.40	\$2,484.80	\$1,926.80	\$1,627.40	\$27,799.20	\$457.20	\$511.20	\$1,959.20	\$289,964.80	\$1,809.00	\$3,182.00	\$442.40	\$3,354.20	\$9,644.40		







Non-compliant electric water cooler

P. Site Condition

Description:

The 58 acre sloped site is located in a small city residential setting with moderate tree type landscaping. The site is shared with the District board offices. There are no apparent problems with erosion or ponding. The site is bordered by a moderately traveled city street. 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 adjacent to the school, which is separated from other vehicular traffic. Staff, visitor, and student parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 506 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, catch basins, and storm sewers, appears to provide adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete and asphalt curbs in fair to poor condition are not located as required. Trash pick-up and service drive pavement appears to be heavy duty, and is not equipped with a concrete pad area for dumpsters. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition, with some sidewalks broken and in poor condition. Exterior steps are stone type construction ranging from fair to poor condition. Exterior stair handrails are in generally poor condition. The athletic facilities are comprised of a football stadium and track facility, baseball field, softball field, as well as tennis courts, and are in good condition. Site features are suitable for outdoor instruction though no related equipment has been provided to facilitate doing so.

Rating: 3 Needs Replacement

Recommendations:

Provide for replacement of asphalt pavement in poor condition. Provide for replacement of heavy duty asphalt pavement in poor condition. Provide for replacement of concrete sidewalks in poor condition. Provide concrete curbs to delineate vehicular traffic patterns, and to meet OSDM guidelines. Provide heavy duty concrete pavement at the dumpster pad. Provide for repairs to exterior steps due to condition. Provide for replacement of handrails at exterior steps due to condition. Provide site contingency allowances for unforeseen conditions.

Dest Unit Whole Building Dest Destination De	Sum Comments
1954	ou
Part	
12,136 R2 7,327 R2 124,502 R2 124,50	
Replace \$30.60 kg, yard 1.571 119 2.504 Required Req	
1,274 Replace \$30,66sq, yard 1,571 119 2,504 Required Require	
Replace	
Required	
Existing Asphalt Paving (heavy duty): Replace Existing Asphalt Paving (light 2ury): Replace S28.6054, yard Required Re	
Asphalic Paving (heavy duty): Replace \$28.60 sq. yard \$3,190 \$241 \$5,083 \$493 \$159 \$8,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$6,000 \$158 \$3,265 \$151 \$152 \$152 \$152 \$151 \$159 \$	\$203,367.60(including
Paving (light duty):	drainage /
Substrate Subs	tear out fo
Replace Existing Asphalt Peaving (light duty): 828.60sq, yard 3,190 241 5,083 493 159 158 3,265 8521 352 Required	heavy dut
Existing Asphalt Paving (light duty): Concrete Curb: Required Req	asphalt)
Asphalit Paving (light duty):	\$385,871.20 (including
Paving (light duty):	drainage /
State Stat	tear out fo light duty
Concrete \$18.00n.ft. 334 25 532 52 17 16 342 88 81 52 52 17 16 342 84 84 84 84 84 84 84	asphalt)
Curb: Required Requir	\$25,434.00(new)
Concrete \$4.68sq.ft. 2,127 161 3,390 329 106 105 2,177 367 235	φ20,434.00(HeW)
Sidewalk: (Qty) Required Requi	\$42,195.93(5 inch
Exterior Hand \$43.00 n.ft. 80 Required 122 Required 932.00 sq.ft. 1.120 Concrete (Qty) Required 970 concrete 10 co	exterior
Guard Rails: Replace \$32.00sq.ft. Concrete \$(Qty) Required	slab)
Guard Rails: Replace \$32.00sq.ft. Concrete \$(Qty) Required	\$9,374.00
Replace (Oty) Required (Oty) Required Steps: Provide \$2,400.00each 1 Required Dumpster Pad: Base Sitework \$50,000.00allowance Or Unforeseen Circumstances	φο,ο,οο
Concrete Steps: Provide Concrete Dumpster Pad: Base Sitework Allowance for Unforeseen Circumstances	\$35,840.00
Sleps: Provide	φου,ο το.ου
Provide \$2,400.00 each 1 Required 1 Required 1 Required Dumpster Pad: \$50,000.00 allowance Information	
Concrete Dumpster Pad: Base Sitework Allowance for Unforeseen Circumstances	\$4,800.00(for two
Pad: S50,000.00allowance Allowance for Unforeseen Circumstances	dumpsters
Sase Sitework \$50,000.00allowance Required Allowance or Unforeseen Circumstances	
Allowance for Unforeseen Circumstances	
Unforeseen Circumstances	\$50,000.00Include
Circumstances	this and
	one of the
Sitework \$150,000,00allowance Required	next two.
Sitework \$150,000,00allowance Required	(Applies
Sitework \$150,000,00allowance Required	for whole
Sitework \$150,000,00allowance Required	building,
Sitework \$150,000,00allowance Required	so only
Sitework \$150,000,00allowance Required	one
Sitework \$150,000,00allowance Required	addition
Sitework \$150,000,00allowance Required	should have this
Sitework \$150,000,00allowance Required	item)
	\$150,000.00Include
Allowance for	this one o
Notice to Uniforeseen	the
Gindressell Circumstances	previous.
or curistances for buildings	(Applies
100,000 SF or	for whole
larger	building,
	so only
	one
	addition
	should
	have this
	item)
Sum: \$906,882.73\$396,974.23\$0.00 \$11,739.09\$255,117.30\$0.00 \$0.00 \$24,014.61\$7,737.34\$0.00 \$7,686.05 \$159,637.93\$0.00 \$0.00 \$0.00 \$26,816.43\$17,159.75	





Damaged concrete sidewalks

Asphalt pavement in poor condition

Q. Sewage System

Description: Building is served by a city sanitary sewage system. District reports no problems with the sanitary sewage main.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	CostL	JnitWhol	01 - Original	02 - Original	03 - LOW	04 -	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
		Buildi	ngConstruction	Construction	BAY	Gym &	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanica	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
			(1954)	(LL Mech)	Vocationa	Cafeteria	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocationa	Building	Addition	Addition	Addition	Addition	Education	Gymnasium		
			84,954 ft ²	(1954)	(1954)	Addition	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
				12,136 ft ²	7,327 ft ²	(1958)	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
						124,502	Mech)	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
						ft ²	(1958)		8,137 ft ²						9,045 ft ²						
							12,424														
							ft ²														
Sum		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Cast-iron sanitary piping

Back to Assessment Summary

R. Water Supply

Description:

Building water supply is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is non-galvanized. The water supply does contain a back-flow preventer. The existing service does have adequate capacity and pressure for the current and future needs of the school's domestic water supply. The existing service does have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems

with water quality within this facility.

Rating: 2 Needs Repair

Provide funding for water quality testing. Recommendations:

Item	Cost	Unit	Whole	01 - Original	02 - Original	03 - LOW	04 -	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building	Construction	Construction	BAY	Gym &	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanical	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
				(1954)	(LL Mech)	Vocationa	Cafeteria	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocational	Building	Addition	Addition	Addition	Addition	Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)	Addition	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
					12,136 ft ²	7,327 ft ²	(1958)	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
							124,502	Mech)	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
							ft²	(1958)		8,137 ft ²						9,045 ft ²						
								12,424														
								ft ²														
Water	\$500.00	allowance		Required																	\$500.00	(includes 2
Qualit	y																					tests)
Test																						
Sum:			\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		





Water service meter

Water service back-flow preventor

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the overall facility are combination of aluminum, wood, and hollow metal type construction, installed on aluminum and

hollow metal frames, and in fair to poor condition. Typical exterior doors feature single glazed tempered glass vision panels. Entrance doors in the overall facility are a combination of aluminum type construction, installed on aluminum and hollow metal frames, and in fair to poor condition. Entrance doors generally feature single glazed tempered glass vision panels. A few doors were replaced with aluminum type construction, installed on aluminum frames with double glazed insulated vision panels, and are in good condition. Overhead doors are a combination of

aluminum and wood type, ranging from good to poor condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed

door vision panels, transoms, and sidelights is addressed in Item F. Provide for replacement of overhead doors in poor condition.

Item	Cost	Unit	Whole	01 - Original	02 - Original	03 - LOW	04 - Gym	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
1			Building	Construction	Construction	BAY	& Cafeteria	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanical	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
1				(1954)	(LL Mech)	Vocationa				Auditorium	Vocationa	Vocational	Vocational	Building	Addition	Addition				Gymnasium	ı e	
1				84,954 ft ²	(1954)	(1954)						(1958)	(LL Mech)				(1971)	(LL Mech)	Addition	Addition		
1					12,136 ft ²	7,327 ft ²	124,502 ft ²			(LL Mech)	14,996 ft ²	2,286 ft ²		4,796 ft ²	90,324 ft ²			(1971)	(1994)	(1994)		
1									9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
1								(1958)		8,137 ft ²						9,045 ft ²						
1								12,424														
		Ш						ft ²														
	\$2,000.00			14 Required			20				2	14			24		6 Required	II .		4 Required	\$168,000.00	
Leaf/Frame		leaf					Required				Required	Required			Required							removal of
and .																						existing)
Hardware:		\vdash																				
Overhead							2 Required							1 Required							\$7,500.00	
doors and		leaf																				sectional,
hardware:																						manual
L		Щ																				operation)
Sum:			\$175,500.00	\$28,000.00	\$0.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$28,000.00	\$0.00	\$2,500.00	\$48,000.00	№ 0.00	\$12,000.00	J\$0.00	\$0.00	\$8,000.00		





Overhead door at shop

Entrance doors at 1971 addition

T. Hazardous Material

Description: The district performed a previous project funded by a bond issue that removed hazardous materials. The district did provide the assessment team

with a 2012 AHERA Three-Year Inspection Report. The report was prepared by Middough, Inc. dated October 2012. The report does not indicate quantities of assumed hazardous flooring material, yet the on-site assessment observed assumed hazardous flooring materials present. Within the preface of the report it is indicated that this 3-year update report only includes conditions of hazardous materials that have changed since last

report. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 1 Satisfactory

Recommendations: The Ohio Facili

The Ohio Facilities Construction Commission requires removal of all hazardous material within school facilities. The district performed a previous project funded by a bond issue that removed hazardous materials. OFCC will engage the services of an independent Enhanced Environmental Assessment (EEA) Consultant to perform an EEA to confirm scope and budget.

Ite	m Co	ostUnit	Whole	01 - Original	02 - Original	03 - LOW	04 -	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
			Building	Construction	Construction	BAY	Gym &	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanical	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
				(1954)	(LL Mech)	Vocational	Cafeteria	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocational	Building	Addition	Addition	Addition	Addition	Education	Gymnasium		
				84,954 ft ²	(1954)	(1954)	Addition	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
					12,136 ft ²	7,327 ft ²	(1958)			(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²			(1994)		
							124,502	Mech)		(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
							ft²	(1958)		8,137 ft ²						9,045 ft ²						
								12,424														
								ft ²														
Su	m:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		





Assumed hazardous flooring material

Assumed hazardous flooring material

Back to Assessment Summary

U. Life Safety

Description:

Facility contains rolling corridor security gates, corridor doors swinging against the direction of egress, some corridor egress doors with deadbolt locking devices, and chains with padlocks on panic hardware. The corridor security gates, corridor egress doors, doors with dead bolts, and panic devices with chains and padlocks create dead-end corridor conditions. The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed, nor required when joining only two floors, and the handrails do not meet requirements. The 1954 original construction contains exterior stairways which are open and exposed to weather. The existing water main will provide adequate pressure and volume of water for future fire suppression system. There are an inadequate number of fire extinguishers. Existing fire extinguishers are not adequately spaced. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system.

Rating:

3 Needs Replacement

Recommendations:

Remove existing corridor security gates. Remove corridor doors which swing against the direction of egress many of which contain dead-bolt locks. Remove all chained and padlocked panic hardware devices. Provide back-flow preventer at fire water service. Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines. Provide new handrails at interior stairways to meet Ohio School Design Manual guidelines. Provide stair enclosures at existing exterior stairways in the 1954 original construction and 1971 academic addition. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.

	h	L Lada	Man -1-	ha Osisissa	ho Osisis si	ho 1014	h4 0 0	hr. 0	ho Firm	ha Firmal	ho IIIOII	ho 1000	40 1004	4.4	ko.		4.5	40	L-	40	h	h
Item	Cost	Unit	Whole Building	01 - Original	02 - Original Construction			& Cafeteria		Seat				Mechanica	12 -	14 - Academic	15 -	16 -	17 -	18 - Auxiliary	Sum	Comments
			building	(1954)	(LL Mech)	Vocational			Auditorium						Addition	Addition	Natatorium Addition	Addition	Education	Gymnasium		
				(1954) 84,954 ft ²	(1954)	(1954)	(1958)			Addition	(1958)	(1958)	(LL Mech)		(1971)		(1971)			Addition		
					12,136 ft ²	7,327 ft ²		(1958)		(LL Mech)			(1958)		90,324 ft ²	(1971)	15,910 ft ²	(1971)	(1994)	(1994)		
					12,100 11	7,027 11	124,502 11	12,424 ft ²		(1958)	14,550 10	2,200 11	2,556 ft ²	7,75011	50,52411	9,045 ft ²		2,212 ft ²	16,771 ft ²	10,722 ft ²		
								12,72711		8,137 ft ²			2,000 11			0,040 11		2,21211	10,77111	10,722 11		
Sprinkler /	\$3.20	sa.ft.		84,954	12,136	7,327	124,502	12,424	9,634	8,137	14,996	2,286	2,556	4,796	90,324	9,045	15,910	2,212	16,771	10,722	\$1,371,942.40	Vincludes
Fire		(Qty)										Required			Required			Required	Required	Required	.,	increase of
Suppression		, , ,		1			'' ''							. ,								service
System:																						piping, if
'																						required)
New Exterior	\$42,500.00	per leve	I	3 Required											1 Required						\$170,000.00	(all inclusive)
Stair		ĺ																				
Enclosure																						
Handrails:	\$5,000.00			8 Required											12 Required						\$100,000.00	
Other:	\$6,000.00	each		1 Required																	\$6,000.00	
Back-flow																						back-flow
preventer at																						preventer at
fire main																						fire water
L				L											L					L		service.
Other:	\$0.12	sq.ft. (of		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	\$51,447.84	Provide fire
Provide fire		entire																				extinguishers
extinguishers		building	J																			and cabinets
and cabinets		addition	1																			adequately
																						spaced and mounted at
																						required
																						ADA
																						mounting
																						heights.
Other:	\$100.00	leaf													8 Required						\$800.00	Remove all
Remove all	ψ.ου.ου	Tou.													D rtoquirou						\$000.00	chained and
chains and																						padlocked
padlocks at																						panic
panic																						hardware
hardware																						devices.
Other:	\$500.00	leaf		2 Required											16 Required						\$9,000.00	
Remove		1		1											1							corridor
corridor																						doors which
doors		1		1											1				1			swing
swinging		1		1											1				1			against the
against																						direction of
direction of																						egress many
egress				1											1				1			of which contain
1				1											1				1			dead-bolt
1				1											1							locks.
Other:	\$1.500.00	bach		10 Required			6 Required				-	 			8 Required				+		\$36,000.00	
Remove	φ1,300.00	Cauli		lio iveduired			o required								p izednijeg						φ30,000.00	existing
corridor				1											1							corridor
security				1											1							security
gates																						gates.
Sum:			\$1,745,190.2	4\$471,547.28	\$40,291,52	\$24,325.64	\$422,346.64	\$41,247.68	\$31,984.88	\$27.014.84	\$49.786.72	\$7,589,52	\$8,485,92	\$15,922.72	\$423,175.68	\$30.029.40	\$52.821.20	\$7.343,84	\$55,679.7	\$35,597,04		T
ouill.			2.00 ا بنج	1,071.20 ان بها	W 10,201.JZ	W-7,020.04	۳،۷۲۰,۵۳۵.۵۳	00. ت⊤2,1، بهم	7,007.00	40.⊤، 0, 1 ـــپې	0,100.12 بې	20.000, دېږ	WO, TOO. 32	W.U,ULL.12	0.00 ، 1 ، 20 ، بم	7400,020.40	pp-02,021.20	ψ·,υτυ.04	WOO, U1 3.1.	-woo,oor.04		1





Corridor fire extinguisher cabinet

Kitchen hood fire suppression

V. Loose Furnishings

Description: The typical classroom furniture is mismatched, and in generally poor and aged condition, consisting of miscellaneous student desks & chairs,

miscellaneous teacher desks & chairs, miscellaneous file cabinet, reading table, computer workstation, miscellaneous bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 3 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual

required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole	01 - Original	02 - Original	03 - LOW	04 - Gym &	05 -	06 - Fixed	07 - Fixed	08 - HIGH	09 - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
1			Building	Construction	Construction	BAY	Cafeteria	Gym &	Seat	Seat	BAY	BAY	BAY	Mechanical	Academic	Academic	Natatorium	Natatorium	Physical	Auxiliary		
1				(1954)	(LL Mech)	Vocational	Addition	Cafeteria	Auditorium	Auditorium	Vocational	Vocational	Vocational	Building	Addition	Addition	Addition	Addition	Education	Gymnasium	1	
1				84,954 ft ²	(1954)	(1954)	(1958)	Addition	Addition	Addition	(1958)	(1958)	(LL Mech)	(1958)	(1971)	(LL	(1971)	(LL Mech)	Addition	Addition		
1					12,136 ft ²	7,327 ft ²	124,502 ft ²	(LL	(1958)	(LL Mech)	14,996 ft ²	2,286 ft ²	(1958)	4,796 ft ²	90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
1								Mech)	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
1								(1958)		8,137 ft ²						9,045 ft ²						
1								12,424														
								ft²														
CEF	PI\$5.00	sq.ft. (of		Required		Required	Required				Required	Required			Required						\$1,621,945.00	1 1
Ratir	ng	entire																				
0 to 3	3	building																				
		addition)																				
Sum	:		\$1,621,945.00	\$424,770.00	\$0.00	\$36,635.00	\$622,510.00	\$0.00	\$0.00	\$0.00	\$74,980.00	\$11,430.00	\$0.00	\$0.00	\$451,620.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		





Student desks and chairs in classroom

Typical teacher desk and workstation

W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The

instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching stations provide through the telephone system for two-way communication to the administration area and an interactive PA system.

The entire facility is provided with high speed wireless access.

Rating: 2 Needs Repair

Recommendations: Provide partial technology upgrades, wiring and systems per Ohio School Design Manual guidelines.

Item	Cost	Linit	Whole	01 - Original	02 - Original	03 - 1 OW	04 - Gym &	05 -	06 - Fixed	h7 - Eivod	he . HIGH	ha - LOW	10 - LOW	11 -	12 -	14 -	15 -	16 -	17 -	18 -	Sum	Comments
iteiii	CUSI		Building	Construction					1				BAY	Mechanical		1	1	Natatorium		Auxiliary	Sum	Comments
			Dananig	(1954)				. ,	Auditorium		F	l	Vocational							Gymnasium		
				84,954 ft ²		(1954)					(1958)	(1958)	(LL Mech)		(1971)		(1971)			Addition	1	
					12,136 ft ²		124,502 ft ²	(LL		(LL Mech)		2,286 ft ²			90,324 ft ²	Mech)	15,910 ft ²	(1971)	(1994)	(1994)		
						·		Mech)	9,634 ft ²	(1958)			2,556 ft ²			(1971)		2,212 ft ²	16,771 ft ²	10,722 ft ²		
								(1958)		8,137 ft ²						9,045 ft ²						
								12,424														
								ft ²														
		sq.ft. (of		Required		Required	Required		Required		Required	Required		Required	Required		Required		Required	Required	\$1,108,443.80	
Partial		entire																				partial
technology		building addition																				technology
upgrades		addition	1																			upgrades, wiring and
																						systems
																						per Ohio
																						School
																						Design
																						Manual
																						guidelines.
Sum:			\$1,108,443.80	\$246,366.60	\$0.00	\$21,248.30	\$361,055.80	\$0.00	\$27,938.60	\$0.00	\$43,488.40	\$6,629.40	\$0.00	\$13,908.40	\$261,939.60	\$0.00	\$46,139.00	\$0.00	\$48,635.90	\$31,093.80		





Overhead projector

Computers in media center

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovat	ion Costs (A-W)	\$43,384,148.62
7.00%	Construction Contingency	\$3,036,890.40
Subtotal		\$46,421,039.02
16.29%	Non-Construction Costs	\$7,561,987.26
Total Pro	oject	\$53,983,026.28

Construction Contingency	\$3,036,890.40
Non-Construction Costs	\$7,561,987.26
Total for X.	\$10,598,877.66

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$13,926.31
Soil Borings / Phase I Envir. Report	0.10%	\$46,421.04
Agency Approval Fees (Bldg. Code)	0.25%	\$116,052.60
Construction Testing	0.40%	\$185,684.16
Printing - Bid Documents	0.15%	\$69,631.56
Advertising for Bids	0.02%	\$9,284.21
Builder's Risk Insurance	0.12%	\$55,705.25
Design Professional's Compensation	7.50%	\$3,481,577.93
CM Compensation	6.00%	\$2,785,262.34
Commissioning	0.60%	\$278,526.23
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$519,915.64
Total Non-Construction Costs	16.29%	\$7,561,987.26

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School Facility Appraisal

Name of Appraiser		Andi Lease		Date of Appraisal	2018-05-24	
Building Name		Bedford High				
Street Address		481 Northfield Rd				
City/Town, State, Zip Code		Bedford, OH 44146				
Telephone Number(s)		(440) 786-3522				
School District		Bedford City				
Setting:		Small City				
Site-Acreage	58.00				Building Square Footage	428,732
Grades Housed	9-12				Student Capacity	2,611
Number of Teaching Stations	98				Number of Floors	2
Student Enrollment	1013					
Dates of Construction	1954,1954,1954,	1958,1958,1958,1958,1958,	,1958,1958,1958,1971,1971,1971	,1971,1994,1994		
Energy Sources:		☐ Fuel Oil	G as	☐ Electric	☐ Solar	
Air Conditioning:		Roof Top	Windows Units	Central	Room Un	ts
Heating:		☐ Central	☐ Roof Top	Individual Unit	Forced Ai	r
		☐ Hot Water	Steam			
Type of Construction		Exterior Surfacing		Floor Construct	on	
Load bearing masonry		B rick		☐ Wood Joists		
Steel frame		☐ Stucco		Steel Joists		
Concrete frame		Metal		Slab on grade	•	
☐ Wood		□ Wood		Structural sla	0	

Back to Assessment Summary

Stone

Steel Joists

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements	25	25
The site is 58 acres compared to 45 acres required by the OSDM.		
1.2 Site is easily accessible and conveniently located for the present and future population	20	16
The school is centrally located within the school district, and is easily accessible. The site is accessible from city streets that are svehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.	uitable for buses, cars, an	d service
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is well landscaped and developed to meet educational needs	10	6
The site is moderately landscaped with mature shade trees, which define the property and emphasize the building entrance. Law exceed 3:1 slope. The site has not been developed with outdoor learning spaces.	n areas where mowing is r	equired do not
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking	10	8
Athletic facilities include multi-purpose fields, softball field, baseball field, football field, including a track, and tennis courts, which vehicular use areas, and are provided with adequate solid surface parking for events.	are provided with proper s	eparation from
1.6 Topography is varied enough to provide desirable appearance and without steep inclines	5	4
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter areas, and physical education spaces, and is desirable.	walks, vehicular circulation	n, parking
1.7 Site has stable, well drained soil free of erosion	5	4
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter areas, and physical education spaces, and is desirable.	walks, vehicular circulation	n, parking
1.8 Site is suitable for special instructional needs , e.g., outdoor learning	5	2
The site has not been developed to accommodate outdoor learning.		
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and	correct slopes.	
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is providedHS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community	5	3
Adequate parking is provided for faculty, staff, student and community events, and is located on asphalt pavement in fair to poor	condition.	
TOTAL - 1.0 The School Site	100	80

2.0 Structural and Mechanical Features

Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	4
Entire building is not ADA-compliant.		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	
The roofing systems over the entire building are in poor to fair condition but require replacement due to age of systems. The metal roofin construction and 1958 gymnasium are in good condition.	ng over the 1954 origina	al
2.3 Foundations are strong and stable with no observable cracks	10	8
Foundations are in good condition with no observable cracks.		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	4
Exterior walls are in relatively good condition with deterioration evident at brick and stone lintels. Exposed aggregate panels show deterior	ioration and require rep	air.
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	5
Multiple additions have created awkward corridor layouts.		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	4
Age of construction indicates minimal insulation throughout building envelope in all areas except the 1994 additions.		
2.7 Structure is free of friable asbestos and toxic materials	10	
Hazardous material report indicates hazardous materials are present in the building.		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	4
Interior walls throughout the facility are fixed walls and are not flexible.		
Mechanical/Electrical	Points Allocated	Points
Mechanical/Electrical 2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	Points Allocated	Points 9
	15	
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2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating Light sources provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be s	15 subject to overheating. 15	9
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The fire alarm system does not meet requirements. Smoke detectors are provided. The facility is not sprinkled.

Points Allocated

Points

instructional areas Two way communication is provided by telephone sets in the classrooms.	10	9
2.18 Exterior water supply is sufficient and available for normal usage	5	4
Exterior hose bibs are present on each building elevation but most in poor condition.		
TOTAL - 2.0 Structural and Mechanical Features	200	92

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance	15	6
Older aluminum frame windows are prominent throughout the facility, and are not easily maintained.		
3.2 Floor surfaces throughout the building require minimum care	15	6
Flooring throughout the facility consists of VCT, wood, carpet, terrazzo, which is well maintained throughout the facility. 9" VCT is coming requires special care and maintenance.	g loose throughout the fa	facility and
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
Lay-in type ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is eas	ily cleaned and resistan	nt to stain.
3.4 Built-in equipment is designed and constructed for ease of maintenance	10	4
Casework consists of miscellaneous wood and metal shelving units that is original to the building, and is in poor condition.		
3.5 Finishes and hardware, with compatible keying system, are of durable quality	10	2
Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6 Restroom fixtures are wall mounted and of quality finish	10	4
Restrooms contain some floor mounted fixtures. Restrooms are not ADA compliant.		
3.7 Adequate custodial storage space with water and drain is accessible throughout the building	10	4
Custodial spaces were present but not sufficient in quantity.		
3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area	10	2
Electrical outlets are inadequately provided in corridors and do not allow for convenient routine cleaning.		
3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement	10	6
Outdoor light fixtures are adequately provided, and are accessible for repair and replacement via ladders and lifts. Electrical outlets are in exterior of the facility.	nadequately provided a	round the
TOTAL - 3.0 Plant Maintainability	100	40

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	12
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 Walkways , both on and offsite, are available for safety of pedestrians	10	8
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
School signs and signals are located as required on adjacent access streets.		
4.4 Vehicular entrances and exits permit safe traffic flow	5	4
Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard	5	4
Athletic fields are adequately located and appear to be free from hazard.		
Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas	20	15
Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the classrooms and other	er learning areas.	
4.7 Multi-story buildings have at least two stairways for student egress	15	
Building contains at least two exits from each area. Corridor security gates and egress doors swinging against the direction of conditions.	egress create dead-end corride	or
4.8 Exterior doors open outward and are equipped with panic hardware	10	8
Exterior doors are properly equipped with panic hardware and open outward.		
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	2
Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 Classroom doors are recessed and open outward	10	5
Classroom doors are not recessed and open outward.		
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	7
Motion sensors, security cameras and door contacts are provided throughout.		
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition	5	2
9" VCT is coming loose in multiple areas throughout the facility and is difficult to maintain.		
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5
Stair treads and risers are properly designed and meet requirements.		
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury	5	4
Glass at door transoms and sidelights is provided with wire mesh or is tempered for safety.		
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4
There were no fixed projections that appeared to impede traffic flow.		
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	
Traffic areas terminate at an exit or stairway. Corridor security gates and egress doors swinging against the direction of egress	create dead-end corridor con	ditions.

Emergency Safety	nts Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	4
The facility is not sprinkled. Fire alarm devices are not adequately provided. Fire extinguishers are inadequately provided.		
4.18 There are at least two independent exits from any point in the building	15	
There are at least two independent exits form all areas of the building. Corridor security gates and egress doors swinging against the direction dead-end corridor conditions.	on of egress creat	е
4.19 Fire-resistant materials are used throughout the structure	15	12
The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry.		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	9
The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in all required areas.		
TOTAL - 4.0 Building Safety and Security	200	109

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	5
All classrooms are undersized.		
5.2 Classroom space permits arrangements for small group activity	15	3
Size of classrooms does not allow for small group activities.		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	9
The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	2
Size of classrooms does not allow for separate group and private areas.		
5.5 Storage for student materials is adequate	10	4
Lockers, located in the corridor, are inadequately provided for student storage.		
5.6 Storage for teacher materials is adequate	10	2
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards	15	4
Special learning areas are undersized.		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	
There are no specific support spaces such as a resource center or a restroom.		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	2
The library is not visually appealing and does not provide adequate book storage and display space is available.		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	5
The gymnasium is 12,820 SF compared to 12,400 SF recommended in the OSDM.		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	5
Science classrooms are sufficient in size but lack required equipment.		
5.12 Music Program is provided adequate sound treated space	5	5
Music areas contain acoustically treated spaces.		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	4
Art spaces are adequately sized and provided with adequate equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	3
Facility contains computer labs. Limited area within the classrooms does not allow space for technology.		
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	
No spaces have been provided adjacent to classrooms for small groups or remedial instruction.		
5.16 Storage for student and teacher material is adequate	5	2

Lockers, located in the corridor, are inadequately provided for student storage. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	5
Teachers lounge is not designed to reflect teachers as professionals.		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	6
Cafeteria and kitchen are adequately sized but dated in appearance.		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	3
Administrative areas are provided in the center front of the building but dated in appearance.		
5.20 Counselor's office insures privacy and sufficient storage	5	4
Counselors office are located in the administrative office suite and away from public corridors to provide privacy.		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	2
Clinic is located away from central administrative area and is dated.		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
Reception space is undersized and dated.		
5.23 Administrative personnel are provided sufficient work space and privacy	5	2
Administrative offices are undersized.		
TOTAL - 5.0 Educational Adequacy	200	79

6.0 Environment for Education

Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	10
The building is a traditional 1970 era design, which is dated in appearance. The 1994 additions are attractive in appearance.		
6.2 Site and building are well landscaped	10	6
The site is moderately landscaped with mature shade trees, which define the property and emphasize the building entrance. Lawn not exceed 3:1 slope. The site has not been developed with outdoor learning spaces.	areas where mowing is re	equired do
6.3 Exterior noise and poor environment do not disrupt learning	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	5
Entrances are partially recessed providing little coverage.		
6.5 Building materials provide attractive color and texture	5	4
Exterior building materials consist of brick, stone, and metal, which does provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
	20	8
6.6 Color schemes, building materials, and decor provide an impetus to learning The interior color polette is managing and bland, which does not incolor learning.	20	0
The interior color palette is monochromatic and bland, which does not inspire learning.	15	10
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	10
The facility is partially air conditioned to provide year-round temperature and humidity control.	45	
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	4
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal areas.	noise into the teaching a	na iearning
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	8
The lighting system does not provide proper intensity in some areas. Diffusion of illumination is adequately provided by the light fixt	ure lenses.	
6.10 Drinking fountains and restroom facilities are conveniently located	15	10
Restrooms and drinking fountains are properly located but not ADA compliant.		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	4
Outdoor courtyards have been provided to encourage socialization and communication among students.		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	2
Corridors are narrow and do not allow efficient traffic flow. Due to multiple additions, circulation throughout the building is confusing have been adequately provided. Corridor security gates and egress doors swinging against egress direction create dead-end corridors.	. Entry and exit points to	the building
6.13 Areas for students to interact are suitable to the age group	10	
Outdoor courtyards have been provided to encourage socialization and communication among students.		
6.14 Large group areas are designed for effective management of students	10	7
The gymnasium is adequately designed to manage large groups of students. The auditorium is adequately designed to manage lar	ge groups of students.	
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	4
Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16 Window design contributes to a pleasant environment	10	4
Older aluminum framed windows do not enhance the learning environment.		

Points Allocated

Points

Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	97

LEED Observation Notes

School District:Bedford CityCounty:CuyahogaSchool District IRN:43562Building:Bedford HighBuilding IRN:2022

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

CHALLENGES: Create public transportation when available. Provide high efficiency vehicle only parking. Provide bicycle racks. Reduce blacktop areas and provide impervious paving materials. Maximize open green spaces. Provide vegetated roof areas when possible. Store rainwater for irrigation and water use purposes. SSp1: PREREQUISISTE-Construction Activity Pollution Prevention Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins. SSc1: Site Selection Not Applicable with existing sites. SSc2: Development Density & Community Connectivity Not Applicable with existing sites. SSc3: Brownfield Redevelopment Not Applicable with existing sites. SSc4.1: Alternative Transportation, Public Transportation Access Not Applicable with existing sites. SSc4.2: Alternative Transportation, Bicycle Storage & Changing Rooms Design the building renovation with transportation amenities such as bicycle racks and showering/changing facilities. SSc4.3: Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles Design and provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors. SSc4.4: Alternative Transportation, Parking Capacity Consider minimizing parking lot/garage size. Consider sharing parking facilities with adjacent buildings and or alternatives that will limit the use of single occupancy vehicles. SSc5.1: Site Development, Protect or Restore Habitat Carefully site any potential building additions to minimize disruption to existing ecosystems and design the addition to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. Design appropriate native or adapted plant materials and prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertilizers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings. SSc5.2: Site Development, Maximize Open Space Select a suitable building location and design potential additions with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site. SSc6.1: Stormwater Management, Quantity Control Design any potential addition to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. SSc6.2: Stormwater Management, Quality Control Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration, thereby reducing pollutant loadings. Use sustainable design strategies to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff. SSc7.1: Heat Island Effect, Non-Roof 1 point Shade new constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e., roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption. SSc7.2: Heat Island Effect, Roof 1 point Consider installing high-albedo and vegetated roofs on existing building and any potential addition(s) to reduce heat absorption.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

CHALLENGES: Install water efficient landscaping. Store and use rainwater for any required irrigation. Provide high efficiency plumbing fixtures. Provide water use reduction strategies when possible. WEc1.1: Water Efficient Landscaping: Reduce by 50% On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers. WEc1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, graywater, and/or condensate water for irrigation. WEc2: Innovative Wastewater Technologies Design any potential addition/renovation(s) specifying high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or graywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high efficiency filtration systems. WEc3.1: Water Use Reduction: 20% Design any potential addition/renovation(s) using high-efficiency fixtures such as composting toilet systems and nonwater using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

CHALLENGES: Commission all building systems during any construction activities. Design and monitor performance of energy consumption and performance. Provide green power solutions where possible. EAp1: Fundamental Commissioning of the Building Energy Systems Design any potential building addition/renovation with a commissioning process completed for the following energy-related systems: 1 Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls. 2 Lighting and daylighting controls. 3 Domestic hot water systems. 4 Renewable energy systems (wind, solar, etc.). EAp2: Minimum Energy Performance Design any potential building addition/renovation to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004. EAp3: Fundamental Refrigerant Management When reusing existing HVAC systems in any potential building addition/renovation, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For any additions, specify new HVAC equipment that uses no CFC refrigerants. EAc1: Optimize Energy Performance Design/redesign the existing building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building. EAc2: On-Site Renewable Energy Assess any potential building addition/renovation for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio gas strategies. When applying these strategies, take advantage of net metering with the local utility. EAc3: Enhanced Commissioning Provide enhanced commissioning in any potential building addition/renovation to include fundamental commissioning as well as a Commissioning design review, Commissioning submittal review, and Systems manual. EAc4: Enhanced Refrigerant Management In any potential building addition/renovation where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimizes direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons. EAc5: Measurement & Verification In any potential building addition/renovation develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance. EAc6: Green Power In any potential building addition/renovation determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

CHALLENGES: Create dedicated recycling areas and program. Re-use existing building structure to reduce construction waste. Provide construction waste management program should any construction be provided. Specify recycled, regional, and rapidly renewable building materials. Use FSC certified wood products in any new design or renovation. MRp1: Storage & Collection of Recyclables In any potential building addition/renovation coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program. MRc1.1(75%) and 1.2(95%). Building Reuse, Walls, Floors, Roof In any potential renovation monitor percentage reuse of structure, envelope and elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elements In any potential renovation monitor percentage reuse of structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc2.1(50%) and 2.2(75%): Construction Waste Management In any potential building addition/renovation establish goals for building material diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site. MRc3.1(5%) and 3.2(10%): Resource Reuse In any potential building addition/renovation identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items. MRc4.1(10%) and 4.2(20%): Recycled Content In any potential building addition/renovation establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc5.1 (10%) and 5.2 (20%): Regional Materials In any potential building addition/renovation establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc6: Rapidly Renewable Materials In any potential building addition/renovation establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed. MRc7: Certified Wood In any potential building addition/renovation establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

CHALLENGES: Prohibit smoking in the building and site. Measure carbon dioxide and make any corrective action required. Design heat recovery options when available. Monitor indoor air quality during construction and avoid contaminating permanent HVAC equipment during construction. Flush building after construction. Specify low emitting materials in any construction activities. Provide controllable lighting and HVAC systems. Provide any changes to building envelope to increase performance. Design daylighting strategies to maximize views and provide indoor lighting solutions. EQp1: Minimum IAQ Performance Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. EQp2: Environmental Tobacco Smoke (ETS) Control Prohibit smoking in the facility or effectively control the ventilation air in smoking rooms. EQc1: Outdoor Air Delivery Monitoring Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system to trigger corrective action or to trigger alarms. EQc2: Increased Ventilation Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates. EQc3.1: Construction IAQ Management Plan, During Construction Adopt an IAQ management plan to protect the HVAC system during construction. Sequence the installation of materials to avoid using permanently installed air handlers for temporary heating/cooling during construction. EQc3.2: Construction IAQ Management Plan, Before Occupancy Perform a building flush-out or test the air contaminant levels in the building. EQc4.1: Low-Emitting Materials, Adhesives & Sealants Specify low-VOC materials. Products to evaluate include adhesives, sealants, and caulking. EQc4.2: Low-Emitting Materials, Paints & Coatings Specify low-VOC paints and coatings. Track the VOC content of all interior paints and coatings during construction. EQc4.3: Low-Emitting Materials, Carpet Systems Specify requirements for product testing and/or certification. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories. EQc4.4: Low-Emitting Materials, Composite Wood & Agrifiber In any potential building addition/renovation specify wood, agrifiber products, and adhesives that contain no added urea-formaldehyde resins. EQc5: Indoor Chemical & Pollutant Source Control Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. EQc6.1: Controllability of Systems, Lighting Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building. EQc6.2: Controllability of Systems, Thermal Comfort Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. EQc7.1: Thermal Comfort, Design and EQc7.2 Thermal Comfort, Verification: Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisites. EQc8.1: Daylighting & Views, Daylight 75% of Spaces Design the building to maximize interior daylighting. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess foot-candle levels and daylight factors achieved. EQc8.2: Daylighting & Views, Views for 90% of Spaces Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

CHALLENGES: Provide strategies that provide energy and water efficiency solutions. Incorporate the services of a LEED Accredited Professional (AP) for any future renovation or additions. IDc1.1, IDc1.2, IDc 1.3, and IDc 1.4: Innovation in Design Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits. IDc2: LEED Accredited Professional At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

Justification for Allocation of Points

Building Name and Level: Bedford High
9-12

Building features that clearly exceed criteria:

- 1. Building contains an auditorium.
- 2. Building contains a natatorium.
- 3. Auxiliary gymnasium space.
- 4. 1994 stadium building with weight room and support spaces.
- 5.
- 6.

Building features that are non-existent or very inadequate:

- 1. SERIOUS LIFE SAFETY ISSUES WERE DISCOVERED WITHIN FACILITY. The facility contains no less than 15 areas with the potential to trap occupants with rolling corridor security gates, corridor doors swinging against the direction of egress, some corridor egress doors with deadbolt locking devices, and chains with padlocks on panic hardware. The corridor security gates, corridor egress doors, doors with dead bolts, and panic devices with chains and padlocks create dead end corridor conditions. The number of dead end corridors and potential for trapping occupants in the event of an evacuation is serious and should be immediately remedied. Without a grand master key issued to the assessment team during the on site assessment, the assessment team would have been trapped between gates and doors.
- 2. Building is not fire suppressed.
- 3. Building contains window air conditioning units.
- 4. Building is not ADA compliant.
- 5.
- 6.

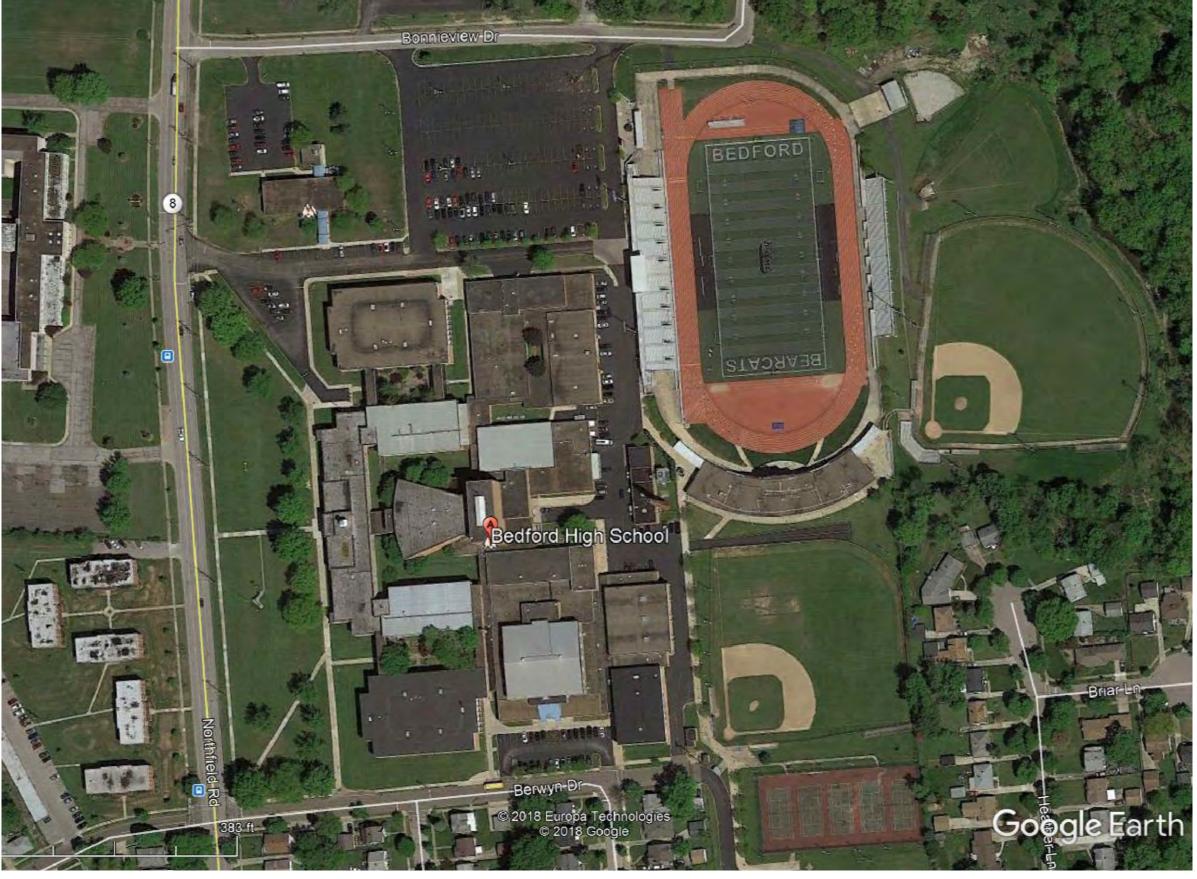
Environmental Hazards Assessment Cost Estimates

Owner:	Bedford City
Facility:	Bedford High
Date of Initial Assessment:	May 24, 2018
Date of Assessment Update:	Jun 21, 2018
Cost Set:	2018

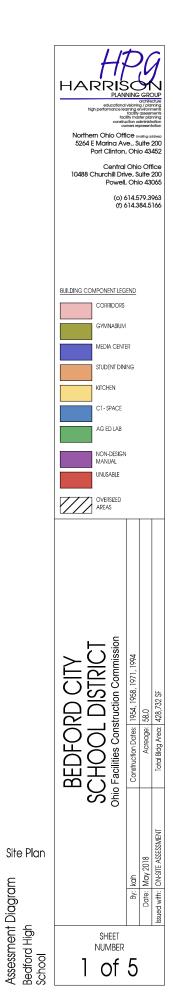
District IRN:	43562
Building IRN:	2022
Firm:	Harrison Planning Group

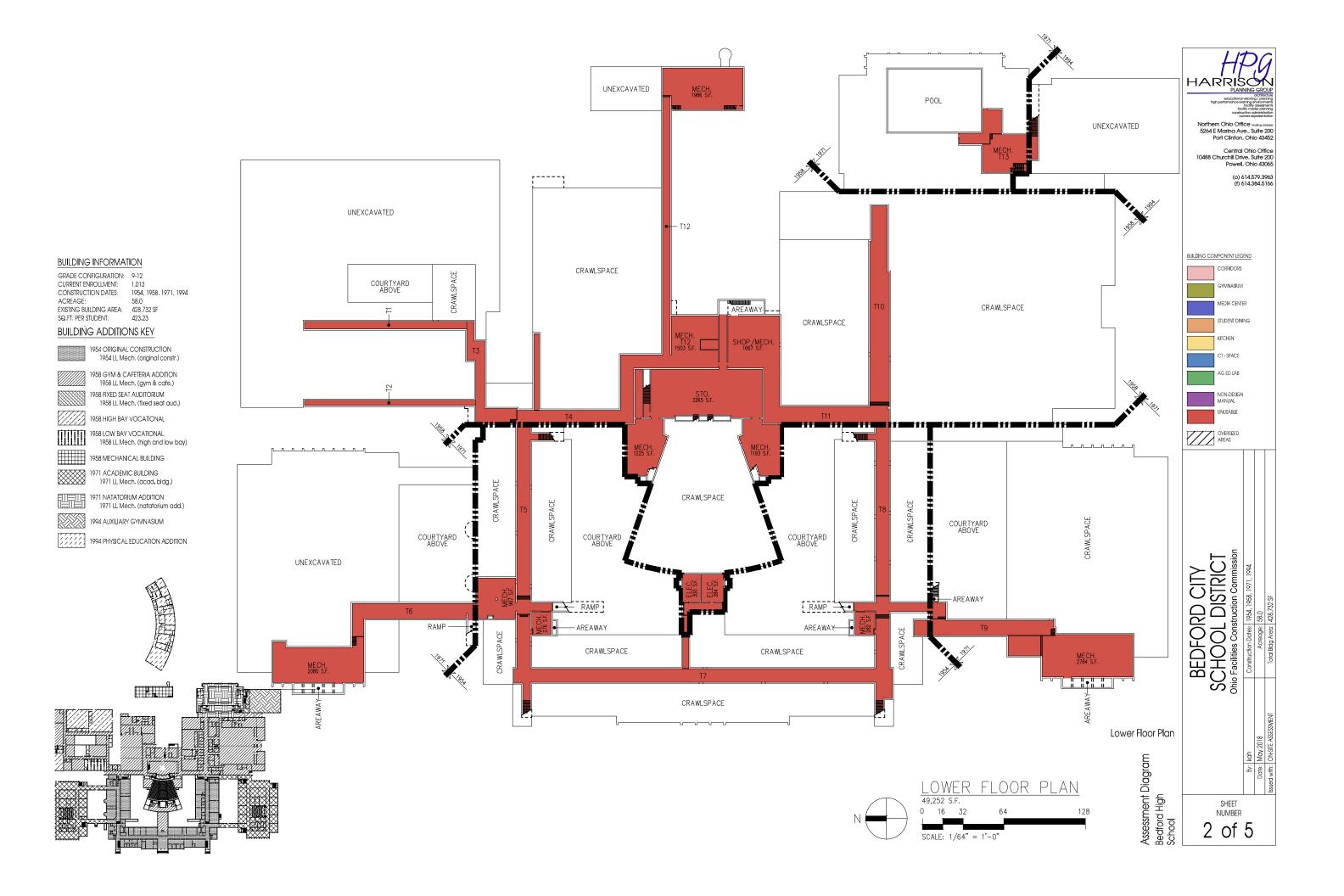
Scope remains unchanged after cost updates.

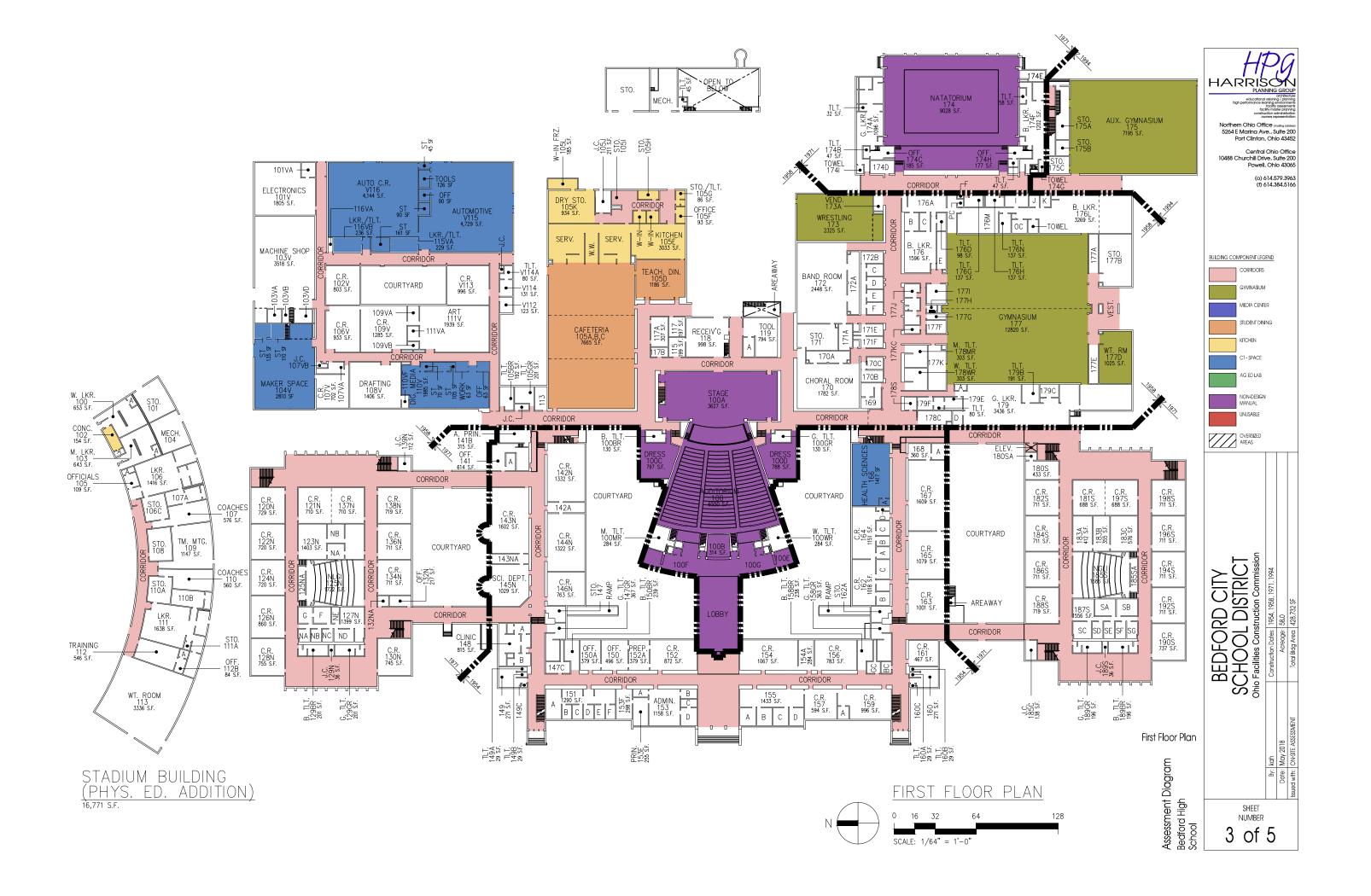
Duitding Addition	Addition Area (at)	Total of Environmental Hazards	Assessment Cost Estimates
Building Addition	Addition Area (sf)	Renovation	Demolition
1954 01 - Original Construction	84,954	\$0.00	\$0.00
1954 02 - Original Construction (LL Mech)	12,136	\$0.00	\$0.00
1954 03 - LOW BAY Vocational	7,327	\$0.00	\$0.00
1958 04 - Gym & Cafeteria Addition	124,502	\$0.00	\$0.00
1958 05 - Gym & Cafeteria Addition (LL Mech)	12,424	\$0.00	\$0.00
1958 06 - Fixed Seat Auditorium Addition	9,634	\$0.00	\$0.00
1958 07 - Fixed Seat Auditorium Addition (LL Mech)	8,137	\$0.00	\$0.00
1958 08 - HIGH BAY Vocational	14,996	\$0.00	\$0.00
1958 09 - LOW BAY Vocational	2,286	\$0.00	\$0.00
1958 10 - LOW BAY Vocational (LL Mech)	2,556	\$0.00	\$0.00
1958 11 - Mechanical Building	4,796	\$0.00	\$0.00
1971 12 - Academic Addition	90,324	\$0.00	\$0.00
1971 14 - Academic Addition (LL Mech)	9,045	\$0.00	\$0.00
1971 15 - Natatorium Addition	15,910	\$0.00	\$0.00
1971 16 - Natatorium Addition (LL Mech)	2,212	\$0.00	\$0.00
1994 17 - Physical Education Addition	16,771	\$0.00	\$0.00
1994 18 - Auxiliary Gymnasium Addition	10,722	\$0.00	\$0.00
Total	428,732	\$0.00	\$0.00
Total with Regional Cost Factor (103.60%)		\$0.00	\$0.00
Regional Total with Soft Costs & Contingency	_	\$0.00	\$0.00



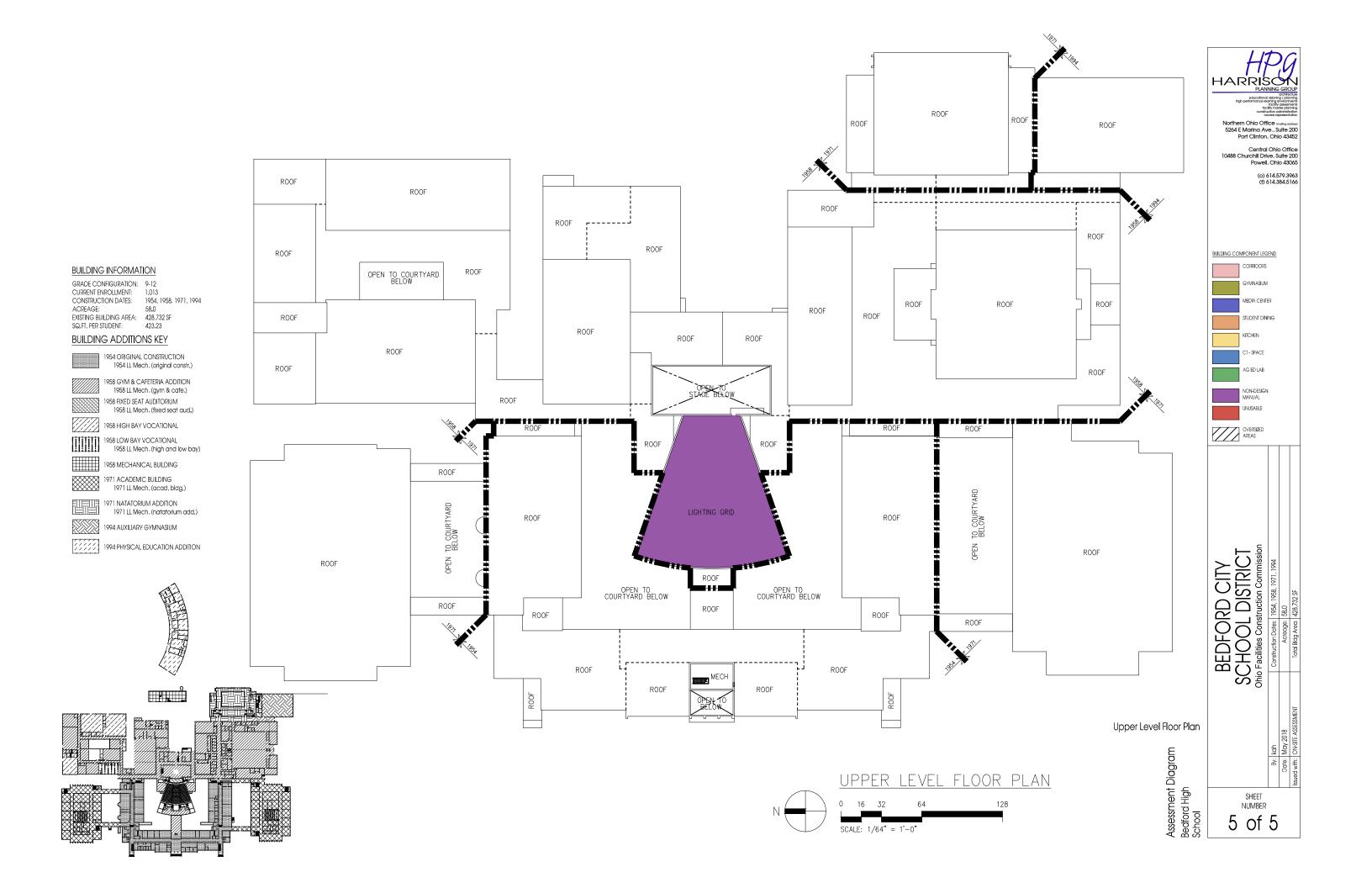












Building Information - Bedford City (43562) - Heskett Middle School

Program Type Classroom Facilities Assistance Program (CFAP) - Regular

Setting Small City

Assessment Name Heskett Middle School - HPG 2018

Assessment Date (on-site; non-EEA) 2018-05-25

Kitchen Type Full Kitchen

Cost Set: 2018

Building Name Heskett Middle School

Building IRN 15974

Building Address 5771 Perkins Rd

Building City Bedford
Building Zipcode 44146

Building Phone (440) 439-4450

 Acreage
 26.50

 Current Grades:
 6-8

 Teaching Stations
 54

 Number of Floors
 1

 Student Capacity
 739

 Current Enrollment
 526

Enrollment Date 2018-05-04

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms 44
Historical Register NO

Building's Principal Ms. Virginia Golden

Building Type Middle

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

104,152 Total Existing Square Footage 1968,1968 Building Dates 6-8 Grades

526 Current Enrollment

54 Teaching Stations

26.50 Site Acreage

Heskett Middle School is a one floor, 104,152 square foot school building located on a 26.5 acre sloped site in a small city residential setting with moderate tree type landscaping. The site is bordered by a moderately traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone adjacent to the school which is not separated from other vehicular traffic. Adequate parking is provided for staff, visitors, and the disabled. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, metal stud framed partitions, and demountable partition walls. Floor construction of the overall facility is concrete slab on grade type construction. Floor construction of the intermediate floors, at the gymnasium areas above the locker rooms, is precast concrete planks with concrete topping type construction. Roof construction of the overall facility is metal form deck on steel joists type construction. The ventilation system is capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 715 sf does not meet the current Ohio School Design Manual guidelines. Existing kitchen is full service. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The facility does not contain an automatic fire suppression system. The building is not ADA compliant. Athletic facilities are comprised of a football field and track, and baseball field. There is a separate metal pole barn that is located behind the gymnasium which is used for storage and not included in this assessment report.

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

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Building Construction Information - Bedford City (43562) - Heskett Middle School (15974)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
(01) 1968 Original Construction	1968	no	1	100,780	no	no
(02) 1968 Fixed Seat Auditorium Addition	1968	yes	1	3,372	yes	no

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Building Component Information - Bedford City (43562) - Heskett Middle School (15974)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
(01) 1968 Original Construction (1968)		20255		6192	4270		4968	2173						4055
(02) 1968 Fixed Seat Auditorium Addition (1968)	3372													
Total	3,372	20,255	0	6,192	4,270	0	4,968	2,173	0	0	0	0	0	4,055
Master Planning Co	nsiderations							,						

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Existing CT Programs for Assessment

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Program Type Program Name Related Space Square Feet
No Records Found

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Heskett Middle School (15974)

District:	Bedford City	y				Count	y:	Cuyahoga	Area	: North	neastern Ohio (3)			
Name:	Heskett Mid	ldle Sch	ool			Conta	ct:	Ms. Virginia Golde	n						
Address:	5771 Perkin	ıs Rd				Phone	:	(440) 439-4450							
	Bedford,OH	44146				Date F	repared:	2018-05-25	Ву:	Kevir	n Harrison, AIA,	LEED AP			
Bldg. IRN:	15974					Date F	Revised:	2018-06-21	Ву:	Andi	Lease				
Current Gra	ades		6-8	Acrea	age:		26.50	Suitability Apprai	sal Sur	nmary					
Proposed C	Grades		N/A	Teacl	hing Stations	:	54								
Current En	rollment		526	Class	srooms:		44	l s	ection			oints	Points	Percentage	Rating
Projected E	Enrollment		N/A								Po	ssible	Earned	. or contago	Category
Addition			Date	HA	Number of	Curre	nt Square	Cover Sheet				_	_	_	_
					Floors		Feet	1.0 The School S				100	82	82%	Satisfactory
(01) 1968 C	Original Cons	truction	1968	3 no	1		100,780	2.0 Structural and	Mech	<u>anical</u>		200	125	63%	Borderline
(02) 1968 F			1968	3 yes	1		3,372	Features	II 1114			400	5 4	E 40/	Dandadiaa
Auditorium	Addition							3.0 Plant Maintai				100	54	54%	Borderline
Total							104,152	4.0 Building Safe			ty	200	126	63%	Borderline
	*HA			•	Access			5.0 Educational A				200	132	66%	Borderline
	*Rating	=1 Sa						6.0 Environment		<u>ication</u>		200	139	70%	Satisfactory
		=2 Ne	eds R	epair				LEED Observation	<u>ns</u>			_	_	_	_
		=3 Ne	eds R	eplace	ement			Commentary				_	_	_	
	*Const P/	S = Pre	esent/	Sched	luled Constru	ction		Total				1000	658	66%	Borderline
F	FACILITY AS		1ENT				Dollar	Enhanced Enviro	nmenta	al Haza	ards Assessmer	nt Cost Estir	<u>nates</u>		
	Cost Se	et: 2018			Rating		essment C		4						
	ting System				3		3,976.00 -	C=Under Contrac	τ						
B. Roof					3	\$1,448	3,468.00 -	Renovation Cost	Factor						103.60%
	tilation / Air C		ning		1		\$0.00 -	Cost to Renovate	(Cost	Factor	applied)				\$14,365,728.23
D. Elec	trical System	<u>is</u>			3	\$1,690	0,386.96 -	The Replacemen			and the Renov	ate/Replace	e ratio are oni	y provided when	this summary is
E. Plum	nbing and Fix	<u>ktures</u>			2	\$170	0,500.00 -	requested from a	Maste	r Plan.					
	<u>dows</u>				3	\$35	5,420.00 -								
G. Struc	cture: Found	ation			1		\$0.00 -								
H. Struc	cture: Walls	and Chir	mneys	<u> </u>	3	\$174	4,220.00 -								
I. Struc	cture: Floors	and Ro	<u>ofs</u>		1		\$0.00 -								
🛅 J. Gen	eral Finishes				3	\$2,202	2,134.00 -								
K. Inter	ior Lighting				3	\$520	0,760.00 -								
L. Secu	urity Systems	3			3	\$192	2,681.20 -								
M. Eme	rgency/Egre	ss Light	ing		3	\$104	4,152.00 -								
M. Fire	Alarm				3	\$182	2,266.00 -								
O. Hand	dicapped Ac	cess			2	\$42	1,530.40 -								
P. Site	Condition				3	\$766	6,954.80 -								
Q. Sew	age System				1		\$0.00 -								
	er Supply				2		\$500.00 -								
	rior Doors				3	\$72	2,000.00 -								
✓ T. Haza	ardous Mate	<u>rial</u>			1		\$0.00 -								
U. Life					3	\$367	7,886.40 -	1							
	se Furnishing	<u> S</u>			3		1,560.00 -								
W. Tech					3		3,620.64 -	1							
- X. Cons	struction Cor -Construction		<u>y /</u>		-		2,516.64 -								
Total					'	\$13,866	6,533.04	1							
						+ . 5,500	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								

Previous Page

(01) 1968 Original Construction (1968) Summary

District:	Podfo	rd City					Count		Cuyahaga	Aros	a. Na	ortheastern	Ohio (9)			
		rd City	la Caba	od.			Count	•	Cuyahoga Ma Virginia Cold		a: INC	ormeastern	Onio (8)			
Name:		ett Midd		001			Conta		Ms. Virginia Gold	en						
Address:							Phone		(440) 439-4450	_			A1A 1 EED AD			
DI-I IDA		rd,OH 4	44146					-	2018-05-25	•			n, AIA, LEED AP			
Bldg. IRN				1			Date F		2018-06-21			ndi Lease				
Current G					Acrea			26.50	Suitability Appra	isal Sur	mma	ary				
Proposed						ning Stations:		54					Dainta	Dainta		Datin -
Current E					Class	rooms:		44	:	Section			Points Possible	Points Earned	Percentage	Rating Category
Projected	Enrollm	ent	1	V/A	1 1		1 -		Cover Sheet				_		_	—
<u>Addition</u>				Date	HA	Number of Floors		nt Square Feet	1.0 The School	Site			100	82	82%	Satisfactory
(01) 1968	Origina	.i		1968	2 20	<u>110015</u>			2.0 Structural ar		nanio	cal	200	125	63%	Borderline
Construc		<u>11</u>		1900	110	1		100,700	<u>Features</u>						55,5	
(02) 1968		eat Au	ditorium	1968	3 ves	1		3.372	3.0 Plant Mainta	inability	_		100	54	54%	Borderline
Addition								-,-/-	4.0 Building Safe			urity	200	126	63%	Borderline
<u>Total</u>								104,152	5.0 Educational	Adequa	асу		200	132	66%	Borderline
	*HA		= Har	ndicap	ped A	Access			6.0 Environment	for Edu	ucati	<u>ion</u>	200	139	70%	Satisfactory
	*Rat	ting	=1 Sat	isfacto	ory				LEED Observati	ons			_	_	_	_
			=2 Ne	eds Re	epair				Commentary				_	_	_	_
			=3 Ne	eds Re	eplace	ement			Total				1000	658	66%	Borderline
	*Coi	nst P/S	= Pre	sent/S	Sched	uled Constru	ction		Enhanced Envir	onmenta	al Ha	azards Asse	ssment Cost Estin	nates		
	FACILI	TY ASS	SESSM	ENT				Dollar								
	C	ost Set:	2018			Rating	Ass	essment C	C=Under Contra	ct						
	ating Sy	<u>stem</u>				3	· ,	0,140.00 -	Renovation Cost	Footor						103.60%
	ofing					3	\$1,39	5,048.00 -	Cost to Renovati			tor applied)				\$14,063,641.80
	ntilation			ing		1		\$0.00 -					Renovate/Replace	ratio are onl	y provided when	
	ectrical S	ystems				3	\$1,63	5,659.40 -	requested from a	a Maste	r Pla	an.				
	ımbing a	ınd Fixt	<u>ures</u>			2	\$17	0,500.00 -								
	ndows					3	\$35	5,420.00 -								
	ucture: F					1		\$0.00 -								
	ucture: \					3	\$17	4,220.00 -								
	ucture: F		ind Roc	<u>ofs</u>		1		\$0.00 -								
	neral Fir					3		2,355.20 -	_							
	erior Ligh					3		3,900.00 -	_							
	curity Sy					3		6,443.00 -								
	nergency	//Egress	s Lighti	ng		3		0,780.00 -								
	e Alarm					3		6,365.00 -	_							
	ndicappe		ess ess			2		0,856.00 -	_							
	e Condit					3	\$76	6,954.80 -	_							
	wage Sy					1		\$0.00 -	_							
	ater Supp					2		\$500.00 -	_							
	terior Do					3	\$72	2,000.00 -	_							
	zardous		<u>al</u>			1		\$0.00 -	_							
	e Safety	•				3		7,096.00 -								
Too						3		1,560.00 -	_							
M. Ted						3		3,879.60 -	_							
No	nstruction n-Consti			<u>/ /</u>		-		5,266.82 -								
Total							\$13,57	4,943.82								

(02) 1968 Fixed Seat Auditorium Addition (1968) Summary

District:	Bedford (Pit.				County:		Yuyohogo Aroo	. N	Northeasterr	Ohio (9)			
Name:		اری Iiddle Sch	ool			Contact:		Cuyahoga Area 1s. Virginia Golden	a. IV	Northeastern	1 01110 (8)			
	5771 Per		OOI			Phone:		140) 439-4450						
Address:							•	,		/	^ ^			
DI 104	Bedford,0	JH 44146				Date Prepared		•			on, AIA, LEED AP			
Bldg. IRN				1.		Date Revised	_			Andi Lease				
Current Gr			6-8	Acrea		26.50		Suitability Appraisal Sur	mm	nary				
Proposed			N/A	_	ning Stations:		4				Points	Dainta		Datin -
Current Er			526	Class	rooms:	44		Section	1		Points	Points Earned	Percentage	Rating Category
	Enrollment		N/A				_	Cover Sheet			_		_	
<u>Addition</u>			Dat	<u>e HA </u>	Number of	Current Squa	are r	1.0 The School Site			100	82	82%	Satisfactory
(04) 4000	Original Ca		100	88 no	Floors 1	100.7	—	2.0 Structural and Mech	han	nical	200	125	63%	Borderline
	Original Co Fixed Sea			8 ves	1	+	001	<u>Features</u>		<u></u>	200	.20	0070	20.00
() ,	rixed Sea m Addition		190	yes	1	3,3		3.0 Plant Maintainability	Y		100	54	54%	Borderline
Total						104.1	152	4.0 Building Safety and	Se	ecurity	200	126	63%	Borderline
	*HA	= Ha	andica	pped A	ccess	,	_	5.0 Educational Adequa			200	132	66%	Borderline
	*Rating		tisfact				- 1	6.0 Environment for Edu			200	139	70%	Satisfactory
	1		eds R				- 1	LEED Observations		_	_	_	_	_ `
				eplace	ment		- 1	Commentary			_	_	_	_
	*Const			•	uled Construc	ction		Total			1000	658	66%	Borderline
	FACILITY			Ocnica	dica Constitut	Dolla	r i	Enhanced Environmenta	tal F	Hazards Ass	sessment Cost Estin	nates		
		Set: 2018			Rating	Assessmen	t C							
A. Hea	ating System	n			3	\$43,836.00	o - C	C=Under Contract						
B. Roc	ofing				3	\$52,420.00	n - I-							400.000
C. Ven	ntilation / Ai	r Condition	ning		1	\$0.00		Renovation Cost Factor Cost to Renovate (Cost		ictor applied	1)			103.60% \$302,086.43
D. Elec	ctrical Syst	ems			3	\$54,727.56		The Replacement Cost				ratio are on	lv provided when	
🖺 E. Plu	mbing and	Fixtures	_		2	\$0.00		is requested from a Mas						
🖺 F. Win	ndows				3	\$0.00	o - l							
G. Stru	cture: Fou	ndation			1	\$0.00	0 -							
H. Stru	ucture: Wa	lls and C	himne	ys	3	\$0.00	o - l							
	ucture: Floc				1	\$0.00	o - l							
🗂 J. Ger	neral Finish	es			3	\$9,778.80	0 -							
	rior Lightin	_			3	\$16,860.00	-							
	urity Syste				3	\$6,238.20	+							
	ergency/Eg		ing		3	\$3,372.00	-							
	Alarm				3	\$5,901.00	-							
	ndicapped /	Access			2	\$674.40	-							
	Condition				3	\$0.00	-							
	vage Syste	_			1	\$0.00	-							
	ter Supply				2	\$0.00	+							
	erior Door	<u> </u>			3	\$0.00	-							
	ardous Ma				1	\$0.00	+							
	Safety				3	\$10,790.40	o -							
	se Furnis	hings			3	\$0.00	+							
	hnology				3	\$29,741.04	4 - 1							
- X. <u>Cor</u>	nstruction Construct		<u>:y /</u>		-	\$57,249.82	+							
Total						\$291,589.22	2							

A. Heating System

Description:

The existing heating and cooling system for the overall facility are 24 rooftop mounted air-handling units with natural gas fired furnaces and cooling coils. The rooftop equipment manufactured by Siemens and Carrier were installed in 2006 and are in good condition. Conditioned air is distributed to terminal units consisting of ductwork and VAV boxes. The controls are digital. The overall facility does not contain window air conditioners. The systems do not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of air handlers, mixing boxes, and exhaust fans to provide outside air into interior spaces. The overall facility contains transfer grilles and exhaust fans for relief air venting. The system can provide the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing system provides for ductwork above finished ceilings which will allow for the reconfiguration of ductwork, if required. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide replacement of all rooftop equipment due to age, to meet Ohio School Design Manual guidelines. OFCC requires rooftop equipment

10-years old to be replaced.

ltem	Cost	Unit	Whole	(01) 1968 Original	(02) 1968 Fixed Seat Auditorium	Sum	Comments
			Building	Construction (1968)	Addition (1968)		
			_	100,780 ft ²	3,372 ft ²		
Other: Rooftop unit with	\$13.00	sq.ft. (of entire building		Required	Required	\$1,353,976.00	Rooftop unit with
air-conditioning		addition)					air-conditioning
Sum:			\$1,353,976.00	\$1,310,140.00	\$43,836.00		





Rooftop HVAC equipment

Ceiling air diffuser

B. Roofing

Description: The roof over the overall facility is a built up asphalt membrane roof system that is over 7 years old, and is in fair to poor condition. There are

areas of leaking reported by the district. Access to the roof was gained by an access hatch and ladder that is in fair condition. Fall safety protection cages are not provided. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are not

any covered walkways attached to this structure.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. The

flashing throughout the overall facility requires replacement due to condition. Overflow roof drains are required throughout the overall facility. Provide safety protection cages at ladder access to the various roof levels.

ltem	Cost	-	Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft ²	Sum	Comments
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		100,780 Required	3,372 Required	\$1,374,806.40	
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		1,780 Required	294 Required	\$38,161.60	
Overflow Roof Drains and Piping:	\$2,500.00	each		12 Required	1 Required	\$32,500.00)
Roof Access Ladder with Fall Protection Cage:	\$100.00	ln.ft.		30 Required		1 1 1	(remove and replace)
Sum:			\$1,448,468.00	\$1,396,048.00	\$52,420.00		





Built-up asphalt roofing

Roofing expansion joint

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description:

The existing heating and cooling system for the overall facility are 24 rooftop mounted air-handling units with natural gas fired furnaces and cooling coils. The rooftop equipment manufactured by Siemens and Carrier were installed in 2006 and are in good condition. Conditioned air is distributed to terminal units consisting of ductwork and VAV boxes. The controls are digital. The overall facility does not contain window air conditioners. The systems do not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of air handlers, mixing boxes, and exhaust fans to provide outside air into interior spaces. The overall facility contains transfer grilles and exhaust fans for relief air venting. The system can provide the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing system provides for ductwork above finished ceilings which will allow for the reconfiguration of ductwork, if required. The facility does contain adequate restroom exhaust systems. The existing restroom exhaust systems. The existing art room kiln does contain a kiln for the art program. The existing art room kiln exhaust is in adequate condition. The facility does contain adequate chemical exhaust hood systems for science laboratories. The existing chemical exhaust hood systems are in adequate condition.

Rating: 1 Satisfactory

Recommendations: Replace the existing rooftop HVAC units due to OFCC requirements of being over 10-years of age. Funding included in Item A - Heating System.

Item	CostUi	nitWhole Building	(01) 1968 Original Construction (1968)	(02) 1968 Fixed Seat Auditorium Addition (1968)	Sum	Comments
			100,780 ft ²	3,372 ft ²		ı I
Sum:		\$0.00	\$0.00	\$0.00		





Rooftop air-handling unit tag

Rooftop air-handling equipment

D. Electrical Systems

Description: The electrical system for the overall facility is a 480-volt, 1,600-amp, 3-phase, 4-wire system in fair condition. The main distribution equipment

was installed in 1968. The panel system is in fair condition. The panel system was installed in 1968 with several upgrades and cannot be expanded for additional capacity. The transformer is pad mounted, owned by the utility company, and located adjacent to the gymnasium just outside the main distribution equipment located within the gymnasium mezzanine. Classrooms are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with adequate electrical outlets for building maintenance. The facility does not contain

lightning protection with grounding.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for classroom capacity and due to age. The

emergency generator for life safety systems is included in the entire electrical system replacement funded in this Item D - Electrical. Provide building lightning protection and grounding. Lighting protection and grounding is included in the entire electrical system replacement funded in this

Item D - Electrical.

Item	Cost		Building	ι, ,	(02) 1968 Fixed Seat Auditorium Addition (1968) 3.372 ft ²	Sum	Comments
System Replacement:		sq.ft. (of entire building addition)		Required	- / -		(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,690,386.96	\$1,635,659.40	\$54,727.56		





Pad mounted transformer

Electrical main distribution equipment

Back to Assessment Summary

E. Plumbing and Fixtures

Description:

A back-flow preventer is provided. The facility does not contain a water treatment system. Domestic supply piping is copper in good condition. Sanitary waste piping is cast-iron in adequate condition. The domestic water heaters are gas fired with remote storage tanks located in the custodial area adjacent to the gymnasium and are in adequate condition. The school contains 2 large group restrooms for boys, 2 large group restrooms for girls, 1 locker room restroom for boys, 1 locker room restroom for girls, 1 kitchen restroom, 1 health clinic restroom, and 6 small restrooms for staff. High school special education classrooms are not equipped with classroom sink or sink mounted type drinking fountains. Special education classrooms are not equipped with the required restroom facilities. Due to existing grade configuration, kindergarten / pre-k classroom restrooms are not required. Kitchen fixtures consist of (1) double compartment sink, (1) triple compartment sink, (2) lavatory sinks, (2) garbage disposal units, and (2) walk-in coolers, and (4) reach-in coolers, which are in good condition. The school does meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with motion activated valves and faucets. Per OBC and OSDM requirements this facility should be equipped with 6 electric water coolers. Observations revealed that the school is equipped with 1 electric water cooler which are in poor condition. For female students, per OBC and OSDM requirements, this facility should be equipped with 6 toilets, and 3 lavatory sinks. Observations revealed that the school is equipped with 12 toilets, and 13 lavatory sinks. For male students, per OBC and OSDM requirements, this facility should be equipped with 3 toilets, 3 urinals, and 3 lavatory sinks. Observations revealed that the school is equipped with 5 toilets, 22 urinals, and 8 lavatory sinks. Per OBC and OSDM requirements, this facility should be equipped with 1 art classroom sink, and 4 science room sinks. Observations revealed that the school is equipped with 2 art classroom sinks, and 6 science room sinks. For staff, per OBC and OSDM requirements, this facility should be equipped with 4 toilets, and 4 lavatory sinks. Observations revealed that the school is equipped with 7 toilets, and 7 lavatory sinks. Science classrooms are not equipped with required utility sink, and gas connections. Science classrooms are not equipped with the required compressed air connections. The exterior of the building does not contain an adequate quantity of hose bibs. The existing exterior hose bibs are in fair condition.

Rating:

2 Needs Repair

Recommendations:

To facilitate compliance with OBC and OFCC fixture requirements, provide new toilets, new lavatory sinks, new urinals, and new electric water coolers. Due to age, condition, LEED, and OFCC requirements, replace urinals with waterless fixtures, faucets and valves, and safety shower / eyewash stations. See Item O for issues related to ADA requirements. Provide the science classrooms with the required compressed air and gas connections. For replacement of electric water coolers refer to Item O. Provide additional exterior hose bibs. No work required in the auditorium fixed seating area.

Item	Cost	-	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft ²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft ²	Sum	Comments
Toilet:	\$1,500.00	unit		12 Required		\$18,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		24 Required		\$36,000.00	(remove / replace)
Sink:	\$2,500.00	unit		21 Required		\$52,500.00	(new)
Other: Exterior hose bibs	\$800.00	each		6 Required		\$4,800.00	Provide additional exterior hose bibs.
Other: Safety shower	\$2,500.00	each		4 Required		\$10,000.00	Provide safety shower and eye wash stations
Other: Science compressed	\$15,000.00	per		2 Required		\$30,000.00	Provide compressed air systems in two
air connections		system					science classrooms
Other: Science gas connections	\$800.00	each		24 Required		\$19,200.00	Science room natural gas connections
Sum:			\$170,500.00	\$170,500.00	\$0.00		





Restroom lavatories

Wall mounted urinals

F. Windows

Description: The overall facility is equipped with aluminum frame windows with a single glazed type window system in fair condition, which has an unknown

installation date. Window system seals are aging and in fair to poor condition, with moderate air and water infiltration being experienced. The window system features surface mounted blinds, in fair to poor condition. The window system does not feature operable windows. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum frame sidelights and transoms with a single glazed type window system, in fair condition. The school does not contain skylights. Window security grilles are not provided for ground floor windows. There is a small greenhouse space attached to a science room,

which utilizes standard window glazing units, and is in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual guidelines. Replace single glazed window transoms and sidelights in exterior doors of the overall facility with insulated and approved safety glass. No work is required in the 1968 fixed

seating auditorium addition.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968)	(02) 1968 Fixed Seat Auditorium Addition (1968)	Sum	Comments
				100,780 ft ²	3,372 ft ²		
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		5,468 Required		\$355,420.00	(includes blinds)
Sum:			\$355,420.00	\$355,420.00	\$0.00		







Typical windows at entry corridor

G. Structure: Foundation

Description:

The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural

1 Satisfactory Rating:

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

ltem	CostUi	nitWhole Building	(01) 1968 Original Construction (1968)	(02) 1968 Fixed Seat Auditorium Addition (1968)	Sum	Comments
			100,780 ft ²	3,372 ft ²		1
Sum:		\$0.00	\$0.00	\$0.00		





Typical masonry foundation

Typical masonry foundation

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall

The overall facility has a brick veneer on a masonry bearing wall system, which displayed no locations of deterioration, and is in fair condition, though there were several areas that showed evidence of mortar deterioration, brick deterioration, and some areas of separation of brick veneer from the bearing wall. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in several areas, including numerous areas between the window frame and adjacent grade throughout the overall facility. Architectural exterior accent materials consist of exposed aggregate panels, which are in fair condition. Interior walls are concrete masonry units, metal stud framed partitions, and demountable partition walls and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. The window sills are stone, and are in fair condition. The exterior lintels are steel, and are in good condition. A chimney, located adjacent to the gymnasium is still in use, and in good condition, with some tuckpointing, cleaning and sealing required.

Rating: 3 Needs Replacement

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required throughout the overall facility. Provide masonry cleaning and sealing as required throughout the overall facility. Repair damaged brick veneer system at areas of separation of brick veneer from the bearing wall. No work

is required in the 1968 fixed seating auditorium addition.

ltem	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968)	Addition (1968)	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		100,780 ft ² 5,100 Required	3,372 ft²	\$26,775.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		15,970 Required		\$23,955.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		15,970 Required		\$15,970.00	(wall surface)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		3,072 Required		. ,	(total removal and replacement including pinning and shoring)
Sum:			\$174,220.00	\$174,220.00	\$0.00		





Brick veneer at gymnasium

Separation of brick from bearing wall

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in fair condition. There is no crawl

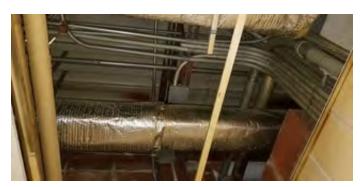
space. The floor construction of the intermediate floors, at the gymnasium areas above the locker rooms, is precast concrete planks with concrete topping type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is metal form deck on steel joists type construction,

and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968)	(02) 1968 Fixed Seat Auditorium Addition (1968)	Sum	Comments
				100,780 ft ²	3,372 ft ²		
Sum	:		\$0.00	\$0.00	\$0.00		



Bar joist and metal deck roof



Precast concrete plank at locker rooms

J. General Finishes

Description:

The overall facility features conventionally partitioned classrooms with 12" VCT type flooring, lay-in type ceilings, as well as metal partition wall type wall finishes, and they are in fair to poor condition. The overall facility has corridors with terrazzo type flooring, lay-in type ceilings, as well as drywall and brick type wall finishes, and they are in fair condition. The overall facility has restrooms with terrazzo type flooring, lay-in type ceilings, as well as glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are wood with plastic laminate, and are in good condition. Classroom casework in the overall facility is metal type construction that is original to the building, is inadequately provided, and in fair to poor condition. Classrooms are not provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the corridors, are adequately provided, and in fair to poor condition. The art program is equipped with a kiln, and existing kiln ventilation is adequate. The facility is equipped with wood non-louvered interior doors that are flush mounted without proper ADA hardware and clearances, and in fair to poor condition. The gymnasium space has wood type flooring that is aged beyond its useful lifecycle, exposed bar joist and metal deck type ceilings, as well as painted block type wall finishes, and they are in fair condition. Gymnasium telescoping stands are plastic and metal type construction in good condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The media center has carpet type flooring, lay-in type ceilings, as well as drywall type wall finishes, and they are in fair condition. Student dining has terrazzo type flooring, lay-in type ceilings, as well as drywall and glazing (windows) type wall finishes, and they are in fair condition. The existing kitchen is fair condition.

Rating: 3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Provide for replacement of ceiling at fixed seating auditorium addition due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for repairs to terrazzo flooring due to condition. Provide for replacement of wood flooring in the gymnasium due to age and condition. Provide for replacement of bleachers in the gymnasium due to age and condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment.

ltem	Cost	Unit	Whole	(01) 1968 Original	(02) 1968 Fixed	Sum	Comments
			Building	Construction (1968)	Seat Auditorium		
				100,780 ft ²	Addition (1968)		
					3,372 ft ²		
Acoustic Ceiling:	\$2.90	sq.ft. (Qty)			3,372 Required		(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Complete Replacement of	\$15.90	sq.ft. (of entire		Required		\$1,602,402.00	(middle, per building area, with removal of existing)
Finishes and Casework		building					-
(Middle):		addition)					
Toilet Partitions:	\$1,000.00	per stall		12 Required		\$12,000.00	(removing and replacing)
Toilet Accessory	\$0.20	sq.ft. (of entire		Required		\$20,156.00	(per building area)
Replacement		building					
•		addition)					
Resilient Wood/Synthetic	\$12.85	sq.ft. (Qty)		6,192 Required		\$79,567.20	(tear-out and replace per area)
Flooring							
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		300 Required		\$7,500.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	\$110.00	per seat		526 Required		\$57,860.00	(based on current enrollment)
Total Kitchen Equipment	\$190.00	sq.ft. (Qty)		2,173 Required		\$412,870.00	(square footage based upon only existing area of food
Replacement:							preparation, serving, kitchen storage areas and
							walk-ins. Includes demolition and removal of existing
							kitchen equipment)
Sum:		•	\$2 202 134 00	\$2.192.355.20	\$9.778.80		





Typical corridor finishes

Typical classroom finishes

K. Interior Lighting

Description:

The typical classrooms in the overall facility are equipped with 2x4 lay-in surface mount fluorescent fixtures with a combination of single and dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 53 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the overall facility are equipped with 2x4 and 4x4 lay-in fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 21 FC, thus complying with the 20 FC recommended by the OSDM. The gymnasium space is equipped with 2x4 suspended mount fluorescent fixture type lighting, in fair condition, providing an average illumination of 22 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 2x4 lay-in fluorescent fixture type lighting in fair condition, providing an average illumination of 66 FC, thus complying with the 50 FC recommended by the OSDM. The student dining space is equipped with 2x4 lay-in fluorescent fixture type lighting with multi-level switching. Student dining fixtures are in fair condition, providing an average illumination of 45 FC, which is less than the 50 FC recommended by the OSDM. The kitchen spaces are equipped with 2x4 lay-in and 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in fair condition, providing an average illumination of 44 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition. The typical administrative spaces in the overall facility are equipped with 2x4 lay-in fluorescent fixture type lighting in good condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual guidelines due to age and condition, inadequate lighting levels, and lack of multi-level switching.

3 Needs Replacement Rating:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching, and installation of systems outlined Recommendations:

in Items A, C, D, J, L, M, N, and U.

Item	Cost	Unit	Whole	(01) 1968 Original	(02) 1968 Fixed Seat Auditorium	Sum	Comments
			Building	Construction (1968)	Addition (1968)		
				100,780 ft ²	3,372 ft ²		
Complete Building Lighting	\$5.00	sq.ft. (of entire building		Required	Required	\$520,760.00	Includes demo of existing
Replacement		addition)					fixtures
Sum:		,	\$520,760.00	\$503,900.00	\$16,860.00		





Lighting in student dining area

Lighting in gymnasium

L. Security Systems

Description: The overall facility contains a security system consisting of security cameras, door contacts, electric door strikes activated from a remote area

and monitored by intercom and door buzzer, and motion sensors. The existing security system is in adequate condition. The exterior security

lighting consists of wall and pole mounted fixtures. Exterior security lighting is in fair condition and provides adequate coverage.

Rating: 3 Needs Replacement

Provide additional building security systems as desired from the district to more thoroughly protect the building during school hours and after school hours. Provide security fencing, as desired by the district, to more thoroughly protect the building during school hours and after school hours, by allocating a portion of the comprehensive security systems funding provided in this Item L- Security Systems. Recommendations:

Item	Cost Unit	Whole	(01) 1968 Original Construction	(02) 1968 Fixed Seat Auditorium Addition	Sum	Comments
		Building	(1968)	(1968)		
			100,780 ft ²	3,372 ft ²		
Security	\$1.85sq.ft. (of entire building		Required	Required	\$192,681.20	(complete, area of
System:	addition)					building)
Sum:		\$192,681.20	\$186,443.00	\$6,238.20		





Ceiling mounted security camera

Wall and pole mounted exterior lingting

M. Emergency/Egress Lighting

Description: The overall facility does contain an emergency/egress lighting system with battery back-up within each fixture. The system is in fair condition but

does not provide adequate coverage with exit signage or adequate illumination with emergency light fixtures in some areas.

Rating: 3 Needs Replacement

Recommendations: Emergency power generator is funded under Item D - Electrical. Provide complete replacement of emergency and egress lighting as required to

satisfy local fire and building officials as well as Ohio Building Code. Provide exit signage on separate electrical circuits.

Item	Cost Un	nit	Whole	(01) 1968 Original Construction	(02) 1968 Fixed Seat Auditorium	Sum	Comments
			Building	(1968)	Addition (1968)		
			_	100,780 ft ²	3,372 ft ²		
Emergency/Egress	\$1.00sq.	.ft. (of entire building		Required	Required	\$104,152.00	(complete, area of
Lighting:	ad	ldition)		-			building)
Sum:			\$104,152.00	\$100,780.00	\$3,372.00		





Ceiling mounted exit signage

Wall mounted emergency lightng

N. Fire Alarm

The overall facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull Description:

stations are not mounted at required exits. Horns and strobes are not mounted in all classrooms as required. Mechanical equipment does contain automatic fire alarm devices. The system does not have additional zone capabilities. The system is not adequately provided throughout the

facility. The fire alarm system does not meet NFPA requirements and Ohio School Design Manual guidelines.

3 Needs Replacement Rating:

Provide complete replacement of fire alarm system consisting of manual fire alarm pull stations mounted at required heights, remote annunciator panels, automatic fire detection devices in all air devices and mechanical equipment, and horn/strobe devices located in all occupied spaces to Recommendations:

meet Ohio School Design Manual guidelines.

Item	Cost Unit	Whole	(01) 1968 Original	(02) 1968 Fixed Seat Auditorium	Sum	Comments
		Building	Construction (1968)	Addition (1968)		
			100,780 ft ²	3,372 ft ²		
Fire Alarm	\$1.75sq.ft. (of entire building		Required	Required	\$182,266.00	(complete new system, including
System:	addition)					removal of existing)
Sum:	·	\$182,266.00	\$176,365.00	\$5,901.00		





Fire alarm pull station

Fire alarm strobe device

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O. Handicapped Access

Description: All interior doors provide required ADA clear spaces on push and pull sides of doors. Exterior entrances are not ADA accessible. Exterior doors

requiring ADA power assist hardware are not equipped with ADA power assist hardware and are not equipped with ADA hardware. Interior doors are not equipped with ADA compliant hardware. Classroom doors are not recessed and open outward. ADA signage is not provided on the interior and is not provided on the exterior of the building. Existing exterior ramps meet ADA requirements. Exterior walks along required accessible routes contain curbing. There are 2 electric water coolers and 10 drinking fountains provided, none of which are ADA accessible. Toilet rooms do not meet ADA requirements. Toilet room partitions do not meet ADA requirements.

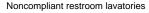
Rating: 2 Needs Repair

Recommendations: Provide signage, ramp, lift at stage, water coolers, toilets, sinks and toilet partitions to meet ADA requirements. Replace existing interior doors,

door frames and door hardware. Replace existing interior door hardware. Rework narrow interior door openings to provide 3' x 7' door and hollow metal frame, door lite and hardware. Provide ADA door assist on exterior doors along accessible routes.

Item	Cost	Unit	Whole	(01) 1968 Original	(02) 1968 Fixed Seat	Sum	Comments
			Building	Construction (1968)	Auditorium Addition		
				100,780 ft ²	(1968)		
					3,372 ft ²		
Handicapped	\$350.00	set		4 Required		\$1,400.00	(includes installation / hardware only)
Hardware:							
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	\$20,830.40	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		200 Required		\$8,000.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit		2 Required		\$30,000.00	(complete)
Electric Water	\$3,000.00)unit		10 Required		\$30,000.00	(new double ADA)
Coolers:							
Toilet/Urinals/Sinks:	\$1,500.00)unit		33 Required		\$49,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		6 Required		\$6,000.00	(ADA - grab bars, accessories included)
ADA Assist Door &	\$7,500.00	unit		5 Required		\$37,500.00	(openers, electrical, patching, etc)
Frame:							
Replace Doors:	\$1,300.00	leaf		141 Required		1	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		11 Required		\$55,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Sum:			\$421.530.40	\$420.856.00	\$674.40		and the second s







Non-compliant water fountain

P. Site Condition

Description:

The 26.5 acre sloped site is located in a small city residential setting with moderate tree type landscaping. There are no apparent problems with erosion or ponding. There is a separate metal pole barn that is located behind the gymnasium, which is used for storage, which was not included in the assessment The site is bordered by a moderately traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone adjacent to the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 201 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, appears to provide adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete and asphalt curbs in fair to poor condition are not located as required. Trash pick-up and service drive pavement appears to be heavy duty, is not equipped with a concrete pad area for dumpsters, and is in fair condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in generally fair condition, with some in poor condition. The athletic facilities are comprised of a football field and track, as well as baseball field and are in good condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so.

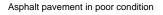
Rating: 3 Needs Replacement

Recommendations:

Provide for replacement of asphalt pavement in poor condition. Provide for replacement of heavy duty asphalt pavement in poor condition. Provide for replacement of concrete sidewalks in poor condition. Provide concrete curbs to delineate vehicular traffic patterns, and to meet OSDM guidelines. Provide heavy duty concrete pavement at the dumpster pad. Provide a dedicated and separated bus loading and unloading zone on the site. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole	(01) 1968 Original	(02) 1968 Fixed Seat	Sum	Comments
			Building	Construction (1968)	Auditorium Addition		
			_	100,780 ft ²	(1968)		
					3,372 ft ²		
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		4,870 Required			(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		9,888 Required		\$282,796.80	(including drainage / tear out for light duty asphalt)
Bus Drop-Off for Middle	\$110.00	per student		600 Required			(Number of students should be rounded <u>up</u> to the nearest 100. \$5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Curb:	\$18.00	ln.ft.		2,040 Required		\$36,720.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		6,400 Required		\$30,016.00	(5 inch exterior slab)
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required		\$2,400.00	(for two dumpsters)
Base Sitework Allowance for	\$50,000.00	allowance		Required		\$50,000.00	Include this and one of the next two. (Applies for
Unforeseen Circumstances							whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required			Include this one <u>or</u> the previous. (Applies for whole building, so only one addition should have this item)
Sum:			\$766,954.80	\$766,954.80	\$0.00		







Concrete sidewalk in poor condition

Q. Sewage System

Description: Building is served by a municipal sanitary sewage system. District reports no problems with the sanitary sewage main.

Rating: 1 Satisfactory

Recommendations: No work required.

Item (Cost	JnitWhole Building	(01) 1968 Original Construction (1968)	(02) 1968 Fixed Seat Auditorium Addition (1968)	Sum	Comments
			100,780 ft ²	3,372 ft ²		
Sum:		\$0.00	\$0.00	\$0.00		

R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is

non-galvanized. The water supply does contain a back-flow preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems with

water quality within this facility.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life

Safety. Provide funding for water quality testing.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968)	(02) 1968 Fixed Seat Auditorium Addition (1968)	Sum	Comments
				100,780 ft ²	3,372 ft ²		
Water Quality Test	\$500.00	allowance		Required		\$500.00	(includes 2 tests)
Sum:			\$500.00	\$500.00	\$0.00		





Water service back-flow preventer

Water service meter

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S. Exterior Doors

Typical exterior doors in the overall facility are aluminum and composite type construction, installed on steel frames, and in fair to poor condition. Description:

Typical exterior doors feature single glazed tempered glass vision panels. Entrance doors in the overall facility are aluminum type construction, installed on steel frames, and in fair to poor condition. Entrance doors feature single glazed tempered glass vision panels. There are no overhead

doors in the facility.

3 Needs Replacement Rating:

Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed transoms and sidelights is addressed in Item F. Recommendations:

ltem	Cost	Unit	Whole	(01) 1968 Original Construction	(02) 1968 Fixed Seat Auditorium Addition	Sum	Comments
			Building	(1968)	(1968)		
				100,780 ft ²	3,372 ft ²		
Door Leaf/Frame and	\$2,000.00	per		36 Required		\$72,000.00	(includes removal of
Hardware:		leaf		-			existing)
Sum:			\$72,000.00	\$72,000.00	\$0.00		







Typical entrance doors

T. Hazardous Material

Description: The district performed a previous project funded by a bond issue that removed hazardous materials. The district did provide the assessment team

with a 2012 AHERA Three-Year Inspection Report. The report was prepared by Middough, Inc. dated October 2012. The report does not indicate quantities of assumed hazardous flooring material, yet the on-site assessment observed assumed hazardous flooring materials present. Within the preface of the report it is indicated that this 3-year update report only includes conditions of hazardous materials that have changed since last

report. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 1 Satisfactory

Recommendations: The Ohio Facilities Construction Commission requires removal of all hazardous material within school facilities. The district performed a previous

project funded by a bond issue that removed hazardous materials. OFCC will engage the services of an independent Enhanced Environmental

Assessment (EEA) Consultant to perform an EEA to confirm scope and budget.

Item	CostU	Init\	Whole Building	(01) 1968 Original Construction (1968)	(02) 1968 Fixed Seat Auditorium Addition (1968)	Sum	Comments
				100,780 ft ²	3,372 ft ²		
Sum:		0	\$0.00	\$0.00	\$0.00		

U. Life Safety

Description: The building contains several overhead and rolling corridor security gates when in the closed position create dead-end corridor conditions. The

overall facility does not contain an automatic fire suppression system. The overall facility does not contain exterior stairways which are open and exposed to weather. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an adequate number of fire extinguishers. Existing fire extinguishers are adequately spaced. Mounting heights of existing fire extinguishers

meet ADA requirements. The kitchen hood is equipped with a fire suppression system.

Rating: 3 Needs Replacement

Recommendations: Remove overhead and rolling corridor security gates. Provide an automatic fire suppression system to meet Ohio School Design Manual

guidelines. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Provide new backflow preventer at new fire suppression water main. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General

Finishes.

Item	Cost	Unit	Whole	(01) 1968 Original	(02) 1968 Fixed Seat	Sum	Comments
			Building	Construction (1968)	Auditorium Addition (1968)		
				100,780 ft ²	3,372 ft ²		
Sprinkler / Fire Suppression System:	\$3.20	sq.ft.		100,780 Required	3,372 Required	\$333,286.40	(includes increase of service
		(Qty)					piping, if required)
Water Main	\$40.00	ln.ft.		400 Required		\$16,000.00	(new)
Other: Back-flow preventer at fire main	\$5,000.00	each		1 Required		\$5,000.00	Water main back-flow preventer.
Other: Remove overhead and rolling	\$1,700.00	each		8 Required		\$13,600.00	Remove overhead and rolling
corridor security gates							corridor security gates.
Sum:			\$367.886.40	\$357.096.00	\$10.790.40		-





Fire extinguisher cabinet

Fire extinguisher cabinet

V. Loose Furnishings

Description: The typical classroom furniture throughout the overall facility is of relatively consistent design, and in generally good condition, consisting of

consistent student desks & chairs, miscellaneous teacher desks & chairs, file cabinets, reading table, computer workstation, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 7 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual

required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture. No work is required in the 1968 fixed seating auditorium addition.

Item	Cost Unit	Whole Building	(01) 1968 Original Construction	(02) 1968 Fixed Seat Auditorium Addition	Sum	Comments
			(1968)	(1968)		
			100,780 ft ²	3,372 ft ²		
CEFPI Rating 7	\$2.00sq.ft. (of entire building		Required		\$201,560.00	
1	addition)					
Sum:		\$201,560.00	\$201,560.00	\$0.00		





Typical student desks and chairs

Typical teacher desk and workstation

Facility Assessment

W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The

instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching stations provide through the telephone system for two-way communication to the administration area and an interactive PA system.

The entire facility is provided with high speed wireless access.

Rating: 3 Needs Replacement

Recommendations: Provide technology upgrades, wiring and systems per Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole	(01) 1968 Original Construction	(02) 1968 Fixed Seat Auditorium Addition	Sum	Comments
			Building	(1968)	(1968)		
			_	100,780 ft ²	3,372 ft ²		
HS portion of building with total SF <	\$8.82	sq.ft.		100,780 Required	3,372 Required	\$918,620.64	
100,000		(Qty)			·		
Sum:			\$918,620.64	\$888,879.60	\$29,741.04		





Classroom projector

Computer lab

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X. Construction Contingency / Non-Construction Cost

Renovat	ion Costs (A-W)	\$11,144,016.40
7.00%	Construction Contingency	\$780,081.15
Subtotal		\$11,924,097.55
16.29%	Non-Construction Costs	\$1,942,435.49
Total Project		\$13,866,533.04

Construction Contingency	\$780,081.15
Non-Construction Costs	\$1,942,435.49
Total for X.	\$2,722,516.64

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,577.23
Soil Borings / Phase I Envir. Report	0.10%	\$11,924.10
Agency Approval Fees (Bldg. Code)	0.25%	\$29,810.24
Construction Testing	0.40%	\$47,696.39
Printing - Bid Documents	0.15%	\$17,886.15
Advertising for Bids	0.02%	\$2,384.82
Builder's Risk Insurance	0.12%	\$14,308.92
Design Professional's Compensation	7.50%	\$894,307.32
CM Compensation	6.00%	\$715,445.85
Commissioning	0.60%	\$71,544.59
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$133,549.89
Total Non-Construction Costs	16.29%	\$1,942,435.49

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Name of Appraiser	Andi Lease			Date of Appraisal	2018-05-25			
Building Name	Heskett Middle S	Heskett Middle School						
Street Address	5771 Perkins Rd	5771 Perkins Rd						
City/Town, State, Zip Code	Bedford, OH 4414	46						
Telephone Number(s)	(440) 439-4450							
School District	Bedford City							
Setting:	Small City							
Site-Acreage	26.50		Building	Square Footage	104,152			
Grades Housed	6-8		Student	Capacity	739			
Number of Teaching Stations	54		Number	of Floors	1			
Student Enrollment	526							
Dates of Construction	1968,19	968						
Energy Sources:	☐ Fuel Oil	•	Gas	☐ Electric	□ Solar			
Air Conditioning:	Roof Top		Windows Units	☐ Central	☐ Room Units			
Heating:	☐ Central		Roof Top	☐ Individual Unit	Forced Air			
	☐ Hot Water		Steam					
Type of Construction	Exterior Surfa	cing	9	Floor Construction	on			
Load bearing masonry	Brick			☐ Wood Joists				
Steel frame	☐ Stucco			Steel Joists				
☐ Concrete frame	Metal			☐ Slab on grade				
☐ Wood	☐ Wood			Structural slab				
Steel Joists	Stone							

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements	25	25
The site is 26.5 acres compared to 25 acres required by the OSDM.		
1.2 Site is easily accessible and conveniently located for the present and future population	20	16
The school is centrally located within the district that it serves, and is easily accessible.		
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is well landscaped and developed to meet educational needs	10	8
The site is moderately landscaped with mature shade trees, which define the property and emphasize the building entrance. Lawn are exceed 3:1 slope.	as where mowing is requi	ired do not
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking	10	8
Athletic facilities include a baseball field, football field, including a track, which are provided with proper separation from vehicular use a adequate solid surface parking for events.	areas, and are provided w	vith
1.6 Topography is varied enough to provide desirable appearance and without steep inclines	5	4
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walk areas, and physical education spaces, and is desirable.	s, vehicular circulation, pa	arking
1.7 Site has stable, well drained soil free of erosion	5	4
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for special instructional needs , e.g., outdoor learning	5	2
The site has not been developed to accommodate outdoor learning.		
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct	ct slopes.	
1.10 ES/MS Sufficient on-site , solid surface parking for faculty and staff is provided HS Sufficient on-site , solid surface parking is provided for faculty, students, staff and community	5	3
Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	82

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural 2.4. Structural and the structural structur	45	
2.1 Structure meets all barrier-free requirements both externally and internally	15	
Entire building is not ADA-compliant.	45	6
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	6
Roofs are aged with standing water and leaks reported by the district and teachers.	40	0
2.3 Foundations are strong and stable with no observable cracks	10	8
Foundations are in good condition with no observable cracks.	10	0
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	8
Exterior and interior walls are in good condition, have sufficient expansion joints, and are free from deterioration.	40	10
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	10
Exits are properly located to allow safe egress from the building.	40	7
2.6 Building " envelope " generally provides for energy conservation (see criteria)	10	7
Age of construction indicates minimal insulation throughout building envelope.	40	
2.7 Structure is free of friable asbestos and toxic materials	10	
Hazardous material report indicates hazardous materials are present in the building.	40	0
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	8
Flexible partition walls have been provided between classrooms and allow for a variety of class sizes.		
Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	12
Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to over	erheating.	
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	10
Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor.		
2.11 Each teaching/learning area has adequate convenient wall outlets, phone and computer cabling for technology applications	15	8
Classrooms have an inadequate number of electrical outlets and data outlets for technology applications. Building is 100% wireless.		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	10
Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	7
Drinking fountains are adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of restrooms meet requirements	10	9
	10	9
2.14 Number and size of restrooms meet requirements	10	9
2.14 Number and size of restrooms meet requirements The number and size of restrooms meet requirements.		
2.14 Number and size of restrooms meet requirements The number and size of restrooms meet requirements. 2.15 Drainage systems are properly maintained and meet requirements		

TOTAL - 2.0 Structural and Mechanical Features	200	125
Inadequate quantity of hose bibs around exterior of building.		
2.18 Exterior water supply is sufficient and available for normal usage	5	1
Two way communication is provided by telephone sets in the classrooms.		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	9

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance	15	9
Older aluminum frame windows and doors are not easily maintained due to age.		
3.2 Floor surfaces throughout the building require minimum care	15	9
Flooring throughout the facility consists of 12" VCT, wood, carpet, and terrazzo, which is well maintained throughout the facility.		
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
Lay-in type ceilings are not easily cleaned or resistant to stain. Drywall type wall finishes are not easily cleaned and resistant to stain.		
3.4 Built-in equipment is designed and constructed for ease of maintenance	10	4
Casework is metal type construction that is original to the building, and is in poor condition.		
3.5 Finishes and hardware, with compatible keying system, are of durable quality	10	4
Door hardware is consistent throughout the facility, and does not meet ADA requirements.		
3.6 Restroom fixtures are wall mounted and of quality finish	10	5
Fixtures are wall mounted and are of good quality but are not ADA compliant.		
3.7 Adequate custodial storage space with water and drain is accessible throughout the building	10	8
Custodial spaces are present outside each restroom area.		
3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area	10	2
Electrical outlets are inadequately provided in all locations and do not allow for convenient routine cleaning.		
3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement	10	7
Outdoor light fixtures are adequately provided, and are accessible for repair and replacement with lifts. Electrical outlets are inadequately the facility.	orovided around the e	exterior of
TOTAL - 3.0 Plant Maintainability	100	54

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	6
Student loading is not separated from other vehicular traffic.		
4.2 Walkways, both on and offsite, are available for safety of pedestrians	10	8
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
School signs and signals are located as required on adjacent access streets.		
4.4 Vehicular entrances and exits permit safe traffic flow	5	2
Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.		
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard	5	4
Athletic fields are adequately located and appear to be free from hazard.		
Puilding Sefety	Points Allocated	Points
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas	20	20
Heating systems are located on the areas that are not accessible by students.	45	45
4.7 Multi-story buildings have at least two stairways for student egress	15	15
Building is one story.		
4.8 Exterior doors open outward and are equipped with panic hardware	10	8
Exterior doors are properly equipped with panic hardware and open outward.		
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	4
Emergency lighting is provided but does not provide adequate lighting levels.		
4.10 Classroom doors are recessed and open outward	10	5
Classroom doors are not recessed and open outward.		
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	7
Motion sensors, security cameras and door contacts are provided throughout.		
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition	5	3
Terrazzo and VCT flooring has been well maintained throughout the facility.		
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5
Building is one story. Stairs to gymnasium mezzanines meets requirements.		
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury	5	4
Glass at door transoms and sidelights is tempered for safety.		
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4
Corridors appear to be adequately design for efficient traffic flow without impediments.		
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	

All traffic areas terminate at an exit or egress stair. Overhead and rolling security grilles are present and when in the closed position create dead-end corridors.

	Emergency Safety	Points Allocated	Points
	4.17 Adequate fire safety equipment is properly located	15	10
	The facility is not sprinkled. Fire alarm devices are not adequately provided. Fire extinguishers are adequately provided.		
	4.18 There are at least two independent exits from any point in the building	15	
	All areas are provided with at least two independent exits. Overhead and rolling security grilles are present and when in the closed po	sition create dead-er	nd corridors.
	4.19 Fire-resistant materials are used throughout the structure	15	12
	The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry and metal partition walls	i.	
	4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	5
	The fire alarm is provided with manual actuation, but is not provided with devices in all required areas.		
Т	FOTAL - 4.0 Building Safety and Security	200	126

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	20
The average classroom is 715 SF compared to 900 SF required by the OSDM.		
5.2 Classroom space permits arrangements for small group activity	15	12
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	9
The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	3
Undersized classrooms do not permit privacy time for individual students.		
5.5 Storage for student materials is adequate	10	6
Lockers, located in the corridor, are adequately provided for student storage, though appear to be in fair to poor condition.		
5.6 Storage for teacher materials is adequate	10	4
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
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Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards	15	9
Special Education classrooms are undersized compared to standards.		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	6
Special Education spaces are not adequately provided to meet instructional needs.		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	9
The media center is an attractive space, including natural light and sufficient book storage space.		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	4
The gymnasium is 6,192 SF compared to 7,500 SF recommended in the OSDM.		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	3
Middle school science spaces are undersized and not supplied with required equipment.		
5.12 Music Program is provided adequate sound treated space	5	5
The music room is designed appropriately, including acoustic panels on walls and ceilings.		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	4
The art room is 1,046 SF compared to 1,200 SF recommended in the OSDM.		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	2
The facility is provided with computer labs for student use but space within the classrooms does not provide for student technology use.		
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	3
Work rooms are provided adjacent to the some of the classrooms for small groups and remedial instruction.		
5.16 Storage for student and teacher material is adequate	5	2

Lockers, located in the corridor, are adequately provided for student storage, though appear to be in fair to poor condition. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	4
Teachers lounge is a converted classroom.		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	9
Cafeteria is adjacent to the outdoor courtyard with ample natural light.		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	5
Administrative offices are adequate in size and equipped appropriately.		
5.20 Counselor's office insures privacy and sufficient storage	5	5
Counselors offices are provided with privacy.		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	3
Clinic is near administration space but not monitored by administrative staff.		
5.22 Suitable reception space is available for students, teachers, and visitors	5	
Reception space is properly sized and convenient for students, staff, and visitors.		
5.23 Administrative personnel are provided sufficient work space and privacy	5	5
Ample work space is provided for administrative staff.		
TOTAL - 5.0 Educational Adequacy	200	132

6.0 Environment for Education

Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	12
The building is a traditional late 1960's design, which is aesthetically pleasing.		
6.2 Site and building are well landscaped	10	8
The site is moderately landscaped with mature shade trees, which define the property and emphasize the building entrance. La not exceed 3:1 slope.	wn areas where mowing is re	equired do
6.3 Exterior noise and poor environment do not disrupt learning	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	
On-site walkways to accessory buildings are not covered.		
6.5 Building materials provide attractive color and texture	5	4
Exterior building materials consist of brick which does provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	4
Overall building design and materials reflect a dated decor which does not enhance learning.		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	14
The facility is air conditioned to provide year-round temperature and humidity control.		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	12
The ventilating systems provide the required volume of ventilation air to the spaces. Ventilation systems introduce minimal noise	e into the teaching and learni	ing areas.
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	8
The lighting system does not provide proper intensity in some areas. Diffusion of illumination is adequately provided by the light	fixture lenses.	
6.10 Drinking fountains and restroom facilities are conveniently located	15	14
Drinking fountains and restroom facilities are conveniently located.		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	10
There are areas for students to gather in the student dining area, auditorium, gymnasium, and outdoor courtyard.		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	9
Corridors and foyers are adequately designed for efficient traffic flow.		
6.13 Areas for students to interact are suitable to the age group	10	9
There are areas for students to interact in the student dining area, auditorium, gymnasium, and outdoor courtyard which are suit	itable to the age of students.	
6.14 Large group areas are designed for effective management of students	10	10
The gymnasium and auditorium are adequately designed to manage large groups of students with larger corridor spaces adjace	ent to each.	
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	6
Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16 Window design contributes to a pleasant environment	10	4
Older windows do not enhance the learning environment.		
6.17 Furniture and equipment provide a pleasing atmosphere	10	7

Points Allocated

Points

Classroom furniture is relatively consistent in design and in good condition, with teacher desks and workstations being mismatched older furniture in fair to poor condition.

TOTAL - 6.0 Environment for Education

200

139

LEED Observation Notes

School District:Bedford CityCounty:CuyahogaSchool District IRN:43562

Building: Heskett Middle School

Building IRN: 1597

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

CHALLENGES: Create public transportation when available. Provide high efficiency vehicle only parking. Provide bicycle racks. Reduce blacktop areas and provide impervious paving materials. Maximize open green spaces. Provide vegetated roof areas when possible. Store rainwater for irrigation and water use purposes. SSp1: PREREQUISISTE-Construction Activity Pollution Prevention Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins. SSc1: Site Selection Not Applicable with existing sites. SSc2: Development Density & Community Connectivity Not Applicable with existing sites. SSc3: Brownfield Redevelopment Not Applicable with existing sites. SSc4.1: Alternative Transportation, Public Transportation Access Not Applicable with existing sites. SSc4.2: Alternative Transportation, Bicycle Storage & Changing Rooms Design the building renovation with transportation amenities such as bicycle racks and showering/changing facilities. SSc4.3: Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles Design and provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors. SSc4.4: Alternative Transportation, Parking Capacity Consider minimizing parking lot/garage size. Consider sharing parking facilities with adjacent buildings and or alternatives that will limit the use of single occupancy vehicles. SSc5.1: Site Development, Protect or Restore Habitat Carefully site any potential building additions to minimize disruption to existing ecosystems and design the addition to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. Design appropriate native or adapted plant materials and prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertilizers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings. SSc5.2: Site Development, Maximize Open Space Select a suitable building location and design potential additions with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site. SSc6.1: Stormwater Management, Quantity Control Design any potential addition to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. SSc6.2: Stormwater Management, Quality Control Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration, thereby reducing pollutant loadings. Use sustainable design strategies to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff. SSc7.1: Heat Island Effect, Non-Roof 1 point Shade new constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e., roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption. SSc7.2: Heat Island Effect, Roof 1 point Consider installing high-albedo and vegetated roofs on existing building and any potential addition(s) to reduce heat absorption.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

CHALLENGES: Install water efficient landscaping. Store and use rainwater for any required irrigation. Provide high efficiency plumbing fixtures. Provide water use reduction strategies when possible. WEc1.1: Water Efficient Landscaping: Reduce by 50% On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers. WEc1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, graywater, and/or condensate water for irrigation. WEc2: Innovative Wastewater Technologies Design any potential addition/renovation(s) specifying high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or graywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high efficiency filtration systems. WEc3.1: Water Use Reduction: 20% Design any potential addition/renovation(s) using high-efficiency fixtures such as composting toilet systems and nonwater using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

CHALLENGES: Commission all building systems during any construction activities. Design and monitor performance of energy consumption and performance. Provide green power solutions where possible. EAp1: Fundamental Commissioning of the Building Energy Systems Design any potential building addition/renovation with a commissioning process completed for the following energy-related systems: 1 Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls. 2 Lighting and daylighting controls. 3 Domestic hot water systems. 4 Renewable energy systems (wind, solar, etc.). EAp2: Minimum Energy Performance Design any potential building addition/renovation to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004. EAp3: Fundamental Refrigerant Management When reusing existing HVAC systems in any potential building addition/renovation, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For any additions, specify new HVAC equipment that uses no CFC refrigerants. EAc1: Optimize Energy Performance Design/redesign the existing building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building. EAc2: On-Site Renewable Energy Assess any potential building addition/renovation for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio gas strategies. When applying these strategies, take advantage of net metering with the local utility. EAc3: Enhanced Commissioning Provide enhanced commissioning in any potential building addition/renovation to include fundamental commissioning as well as a Commissioning design review, Commissioning submittal review, and Systems manual. EAc4: Enhanced Refrigerant Management In any potential building addition/renovation where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimizes direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons. EAc5: Measurement & Verification In any potential building addition/renovation develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance. EAc6: Green Power In any potential building addition/renovation determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

CHALLENGES: Create dedicated recycling areas and program. Re-use existing building structure to reduce construction waste. Provide construction waste management program should any construction be provided. Specify recycled, regional, and rapidly renewable building materials. Use FSC certified wood products in any new design or renovation. MRp1: Storage & Collection of Recyclables In any potential building addition/renovation coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program. MRc1.1(75%) and 1.2(95%). Building Reuse, Walls, Floors, Roof In any potential renovation monitor percentage reuse of structure, envelope and elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elements In any potential renovation monitor percentage reuse of structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc2.1(50%) and 2.2(75%): Construction Waste Management In any potential building addition/renovation establish goals for building material diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site. MRc3.1(5%) and 3.2(10%): Resource Reuse In any potential building addition/renovation identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items. MRc4.1(10%) and 4.2(20%): Recycled Content In any potential building addition/renovation establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc5.1 (10%) and 5.2 (20%): Regional Materials In any potential building addition/renovation establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc6: Rapidly Renewable Materials In any potential building addition/renovation establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed. MRc7: Certified Wood In any potential building addition/renovation establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

CHALLENGES: Prohibit smoking in the building and site. Measure carbon dioxide and make any corrective action required. Design heat recovery options when available. Monitor indoor air quality during construction and avoid contaminating permanent HVAC equipment during construction. Flush building after construction. Specify low emitting materials in any construction activities. Provide controllable lighting and HVAC systems. Provide any changes to building envelope to increase performance. Design daylighting strategies to maximize views and provide indoor lighting solutions. EQp1: Minimum IAQ Performance Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. EQp2: Environmental Tobacco Smoke (ETS) Control Prohibit smoking in the facility or effectively control the ventilation air in smoking rooms. EQc1: Outdoor Air Delivery Monitoring Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system to trigger corrective action or to trigger alarms. EQc2: Increased Ventilation Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates. EQc3.1: Construction IAQ Management Plan, During Construction Adopt an IAQ management plan to protect the HVAC system during construction. Sequence the installation of materials to avoid using permanently installed air handlers for temporary heating/cooling during construction. EQc3.2: Construction IAQ Management Plan, Before Occupancy Perform a building flush-out or test the air contaminant levels in the building. EQc4.1: Low-Emitting Materials, Adhesives & Sealants Specify low-VOC materials. Products to evaluate include adhesives, sealants, and caulking. EQc4.2: Low-Emitting Materials, Paints & Coatings Specify low-VOC paints and coatings. Track the VOC content of all interior paints and coatings during construction. EQc4.3: Low-Emitting Materials, Carpet Systems Specify requirements for product testing and/or certification. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories. EQc4.4: Low-Emitting Materials, Composite Wood & Agrifiber In any potential building addition/renovation specify wood, agrifiber products, and adhesives that contain no added urea-formaldehyde resins. EQc5: Indoor Chemical & Pollutant Source Control Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. EQc6.1: Controllability of Systems, Lighting Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building. EQc6.2: Controllability of Systems, Thermal Comfort Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. EQc7.1: Thermal Comfort, Design and EQc7.2 Thermal Comfort, Verification: Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisites. EQc8.1: Daylighting & Views, Daylight 75% of Spaces Design the building to maximize interior daylighting. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess foot-candle levels and daylight factors achieved. EQc8.2: Daylighting & Views, Views for 90% of Spaces Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

CHALLENGES: Provide strategies that provide energy and water efficiency solutions. Incorporate the services of a LEED Accredited Professional (AP) for any future renovation or additions. IDc1.1, IDc1.2, IDc 1.3, and IDc 1.4: Innovation in Design Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits. IDc2: LEED Accredited Professional At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

Justification for Allocation of Points

Building Name and Level:

Building features that clearly exceed criteria:											
1.	Interior courtyard adjacent to media center and commons areas.										
2.	Two student dining areas.										
3.	Upper auxiliary gymnasium spaces.										
4.	Flexible rooms with operable partitions.										
5.											

Heskett Middle School

6-8

Building features that are non-existent or very inadequate:

- 1. Building is not ADA compliant.
- 2. Building is not fire suppressed.
- 3. No dedicated bus loop.
- 4.

6.

- 5.
- 6.

Environmental Hazards Assessment Cost Estimates

Owner:	Bedford City
Facility:	Heskett Middle School
Date of Initial Assessment:	May 25, 2018
Date of Assessment Update:	Jun 21, 2018
Cost Set:	2018

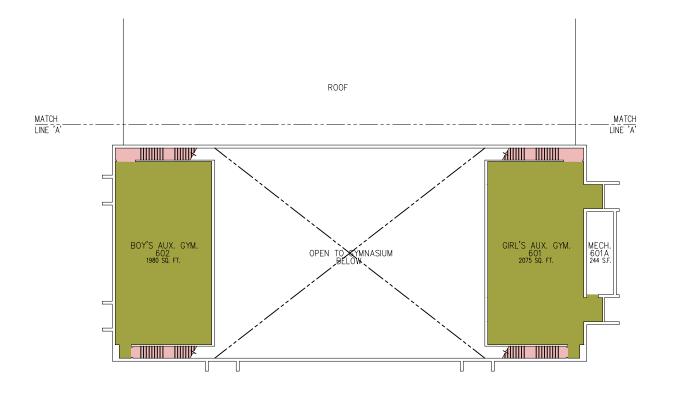
District IRN:	43562
Building IRN:	15974
Firm:	Harrison Planning Group

Scope remains unchanged after cost updates.

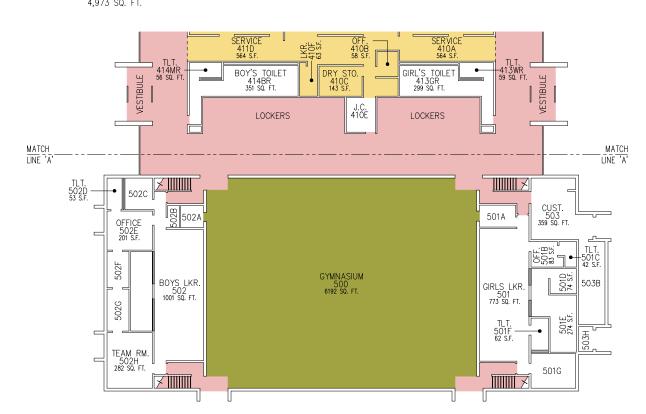
Duilding Addition	Addition Area (of)	Total of Environmental Hazards	Assessment Cost Estimates
Building Addition	Addition Area (SI)	Renovation	Demolition
1968 (01) 1968 Original Construction	100,780	\$0.00	\$0.00
1968 (02) 1968 Fixed Seat Auditorium Addition	3,372	\$0.00	\$0.00
Total	104,152	\$0.00	\$0.00
Total with Regional Cost Factor (103.60%)	_	\$0.00	\$0.00
Regional Total with Soft Costs & Contingency	_	\$0.00	\$0.00



HARRISON Northern Ohio Office (maling address) 5264 E Marina Ave., Sulte 200 Port Clinton, Ohio 43452 Central Ohio Office 10488 Churchill Drive, Suite 200 Powell, Ohio 43065 (o) 614.579.3963 (f) 614.384.5166 BUILDING COMPONENT LEGEND STUDENT DINING KITCHEN CT - SPACE AG ED LAB NON-DESIGN MANUAL UNUSABLE OVERSIZED AREAS BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission SHEET NUMBER of 4



SECOND FLOOR PLAN 4,973 SQ. FT.





Northern Ohio Office (mailing address) 5264 E Marina Ave., Suite 200 Port Clinton, Ohio 43452 Central Ohio Office 10488 Churchill Drive, Suite 200 Powell, Ohio 43065 (o) 614.579.3963 (f) 614.384.5166 BUILDING COMPONENT LEGEND CORRIDORS STUDENT DINING KITCHEN CT - SPACE AG ED LAB NON-DESIGN MANUAL UNUSABLE OVERSIZED AREAS BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission First Floor Plan Assessment Diagram Heskett Middle School SHEET NUMBER 2 of 4

BUILDING INFORMATION

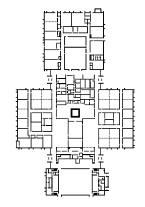
GRADE CONFIGURATION: 6-8
CURRENT ENROLLMENT: 526
CONSTRUCTION DATES: 1968
ACREAGE: 26.5
EXISTING BUILDING AREA: 104,152 SF
SQ.FT. PER STUDENT: 198.01

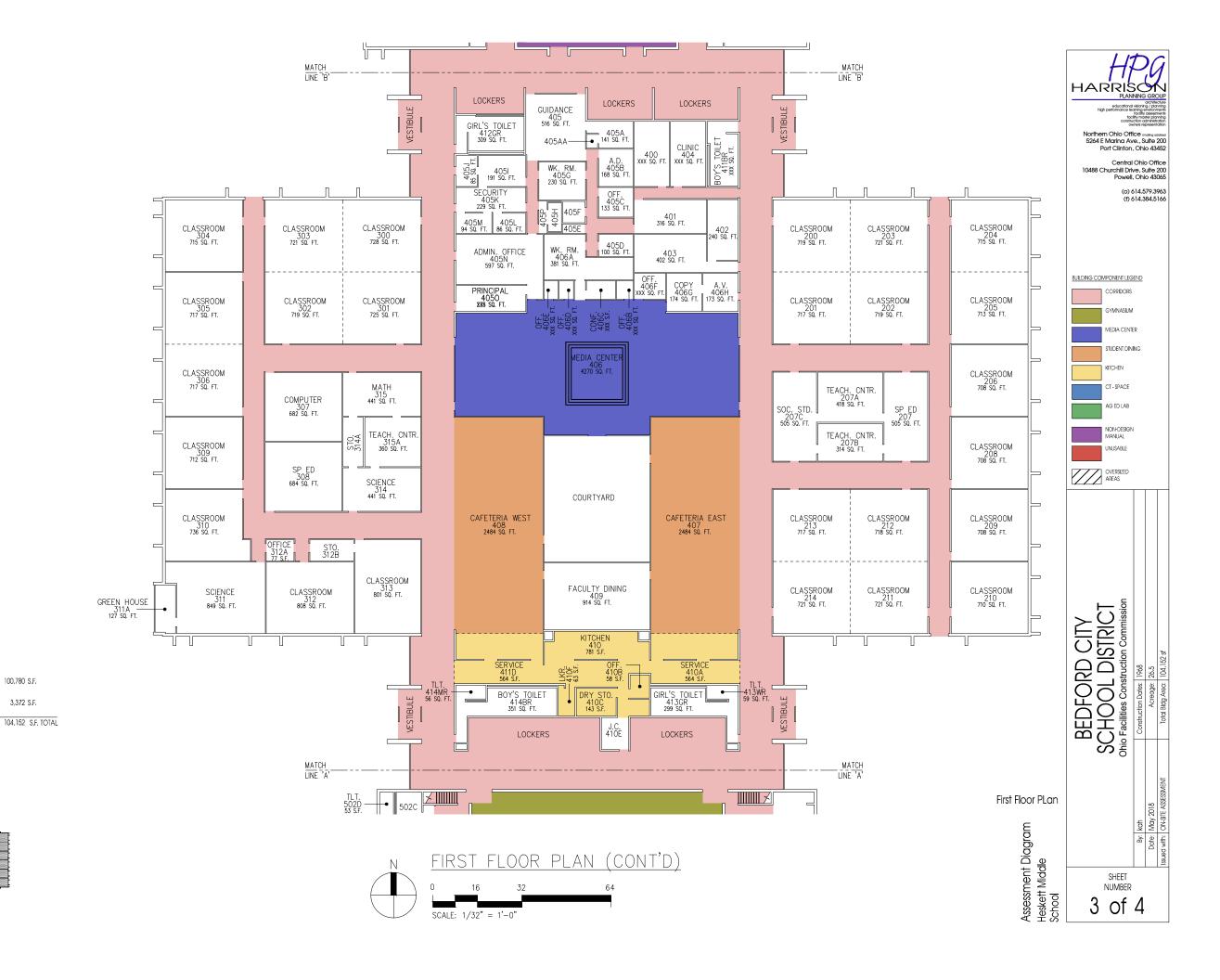
BUILDING ADDITIONS KEY

1968 ORIGINAL CONSTRUCTION 100,780 S.F.

1968 FIXED SEAT AUDITORIUM ADDITION 3,372 S.F.

104,152 S.F. TOTAL





BUILDING INFORMATION

GRADE CONFIGURATION: 6-8
CURRENT ENROLLMENT: 526
CONSTRUCTION DATES: 1968
ACREAGE: 26.5

SQ.FT. PER STUDENT:

EXISTING BUILDING AREA: 104,152 SF

BUILDING ADDITIONS KEY

526 1968

1968 ORIGINAL CONSTRUCTION

1968 FIXED SEAT AUDITORIUM ADDITION



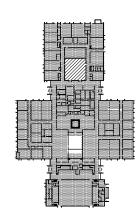
GRADE CONFIGURATION: 6-8
CURRENT ENROLLMENT: 526
CONSTRUCTION DATES: 1968
ACREAGE: 26.5
EXISTING BUILDING AREA: 104,152 SF
SQ.FT. PER STUDENT: 198.01

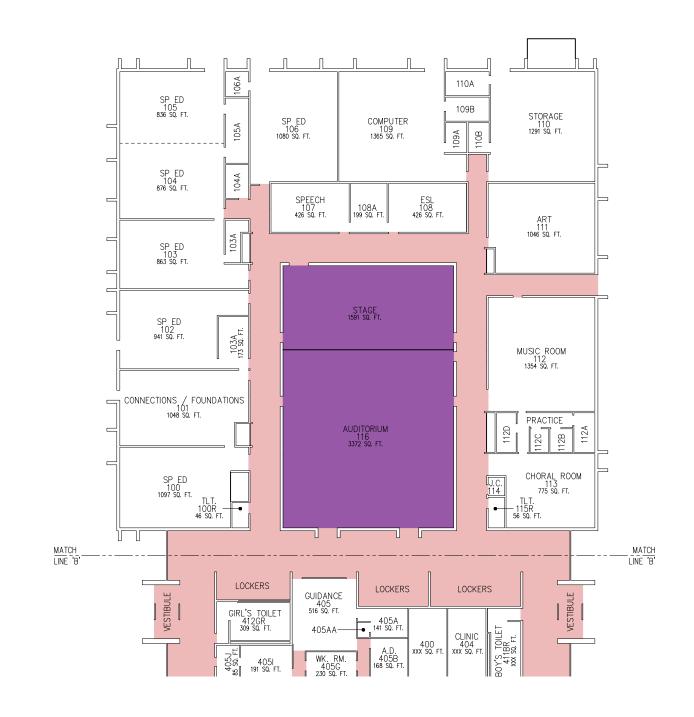
BUILDING ADDITIONS KEY

 1968 ORIGINAL CONSTRUCTION
 100,780 S.F.

 1968 FIXED SEAT AUDITORIUM ADDITION
 3,372 S.F.

 104,152 S.F. TOTAL







Northern Ohio Office (mailing address) 5264 E Marina Ave., Suite 200 Port Clinton, Ohio 43452 Central Ohio Office 10488 Churchill Drive, Suite 200 Powell, Ohio 43065 (o) 614.579.3963 (f) 614.384.5166 BUILDING COMPONENT LEGEND CORRIDORS STUDENT DINING KITCHEN CT - SPACE AG ED LAB NON-DESIGN MANUAL UNUSABLE OVERSIZED AREAS BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission First Floor Plan Assessment Diagram Heskett Middle School SHEET NUMBER 4 of 4

Building Information - Bedford City (43562) - Carylwood Intermediate Elementary School

Program Type Classroom Facilities Assistance Program (CFAP) - Regular

Setting Small City

Assessment Name Carylwood Intermediate School - HPG 2018

Assessment Date (on-site; non-EEA) 2018-05-24

Kitchen Type Full Kitchen

Cost Set: 2018

Building Name Carylwood Intermediate Elementary School

Building IRN 5041

Building Address 1387 Caryl Drive

Building City Bedford
Building Zipcode 44146

Building Phone (440) 439-4509

 Acreage
 9.00

 Current Grades:
 4-6

 Teaching Stations
 30

 Number of Floors
 2

 Student Capacity
 342

 Current Enrollment
 335

Enrollment Date 2018-05-04

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms 27
Historical Register NO

Building's Principal Ms. Mary Catherine Ratkosky

Building Type Elementary/Middle

North elevation photo:







South elevation photo:

West elevation photo:





GENERAL DESCRIPTION

45,393 Total Existing Square Footage

1955,1965 Building Dates

4-6 Grades

335 Current Enrollment

30 Teaching Stations

9.00 Site Acreage

Carylwood Intermediate Elementary School is a two floor 45,393 square foot school building located on a 9 acre relatively flat site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by a lightly traveled city street. A single entrance onto the site does not facilitate proper separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of the school which is not separated from other vehicular traffic. Adequate parking is provided for staff, visitors, and the disabled. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster. Floor construction of the base floor of the overall facility is concrete slab on grade type construction. A crawl space is located under the corridor of the 1955 original construction and the 1965 addition. Floor construction of the intermediate floor of the 1965 addition is metal form deck on steel joist with concrete topping type construction. Roof construction. Roof construction of the 1955 original construction is mesh formed deck on steel joists with concrete topping type construction. Roof construction for the 1965 addition is metal form deck on steel joist type construction. Student dining is shared with the gymnasium. The existing kitchen is full service. The ventilation system is not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 750 sf does not meet the current Ohio School Design Manual guidelines. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The facility does not contain an automatic fire suppression system. The building is not ADA compliant. Athletic facilities are comprised of a softball field.

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Previous Page

Building Construction Information - Bedford City (43562) - Carylwood Intermediate Elementary School (5041)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
1955 Original Construction	1955	no	2	27,089	no	no
1965 Addition	1965	no	2	18,304	no	no

Previous Page

Building Component Information - Bedford City (43562) - Carylwood Intermediate Elementary School (5041)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
1955 Original Construction (1955)		4678		2809				1000						
1965 Addition (1965)		3645			1507									
Total Master Planning C	0 onsiderations	8,323 s	0	2,809	1,507	0	0	1,000	0	0	0	0	0	0

Previous Page

Existing CT Programs for Assessment

Next Page

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Program Type Program Name Related Space Square Feet
No Records Found

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Carylwood Intermediate Elementary School (5041)

District:	Bedford City							County:	Cuyahoga	Δ	roa.	Northeastern Ohio (8)			
Name:	,					Contact:	Ms. Mary Catherine R		ıea.	Northeastern Onio (6)					
	,					•	aikusky								
Address:	•								Phone: (440) 439-4509 Date Prepared: 2018-05-24 By: Kevin Harrison, AIA, LEED AP						
·								•			-		ED AP		
				Τ.		1.	_	Date Revised:		В	y:	Andi Lease			
								Suitability App	raisal Summary						
Proposed Grades N/A Teaching Stations: 30									0	D.:			.	D. C. O. C.	
Current Enrollment 335 Classrooms:					2	7	O Obt	Section	Points	SPC	ssible Points Earned	Percentage	Rating Category		
	Enrollment		N/A					Cover Sheet	1.0%-		400			— Dandadia a	
Addition		Date	HA	Number of	Cu	rrent Squ Feet	are	1.0 The School			100		66%	Borderline	
4055 Origin		4055		Floors 2			7 000		and Mechanical Featur	<u>res</u>	200		54%	Borderline	
1955 Origin Construction		1955	no	2		2	7,068	3.0 Plant Main			100		53%	Borderline	
1965 Addit		1965	no	2		18	8,304		afety and Security		200		60%	Borderline	
Total		. 500	₁ .				5,393	J.O Education			200		57%	Borderline	
	*HA =	Han	ndicar	ped Access			,,,,,,,	O.O LIIVIIOIIIIE	nt for Education		200	105	53%	Borderline	
		1 Sati		•				LEED Observa	ations		_	_	_	_	
	⊢	2 Nee						Commentary			400			_	
				eplacement				Total			100		56%	Borderline	
	*Const P/S =	_		·	netructi	n n		Enhanced Env	rironmental Hazards As	ssessmen	t Co	st Estimates			
F	FACILITY ASSE			Jone a died Co	// IStructiv	Do	llar	C=Under Cont	ract				l		
	Cost Set: 2		,,,	Rat	ing	Assessm			iact						
A. Hea	ating System			3	\$,548,809	.16 -	Renovation Co	st Factor					103.60%	
	ofing			3		\$347,017	.50 -		ate (Cost Factor applie					\$7,822,633.42	
	ntilation / Air Cor	ndition	ning	,		\$5,000	.00 -		ent Cost Per SF and th n a Master Plan.	he Renova	ite/F	Replace ratio are only pr	ovided when	this summary is	
	ctrical Systems			3		\$736,728	.39 -	requested from	i a iviastei Fiari.						
	mbing and Fixtu	res		2	_	\$116,400	-	1							
	idows			2	_	\$4,680		-							
G. Stru	 ucture: Foundati	on		1			.00 -								
H. Stru	ıcture: Walls an	— d Chir	mney	s 2	:	\$21,467	.50 -	1							
I. Stru	ıcture: Floors ar	nd Ro	ofs	1		\$0.	.00 -	1							
J. Gen	neral Finishes			3	\$,045,639	.30 -	1							
K. Inter	rior Lighting			3		\$226,965	.00 -	1							
	curity Systems			3		\$106,673	.55 -	1							
	ergency/Egress	Lighti	ing	3		\$45,393	.00 -	1							
	: Alarm		_	3		\$79,437	-	1							
	ndicapped Acces	SS		2	_	\$485,178		1							
	Condition	_		3		\$371,247	_	1							
	vage System						.00 -	1							
	ter Supply			2	_	\$500	_	1							
	erior Doors			7	_		.00 -	1							
	ardous Materia	I		1	_		.00 -	1							
	Safety	_		3	_	\$192,704	_	1							
	se Furnishings			3	_	\$136,179	_	1							
	hnology			3		\$598,279	_	1							
- X. <u>Con</u>	nstruction Contin n-Construction C		<u>y /</u>			,482,504		-							
Total					\$7	,550,804	.45	1							
					Ψ,	, ,		1							

Previous Page

1955 Original Construction (1955) Summary

District: B	Bedford City						County:	Cuyahoga	Area	: Northeastern Ohio (8)		1
,							Contact:	Ms. Mary Catherine Ratko		. Northeastern Onio (o)		
	ress: 1387 Caryl Drive						Phone:	(440) 439-4509	oony			
	,				late Prepared: 2018-05-24 By: Kevin Harrison, AIA, LEED AP							
,							Date Revised:		By:	Andi Lease		
		4-	-6 Acrea	ue.		9 00	_	oraisal Summary				
Current Grades 4-6 Acreage: 9.00 S Proposed Grades N/A Teaching Stations: 30							Outdomby 7 tpp	raioai Carrinary				
Current Enrol		_		rooms:		27		Section	Points Po	ossible Points Earned	Percentage	Rating Category
Projected En		_	/A				Cover Sheet		_	_		
Addition		ate	HA Num	nber of	Curre	ent Square	1.0 The School	ol Site	100	66	66%	Borderline
				oors		Feet	2.0 Structural	and Mechanical Features	200	107	54%	Borderline
1955 Origina		<u>955</u>	<u>no</u>	<u>2</u>		27,08	9 3.0 Plant Mair	ntainability	100	53	53%	Borderline
Construction								afety and Security	200	119	60%	Borderline
1965 Addition	<u>n</u> 19	965	no	2		18,30	_J.U Luucalion	al Adequacy	200	113	57%	Borderline
<u>Total</u>	1 1					45,39	6.0 Environme	ent for Education	200	105	53%	Borderline
-			icapped Ac	cess			LEED Observ		_	_	_	_
			factory				Commentary		_	_	_	_
			s Repair				Total		100	0 563	56%	Borderline
-			s Replacen				Enhanced En	vironmental Hazards Asses	ssment Co	ost Estimates		
	*Const P/S = P			led Const	ruction							
FAC	CILITY ASSESS Cost Set: 2018		NI	Rating	Δο	Dollar sessment	C=Under Conf	tract				
A. Heatin	ng System			3		24,276.68	Renovation Co	ost Factor				103.60%
B. Roofin				3		56,994.30		ate (Cost Factor applied)				\$4,825,757.75
	<u>មេ</u> ation / Air Conditi	ionir	20	1		\$5,000.00		nent Cost Per SF and the F	Renovate/l	Replace ratio are only pr	ovided when	this summary is
_	ical Systems	IOIIII	<u>ig</u>	3		39,654.47	requested from	n a Master Plan.				
	oing and Fixtures			2	\$76,800.00		-					
F. Window				2		\$4,680.00	_					
	ure: Foundation			1		\$0.00	-					
	ure: Walls and C	himi	nevs	2	\$	14,100.00	-					
	ure: Floors and F			1	· ·	\$0.00	-					
	al Finishes		_	3	\$7	10,514.90	-					
K. Interior	r Lighting			3	\$1	35,445.00	-					
	ity Systems			3		63,659.15	-					
	gency/Egress Lig	htin	<u>g</u>	3		27,089.00	-					
M. Fire Al	larm			3	\$	47,405.75	-1					
O. Handid	capped Access			2		44,617.80	-1					
P. Site Co	ondition			3	\$2	42,542.76	-					
Q. Sewag	ge System			1		\$0.00	-1					
R. Water	Supply			2		\$500.00	-					
S. Exterio	or Doors			1		\$0.00	-					
T. Hazaro	dous Material			1		\$0.00	-					
U. Life Sa	afety_			3	\$1	11,935.48	-					
U. Loose	Furnishings			3	\$	81,267.00	-					
W. Techno	ology			3	\$3	57,033.02	-					
	ruction Continger Construction Cost		<u></u>	-	\$9	14,552.02	-					
Total					\$4,6	58,067.33						

1965 Addition (1965) Summary

District: B	Bedford City							County:	Cuyahoga	Δrea	: Northeastern Ohio (8)			
	,							Contact:	Ms. Mary Catherine Ratk	* *				
	ess: 1387 Caryl Drive							Phone:	(440) 439-4509	COSICY				
	,							Date Prepared:	` '	By:	Kevin Harrison, AIA, LI	ED ΔP		
	,							Date Revised:		By:	Andi Lease	LLDAI		
Current Grades 4-6 Acreage: 9.00					0.00	_	praisal Summary	Jy.	7 III LCUSC					
			Teaching		no:	30	Suitability App	oraisai Summary						
Current Enrol			335	Classroo		115.	27		Section	Points P	ossible Points Earned	Percentage	Rating Category	
			N/A	Ciassioo	лпъ.		21	Cover Sheet	00011011		—	—	—	
	ojected Enrollment			Number of Current Sq		Sauere	1.0 The School	ol Site	100) 66	66%	Borderline		
<u>Addition</u>		<u>Date</u>	nA	Floors		Fe			and Mechanical Features			54%	Borderline	
1955 Original	al	1955	no	2	_			9 3.0 Plant Mair		100		53%	Borderline	
Construction				_	21,0				afety and Security	200		60%	Borderline	
1965 Additio	on	1965	no	2		18		4 5.0 Education	al Adequacy	200		57%	Borderline	
<u>Total</u>							45,39	6.0 Environme	ent for Education	200		53%	Borderline	
,	*HA =	Har	ndicap	ped Acce	ess			LEED Observ			_	_	_	
,	*Rating =	1 Sati	isfacto	ory				Commentary	<u></u>	_	_	_	_	
		2 Nee	eds Re	epair				Total		100	0 563	56%	Borderline	
	=	3 Nee	eds Re	eplaceme	nt				vironmental Hazards Asse			0070	Bordonino	
,	*Const P/S =	Pre	sent/S	Scheduled	Const	ruction		Elinancea Eli	VII OTIITICITAI TIAZATAS 71330	COSTRICTIC OC	ot Estimates			
FAC	CILITY ASSE	SSM	ENT				Dollar	C=Under Con	tract					
	Cost Set: 2	2018		ı	Rating	Asse	ssment							
_	A. Heating System				3		,532.48	- Renovation Co					103.60% \$2,996,875.66	
	B. Roofing				3	\$90	,023.20		ate (Cost Factor applied) nent Cost Per SF and the	Renovate/l	Renlace ratio are only pr	ovided when		
	ation / Air Cor	nditior	ning		1		\$0.00		m a Master Plan.	r torrovato, r	topiado rano aro orny pr	oridod wilon	uno cammary ic	
	ical Systems				3		,073.92	-						
	oing and Fixtu	res			2	\$39	,600.00	-						
F. Windo					2		\$0.00	-						
	Structure: Foundation			1		\$0.00	-							
	ure: Walls an			<u> </u>	2	\$7	,367.50	-						
	ure: Floors ar	nd Ro	<u>ofs</u>		1		\$0.00	-						
	ral Finishes				3		,124.40	-						
	or Lighting				3		,520.00	-						
_	ity Systems				3		,014.40	-						
	gency/Egress	Light	ing		3		,304.00	-						
N. Fire Al	<u> </u>				3		,032.00	<u>-</u>						
	capped Acces	<u>ss</u>			2		,560.80	-						
	P. Site Condition				3	\$128	,704.44	-						
					1		\$0.00	-						
	r Supply				2		\$0.00	-						
	or Doors				1		\$0.00	-						
	dous Materia	<u> </u>			1		\$0.00	-						
U. Life Sa	<u>afety</u>				3	\$80	,769.28	-						
V. Loose	<u>Furnishings</u>				3	\$54	,912.00	<u>-</u>]						
W. Techno	nology				3	\$241	,246.72	<u>-</u>]						
	ruction Contin		<u>y /</u>		-	\$567	,951.98	-						
Total						\$2,892	,737.12							

A. Heating System

Description:

The existing heating system for the overall facility is a natural gas-fired hot water system. The 3 boilers, manufactured by Kewanee and L.E.S., Inc., were installed in 1994 and 2005 and are in good condition. The boilers are in the lower level mechanical room. The controls are digital. The boilers are rated at 1,750,000 BTU/hr (boiler #1 - Kewanee) and 1,800,000 BTU/hr (boiler #2 and #3 - L.E.S., Inc.) for a total output of 5,350,000 BTU/hr. Heating water is distributed to terminal units consisting of classroom unit ventilators and fin-tube radiators. The existing overall facility does not contain a central air conditioning system. The overall facility does not contain window air conditioners. The facility does contain a couple self-contained air-conditioning units with remote condensing units. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of unit ventilators, transfer grilles, and exhaust fans to provide outside air into interior spaces. The overall facility contains some louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations:

Provide new overall heating system, including air conditioning, to meet Ohio School Design Manual guidelines. Although one of the boilers is only 15 years old the cost to replace entire system dictates replacement of complete system including newer boiler. Provide funding to convert existing non-ducted system to ducted air system in the overall facility. The clear area above finished ceilings will allow for the installation of ductwork.

Item	Cost	Unit	Whole	1955 Original	1965 Addition	Sum	Comments
			Building	Construction (1955)	(1965)		
				27,089 ft ²	18,304 ft ²		
HVAC System	\$26.12	sq.ft. (of entire		Required	Required	\$1,185,665.16	(includes demo of existing system and reconfiguration of piping layout
Replacement:		building addition)					and new controls, air conditioning)
Convert To Ducted	\$8.00	sq.ft. (of entire		Required	Required	\$363,144.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc.
System		building addition)					Must be used in addition to HVAC System Replacement if the existing
							HVAC system is non-ducted)
Sum:			\$1,548,809.16	\$924,276.68	\$624,532.48		





Gas fire boilers Classroom unit ventilators

B. Roofing

Description:

The roof over the 1955 original construction is a ballasted membrane roof system that is over 15 years old, and is in fair to poor condition. There are areas of leaking reported by the district. Access to the roof was gained by an access hatch and ladder that is in fair condition. Fall safety protection cages are not provided. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. The roof over the 1965 addition is a built up asphalt roof system that is over 7 years old, and is in fair to poor condition. There are areas of leaking reported by the district. Access to this roof is gained by an access ladder from the 1955 original construction, and is in fair condition, without fall safety protection cages. There were no areas of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. The roof over the gymnasium portion of the 1955 original construction is a standing seam metal type roof in good condition. There are no areas of leaking reported by the district. There are covered walkways at the main entrance areas, which are steel type construction with an insulated translucent panel system which are in good condition.

Rating: 3 Needs Replacement

Recommendations:

The roof over the 1955 original construction and the 1965 addition requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. The flashing at the 1955 original construction and the 1965 addition requires replacement due to condition. Overflow roof drains are required throughout the overall facility. Provide for replacement of access hatch, including safety protection cage at the 1955 original construction. Provide for safety protection cage at the access ladder to the 1965 addition.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965))Sum	Comments
				27,089 ft ²	18,304 ft ²		
Membrane (all types):	\$8.70	sq.ft. (Qty)		27,089 Required	9,152 Required	\$315,296.70	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		425 Required	212 Required	\$11,720.80	
Overflow Roof Drains and Piping:	\$2,500.00	each		4 Required	2 Required	\$15,000.00	
Roof Access Hatch:	\$2,000.00	each		1 Required		\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection Cage	\$100.00	ln.ft.		15 Required	15 Required	\$3,000.00	(remove and replace)
Sum:			\$347,017.50	\$256,994.30	\$90,023.20		





Roof at 1955 original construction

Roof at 1965 addition

C. Ventilation / Air Conditioning

Description:

The existing heating system for the overall facility is a natural gas-fired hot water system. The 3 boilers, manufactured by Kewanee and L.E.S., Inc., were installed in 1994 and 2005 and are in good condition. The boilers are in the lower level mechanical room. The controls are digital. The boilers are rated at 1,750,000 BTU/hr (boiler #1 - Kewanee) and 1,800,000 BTU/hr (boiler #2 and #3 - L.E.S., Inc.) for a total output of 5,350,000 BTU/hr. Heating water is distributed to terminal units consisting of classroom unit ventilators and fin-tube radiators. The existing overall facility does not contain a central air conditioning system. The overall facility does not contain window air conditioners. The facility does contain a couple self-contained air-conditioning units with remote condensing units. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of unit ventilators, transfer grilles, and exhaust fans to provide outside air into interior spaces. The overall facility contains some louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. The facility does not contain a shop area with a dust collection system. The facility does not contain a dequate restroom exhaust systems. The existing restroom exhaust system is in poor condition.

Rating: 1 Satisfactory

Recommendations:

Provide an air conditioning system throughout the overall facility to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System. Provide new restroom exhaust system. Restroom exhaust system provided with complete HVAC system replacement. Provide new kiln exhaust system.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
Kiln Exhaust System:	\$5,000.00	each		1 Required		\$5,000.00	
Sum:			\$5,000.00	\$5,000.00	\$0.00		





Self contained air-conditioning unit with remote condensing unit

Corridor transfer grille

D. Electrical Systems

Description: The electrical system for the overall facility is an 800-amp, 240-volt, 3-phase, 4-wire system in fair condition. The main distribution equipment is

Siemens installed in 2000. The panel system is in fair condition. The panel system was installed in 1955, 1965, and 2000 and cannot be expanded for additional capacity. The transformer is owned by the utility company and is in a vault within the building. Classrooms are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with adequate electrical outlets for building

maintenance. The facility does not contain lightning protection with grounding.

Rating: 3 Needs Replacement

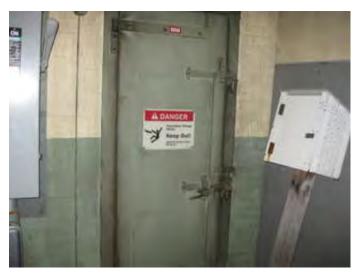
Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for classroom capacity, the addition of an air conditioning system, and due to conditioning system, and due to conditioning system.

conditioning system, and due to condition and age. The emergency generator for life safety systems is included in the entire electrical system replacement funded in this Item D - Electrical. Provide building lightning protection and grounding. Lighting protection and grounding is included in

the entire electrical system replacement funded in this Item D - Electrical.

Item	Cost	Unit	Whole	1955 Original	1965 Addition	Sum	Comments
			Building	Construction (1955)	(1965)		
				27,089 ft ²	18,304 ft ²		
System	\$16.23	sq.ft. (of entire		Required	Required	\$736,728.39	(Includes demo of existing system. Includes generator for life safety
Replacement:		building			-		systems. Does not include telephone or data or equipment) (Use items
		addition)					below ONLY when the entire system is NOT being replaced)
Sum:			\$736,728.39	\$439,654.47	\$297,073.92		





Main distribution panel

Electric transformer room

Back to Assessment Summary

E. Plumbing and Fixtures

Description:

A back-flow preventer is provided. Domestic supply piping is copper in adequate condition. Sanitary waste piping is cast-iron and PVC in adequate condition. The domestic water heater is a gas fired unit located in the lower level mechanical room with a remote storage tank in poor condition. The school contains 2 large group restrooms for boys, 2 large group restrooms for girls, 1 kitchen restroom, 1 health clinic restroom, and 4 restrooms for staff. Due to existing grade configuration, kindergarten / pre-k classroom restrooms are not required. Kitchen fixtures consist of 1 triple compartment sink, 1 double compartment sink, 1 lavatory sink, 1 garbage disposal unit, and 3 reach-in coolers, which are in fair condition. The school does meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. For female students, per OBC and OSDM requirements, this facility should be equipped with 4 toilets, 2 lavatory sinks. Observations revealed that the school is equipped with 13 toilets and 6 lavatory sinks. For male students, per OBC and OSDM requirements, this facility should be equipped with 2 toilets, 2 urinals, and 2 lavatory sinks. Observations revealed that the school is equipped with 7 toilets, 16 urinals and 6 lavatory sinks. For staff, per OBC and OSDM requirements, this facility should be equipped with 2 toilets, and 2 lavatory sinks. Observations revealed that the school is equipped with 4 toilets, and 4 lavatory sinks. The exterior of the building does not contain an adequate quantity of hose bibs. The existing exterior hose bibs are in fair condition.

Rating: 2 Needs Repair

Recommendations:

Provide new wall mounted toilet room fixtures to replace existing fixtures due to condition and required ADA renovations. Remove and replace existing drinking fountains and water coolers due to age, condition, and ADA compliance. Replace domestic water heater only, not remote storage tank, due to age and condition. Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement. Due to age, condition, LEED, and OFCC requirements, replace urinals with waterless fixtures, faucets and valves. See Item O for issues related to ADA requirements. Provide additional exterior hose bibs.

ltem	Cost	-	Building	1955 Original Construction (1955) 27.089 ft²	1965 Addition (1965) 18.304 ft ²	Sum	Comments
Domestic Water Heater:	\$5,100.00	per unit		1 Required	10,0011	\$5,100.00	(remove / replace)
Toilet:	\$1,500.00	unit		19 Required	10 Required	\$43,500.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		8 Required	8 Required	\$24,000.00	(remove / replace)
Sink:	\$1,500.00	unit			6 Required	\$9,000.00	(remove / replace)
Three Station Modular Lavatory	\$4,000.00	unit		2 Required		\$8,000.00	(remove / replace)
Other: Exterior hose bibs	\$1,200.00	each		6 Required	3 Required	\$10,800.00	Provide additional exterior hose bibs.
Other: Wall patching at	\$2,000.00	each		8 Required		\$16,000.00	Provide wall hung urinals in locations of current floor mounted urinals.
floor urinal removal				·			Provide wall patch at each wall to wall hung urinal replacement.
Sum:			\$116,400.00	\$76,800.00	\$39,600.00		







Floor mounted water closet

Facility Assessment

F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with a double glazed insulated type window system in good

condition, which were replaced in 2016. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds, in good condition. The window system is equipped with insect screens on operable windows, in good condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum frame vision panels, sidelights and transoms with a combination of double glazed and single glazed window system, in good condition. The school does not contain skylights. Window security grilles

are not provided for ground floor windows. There is not a greenhouse associated with this school.

Rating: 2 Needs Repair

Recommendations: Replace single glazed window vision panels in exterior doors of the overall facility with insulated and approved safety glass. No work is required

in the 1965 addition.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		72 Required		\$4,680.00	(includes blinds)
Sum:			\$4,680.00	\$4,680.00	\$0.00		





Typical windows at the 1955 original construction

Typical windows at the 1965 addition

Facility Assessment

G. Structure: Foundation

Description:

The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural

1 Satisfactory Rating:

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

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
Sum	1:		\$0.00	\$0.00	\$0.00		



Exterior poured concrete foundation wall



Interior poured concrete foundation wall

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed no locations of deterioration, and is in good condition.

The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The exterior masonry has not been cleaned and sealed in recent years. Architectural exterior accent materials consist of stone, which is in good condition. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. The window sills are stone, as well as an element of the aluminum window system, and are in good condition. The exterior lintels are steel, and are in good condition. A chimney at the 1955 original construction is in good

condition, and is still required for the boiler system. The overall facility utilizes grilles for outside air intake at unit ventilators.

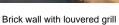
Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning and sealing as required throughout the overall facility. Provide for brick infill at exterior grilles following unit ventilator

removal, including CMU back-up, rigid insulation, vapor barrier and exterior face brick.

Item	Cost	Unit	Whole	1955 Original	1965 Addition	Sum	Comments
			Building	Construction (1955)	(1965)		
				27,089 ft ²	18,304 ft ²		
Exterior Masonry	\$1.50	sq.ft.		5,016 Required	1,875 Required	\$10,336.50	(wall surface)
Cleaning:		(Qty)					
Exterior Masonry	\$1.00	sq.ft.		5,016 Required	1,875 Required	\$6,891.00	(wall surface)
Sealing:		(Qty)					
Other: Louvered	\$40.00	sq.ft.		39 Required	67 Required	\$4,240.00	Provide for brick infill at exterior grilles following unit ventilator removal, including
grill removal		(Qty)					CMU back-up, rigid insulation, vapor barrier and exterior face brick.
Sum:			\$21,467.50	\$14,100.00	\$7,367.50		







Brick wall at gymnasium

Back to Assessment Summary

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, except for over the mechanical and crawl

spaces where the floor is cast in place concrete, and is in good condition. A crawl space is located under the corridor of the 1955 original construction and the 1965 addition. The floor construction of the intermediate floor of the 1965 addition is metal form deck on steel joist with concrete topping type 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 1955 original construction is mesh formed deck on steel joists with concrete topping type construction, and is in good condition. The roof construction of the 1965 addition is metal form deck on steel joist type

construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
Sum	:		\$0.00	\$0.00	\$0.00		





Cast in place concrete at mechanical room

Metal form deck at 1965 addition

J. General Finishes

Description:

The overall facility features conventionally partitioned classrooms, with 9" vinyl tile type flooring, plaster and lay-in type ceilings, as well as plaster and block type wall finishes, and they are in fair condition. The overall facility has corridors with 12" vinyl tile type flooring, lay-in type ceilings, as well as glazed block and block type wall finishes, and they are in fair condition. The overall facility has restrooms with terrazzo and quarry tile type flooring, plaster, acoustical plaster and lay-in type ceilings, as well as block, and ceramic tile type wall finishes, and they are in fair to poor condition. Toilet partitions are a combination of metal, and wood, and are in fair to poor condition. Classroom casework in the overall facility is a combination of built-in wood and metal units with plastic laminate and metal tops, is inadequately provided, and in fair to poor condition. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. Student storage consists of classroom storage cubbies and coat hooks located in the classrooms at the 1955 original construction, and lockers located in the corridor at the 1965 addition, are adequately provided, and in fair to poor condition. A kiln is provided in the mechanical room for use by the art program, which is provided with an adequate ventilation system. The facility is equipped with wood non-louvered interior doors that are recessed without proper ADA hardware and clearances, and in fair condition. The gymnasium space has 12" vinyl tile type flooring, exposed bar joist and acoustical panel type ceilings, as well as painted block and brick type wall finishes, and they are in fair condition. No seating is provided in the Gymnasium. Gymnasium basketball backboards are fixed and manual type, and are in fair to poor condition. The media center, located in the 1965 addition, has carpet type flooring, lay-in type ceilings, as well as painted block type wall finishes, and they are in good condition. Student dining is shared with the gymnasium. The existing kitchen is full service, and the existing kitchen equipment, is over 20 years old, and is in fair to poor condition. Reach-in coolers and freezers are located within the kitchen space, and are in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework throughout the overall facility due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Provide plaster refinishing due to work outlined in Items A, C, D, E, K, L, M, N, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for repairs to terrazzo flooring due to condition. Provide for replacement of basketball backboards due to age and condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment.

ltem	Cost	Unit	Whole Building	1955 Original Construction (1955) 27.089 ft ²	1965 Addition (1965) 18,304 ft ²	Sum	Comments
Complete Replacement of	\$15.90	sq.ft. (of entire		Required	Required	\$721,748.70	(elementary, per building area, with removal of existing)
Finishes and Casework (Elementary):		building addition)					
Toilet Partitions:	\$1,000.00	per stall		12 Required	2 Required	\$14,000.00	(removing and replacing)
Toilet Accessory Replacement		sq.ft. (of entire building addition)		Required	Required	\$9,078.60	(per building area)
Plaster refinishing:	\$14.00	sq.ft. (Qty)		4,063 Required	2,745 Required	\$95,312.00	
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		100 Required		\$2,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$6,500.00	each		2 Required		\$13,000.00	(electric)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,000 Required		,	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Sum:			\$1,045,639.30	\$710,514.90	\$335,124.40		







Typical classroom finishes

K. Interior Lighting

Description:

Typical classrooms in the 1955 original construction are equipped with 1x4 surface mount fluorescent fixtures with a combination of single and dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 42 FC, which is less than the 50 FC recommended by the OSDM. Typical classrooms in the 1965 addition are equipped with 1x4 surface mount fluorescent fixtures with a combination of single and dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 59 FC, thus complying with the 50 FC recommended by the OSDM. Typical corridors in the overall facility are equipped with 1x4 surface mount and 2x4 lay-in fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 29 FC, thus complying with the 20 FC recommended by the OSDM. The primary gymnasium space is equipped with 1x4 surface mount fluorescent fixture type lighting, in fair condition, providing an average illumination of 26 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 52 FC, thus complying with the 50 FC recommended by the OSDM. The student dining space is equipped with 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Student dining fixtures are in fair condition, providing an average illumination of 26 FC, which is less than the 50 FC recommended by the OSDM. Kitchen spaces are equipped with 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in fair condition, providing an average illumination of 33 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition. The typical administrative spaces in the overall facility are equipped with 2x4 lay-in and 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual guidelines due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching and installation of systems outlined in Items A, C, D, J, L, M, N, and U.

Item	Cost	Unit		1 3	1965 Addition	Sum	Comments
			Building	(1955)	(1965)		
				27,089 ft ²	18,304 ft ²		
Complete Building Lighting	\$5.00	sq.ft. (of entire building		Required	Required	\$226,965.00	Includes demo of existing
Replacement		addition)					fixtures
Sum:			\$226,965,00	\$135.445.00	\$01.520.00		





Lighting in media center

Lighting in gymnasium

L. Security Systems

Description: The overall facility contains a security system consisting of security cameras, 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 adequate condition. The exterior security lighting consists of wall mounted fixtures. Exterior security lighting is in adequate condition and provides inadequate coverage.

Rating: 3 Needs Replacement

Recommendations: Provide upgrade to building security systems including additional security cameras, glass break sensors, door contacts, and motion sensors as desired from the district to more thoroughly protect the building during school hours and after school hours and to meet Ohio School Design

Manual guidelines. Provide upgrade to exterior security lighting system to meet Ohio School Design Manual guidelines. Provide security fencing, as desired by the district, to more thoroughly protect the building during school hours and after school hours, by allocating a portion of the

comprehensive security systems funding provided in this Item L- Security Systems.

Item	Cost	Unit	Whole	1955 Original	1965 Addition	Sum	Comments
			Building	Construction (1955)	(1965)		
				27,089 ft ²	18,304 ft ²		
Security System:	\$1.85	sq.ft. (of entire		Required	Required	\$83,977.05	(complete, area of building)
		building addition)					·
Other: Partial Exterior	\$0.50	sq.ft. (of entire		Required	Required	\$22,696.50	Provide upgrade to exterior security lighting system to meet
Site Lighting		building addition)					Ohio School Design Manual guidelines.
Sum:			\$106,673.55	\$63,659.15	\$43,014.40		





Ceiling mounted security camera

Remote door buzzer intercom and electric door strike

M. Emergency/Egress Lighting

The overall facility does contain an emergency/egress lighting system. The system is in fair condition and does not provide adequate coverage Description:

with exit signage or adequate illumination with emergency light fixtures.

3 Needs Replacement Rating:

Provide complete replacement of emergency/egress lighting system to meet Ohio School Design Manual guidelines and as required to satisfy local fire and building officials as well as Ohio Building Code. Provide exit signage on separate electrical circuits. Supplement battery backup wall mounted emergency lighting fixtures to increase lighting levels in corridors and egress paths to at least 1.5-foot candles in all areas. Recommendations:

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$45,393.00	(complete, area of building)
Sum:			\$45,393.00	\$27,089.00	\$18,304.00		





Exit signage Emergency egress lighting

Facility Assessment

N. Fire Alarm

The overall facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull Description:

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 throughout the facility. The fire

alarm system does not meet NFPA requirements and Ohio School Design Manual guidelines.

3 Needs Replacement Rating:

Recommendations:

Provide complete replacement of fire alarm system consisting of manual fire alarm pull stations mounted at required heights, remote annunciator panels, automatic fire detection devices in all air devices and mechanical equipment, and horn/strobe devices located in all occupied spaces to

meet Ohio School Design Manual guidelines.

Item	Cost Unit	Whole	1955 Original Construction	1965 Addition	Sum	Comments
		Building	(1955)	(1965)		
			27,089 ft ²	18,304 ft ²		
Fire Alarm	\$1.75sq.ft. (of entire building		Required	Required	\$79,437.75	(complete new system, including removal of
System:	addition)					existing)
Sum:		\$79,437.75	\$47,405.75	\$32,032.00		





Horn / strobe device

Fire alarm pull station

Back to Assessment Summary

O. Handicapped Access

Description: Interior doors are not equipped with ADA hardware. Many interior doors do not provide required ADA clear spaces on push and pull sides of

doors. Exterior entrances are not ADA accessible. Exterior doors requiring ADA power assist hardware are not equipped with ADA power assist hardware and are not equipped with ADA hardware. Classroom doors are recessed and open outward. ADA signage is not provided on the interior and is not provided on the exterior of the building. Exterior walks along required accessible routes contain curbing. An ADA elevator is required and is not provided. There are 1 electric water cooler and 4 drinking fountains provided, none of which are ADA accessible. Toilet rooms

do not meet ADA requirements. Toilet room partitions do not meet ADA requirements.

Rating: 2 Needs Repair

Recommendations: Provide signage, ramps, a lift at the stage, an elevator in the 1965 addition, electric water coolers, sinks, restroom accessories, toilets and toilet

partitions to meet ADA requirements. Replace existing interior doors, door frames and door hardware. Rework recessed interior doors and openings to allow for required clearances. Funding includes 3' x 7' door, hollow metal frame, door lite and hardware. Provide ADA door assist on

exterior doors along accessible routes.

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Item	Cost	Unit	Whole			Sum	Comments
			Building	Construction (1955)	(1965)		
				27,089 ft ²	18,304 ft ²		
Signage:	\$0.20	sq.ft. (of entire		Required	Required	\$9,078.60	(per building area)
		building addition		-			
Ramps:		sq.ft. (Qty)		85 Required		\$3,400.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit		1 Required		\$15,000.00	(complete)
Elevators:	\$42,000.00	each			2 Required	\$84,000.00	(per stop, \$84,000 minimum)
Electric Water	\$3,000.00	unit		2 Required	2 Required	\$12,000.00	(new double ADA)
Coolers:							
Toilet Partitions:	\$1,000.00	stall		2 Required	2 Required	\$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door	\$7,500.00	unit		3 Required	1 Required	\$30,000.00	(openers, electrical, patching, etc)
& Frame:							
Replace Doors:	\$1,300.00	leaf		41 Required	8 Required	\$63,700.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		5 Required		\$25,000.00	(rework narrow opening to provide 3070 wood door, HM frame,
· .				,			door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		22 Required	25 Required	\$235,000.00	(rework opening and corridor wall to accommodate ADA standards
l '					· ·		when door opening is set back from edge of corridor and cannot
							accommodate a wheelchair.)
Provide Toilet	\$1,000.00	per restroom		2 Required	2 Required	\$4,000.00	,
Accessories:					·		
Sum:			\$485,178.60	\$244,617.80	\$240,560.80		







Non-compliant water fountain

P. Site Condition

Description:

The 9 acre relatively flat site is located in a small city residential setting with moderate tree and shrub type landscaping. There are no apparent problems with erosion or ponding. The site is bordered by a lightly traveled city street. A single entrance onto the site does not facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 82 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, which appears to provide adequate evacuation of storm water, and no problems with parking lot ponding were observed. The catch basin within the playground area appears to be clogged with rubber mulch from the playground, and is holding water. Concrete curbs are not located as required. Trash pick-up and service drive pavement appears to be heavy duty, is equipped with a concrete pad area for dumpsters, and is in good condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition, with some being in poor condition. The playground equipment is in fair condition, with some pieces showing signs of aging, placed to provide compliant fall zones, and on a combination of hard and compliant soft surfaces, with a basketball court being provided on an asphalt surface. The athletic facilities are comprised of a softball field, and is in fair condition. Site features are suitable for outdoor instruction, though limited related equipment has been provided to facilitate doing so.

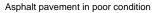
Rating: 3 Needs Replacement

Recommendations:

Provide for removal of aged playground equipment due to condition. Provide for replacement of playground equipment in poor condition. Provide for replacement of asphalt pavement in poor condition. Provide for replacement of concrete sidewalks in poor condition. Provide concrete curbs to delineate vehicular traffic patterns, and to meet OSDM guidelines. Provide a dedicated and separated bus loading and unloading zone on the site. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole	1955 Original	1965 Addition	Sum	Comments
			Building	Construction	(1965)		
				(1955)	18,304 ft ²		
				27,089 ft ²			
Playground Equipment:	\$1.50	sq.ft. (Qty)		27,089 Required	18,304	\$68,089.50	(up to \$100,000, per sq.ft. of school)
					Required		
Removal of existing Playground	\$2,000.00	lump sum		Required		\$2,000.00	
Equipment:							
Replace Existing Asphalt Paving (light	\$28.60	sq. yard		2,551 Required	1,724	\$122,265.00	(including drainage / tear out for light duty asphalt)
duty):					Required		
Bus Drop-Off for Elementary	\$110.00	per student		239 Required	161 Required	\$44,000.00	Number of students should be rounded up to
							the nearest 100. \$5500 per bus; 40 students per
							bus; 80% of elementary school students riding)
Concrete Curb:	\$18.00	ln.ft.		358 Required	242 Required	\$10,800.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		764 Required	516 Required	\$6,003.20	(5 inch exterior slab)
Base Sitework Allowance for	\$50,000.00	allowance		Required		\$50,000.00	Include this and one of the next two. (Applies for
Unforeseen Circumstances							whole building, so only one addition should have
							this item)
Sitework Allowance for Unforeseen	\$1.50	sq.ft. (of entire		Required	Required	\$68,089.50	Include this one or the next. (Each addition should
Circumstances for buildings between 0		building					have this item)
SF and 100,000 SF		addition)					,
Sum:		,	\$371,247.20	\$242,542.76	\$128,704.44		







Concrete sidewalk in poor condition

Facility Assessment

Q. Sewage System

Description: Building is served by a city sanitary sewage system. District reports no problems with the sanitary sewage main.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		





PVC sanitary piping

Cast-iron sanitary piping

R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is

non-galvanized. The water supply does contain a back-flow preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems with

water quality within this facility.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life

Safety. Provide funding for water quality testing.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
Water Quality Test	\$500.00	allowance		Required		\$500.00	(includes 2 tests)
Sum:			\$500.00	\$500.00	\$0.00		





Water service meter

Water service back-flow preventor

Back to Assessment Summary

S. Exterior Doors

Typical entrance and exterior doors in the overall facility are aluminum and plastic composite type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature a combination of single and double glazed tempered glass vision panels. There are no Description:

overhead doors in the facility.

Rating: 1 Satisfactory

Replacement of single glazed door vision panels, transoms, and sidelights is addressed in Item F. No work is required in the overall facility. Recommendations:

ltem	CostU	nitWhole	Building 1955 C	Driginal Construction	(1955) 196	5 Addition (1965	Sum	Comments
			27,089) ft²	18,3	304 ft ²		
Sum:		\$0.00	\$0.00		\$0.0	00		







Typical entrance doors

T. Hazardous Material

Description: The district performed a previous project funded by a bond issue that removed hazardous materials. The district did provide the assessment team

with a 2012 AHERA Three-Year Inspection Report. The report was prepared by Middough, Inc. dated October 2012. The report does not indicate quantities of assumed hazardous flooring material, yet the on-site assessment observed assumed hazardous flooring materials present. Within the preface of the report it is indicated that this 3-year update report only includes conditions of hazardous materials that have changed since last

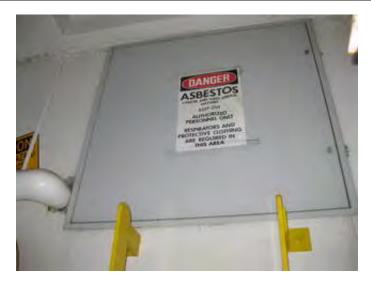
report. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 1 Satisfactory

Recommendations: The Ohio Facilities Construction Commission requires removal of all hazardous material within school facilities. The district performed a previous

project funded by a bond issue that removed hazardous materials. OFCC will engage the services of an independent Enhanced Environmental Assessment (EEA) Consultant to perform an EEA to confirm scope and budget.

tem CostUnitWhole Building 1955 Original Construction (1955)1965 Addition (1965)SumComments 27,089 ft² 18,304 ft² Sum: \$0.00 \$0.00 \$0.00





Hazardous material warning signage outside crawl spaces

Hazardous material warning signage outside crawl spaces

U. Life Safety

Description:

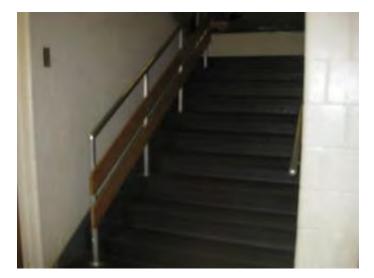
The 1955 original construction contains a corridor security gate when in the closed position creates a dead-end corridor condition. The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed, nor required to be enclosed, and the handrails do not meet requirements. The overall facility does not contain exterior stairways which are open and exposed to weather. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an inadequate number of fire extinguishers. Existing fire extinguishers are not adequately spaced. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system.

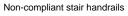
Rating: 3 Needs Replacement

Recommendations:

Remove corridor security gate in the 1955 original construction. Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines. Provide new handrails at interior stairways in the 1965 addition to meet Ohio School Design Manual guidelines. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Provide fire water service back-flow preventer. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General Finishes.

ltem	Cost	Unit	Building	1955 Original Construction (1955) 27.089 ft²	1965 Addition (1965) 18.304 ft ²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		27,089 Required	-,	\$145,257.60	(includes increase of service piping, if required)
Water Main	\$40.00	ln.ft.		350 Required	rtoquilou	\$14,000.00	(new)
Handrails:	\$5,000.00	level		•	4 Required	\$20,000.00	
Other: Back-flow	\$6,000.00	each		1 Required		\$6,000.00	Provide fire water service back-flow preventer.
preventer at fire main							·
Other: Fire extinguishers	\$0.12	sq.ft. (of entire		Required	Required	\$5,447.16	Provide fire extinguishers and cabinets adequately
and cabinets		building addition)		•			spaced and mounted at required ADA mounting heights.
Other: Remove corridor	\$2,000.00	each		1 Required		\$2,000.00	Remove corridor security gate in the 1955 original
security gate							construction.
Sum:			\$192,704.76	\$111,935.48	\$80,769.28		







Fire extinguisher cabinet

Facility Assessment

V. Loose Furnishings

Description: The typical classroom furniture throughout the overall facility is of relatively consistent design, and in generally good condition, consisting of

consistent student desks & chairs, miscellaneous teacher desks & chairs, file cabinets, reading table, computer workstation, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual

required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
		_	27,089 ft ²	18,304 ft ²		
CEFPI Rating 6	\$3.00sq.ft. (of entire building addition)		Required	Required	\$136,179.00	
Sum:		\$136,179.00	\$81,267.00	\$54,912.00		





Typical teacher desk

Typical student desks and chairs

Facility Assessment

W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The

instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching stations provide through the telephone system for two-way communication to the administration area and an interactive PA system.

The entire facility is provided with high speed wireless access.

Rating: 3 Needs Replacement

Recommendations: Provide partial technology upgrades, wiring and systems per Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955)	1965 Addition (1965)	Sum	Comments
				27,089 ft ²	18,304 ft ²		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		27,089 Required	18,304 Required	\$598,279.74	
Sum:			\$598,279.74	\$357,033.02	\$241,246.72		





Classroom projector

Computer lab

X. Construction Contingency / Non-Construction Cost

Renovat	\$6,068,300.45	
7.00%	\$424,781.03	
Subtotal	\$6,493,081.48	
16.29%	Non-Construction Costs	\$1,057,722.97
Total Pro	oject	\$7,550,804.45

Construction Contingency	\$424,781.03
Non-Construction Costs	\$1,057,722.97
Total for X.	\$1,482,504.00

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$1,947.92
Soil Borings / Phase I Envir. Report	0.10%	\$6,493.08
Agency Approval Fees (Bldg. Code)	0.25%	\$16,232.70
Construction Testing	0.40%	\$25,972.33
Printing - Bid Documents	0.15%	\$9,739.62
Advertising for Bids	0.02%	\$1,298.62
Builder's Risk Insurance	0.12%	\$7,791.70
Design Professional's Compensation	7.50%	\$486,981.11
CM Compensation	6.00%	\$389,584.89
Commissioning	0.60%	\$38,958.49
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$72,722.51
Total Non-Construction Costs	16.29%	\$1,057,722.97

Back to Assessment Summary

Name of Appraiser	Andi Lease			Date of Appraisal	2018-05-24			
Building Name	Carylwood Intermediate Elementary School							
Street Address	1387 Caryl Drive	1387 Caryl Drive						
City/Town, State, Zip Code	Bedford, OH 441	46						
Telephone Number(s)	(440) 439-4509							
School District	Bedford City							
Setting:	Small City							
Site-Acreage	9.00		Building Sq	uare Footage	45,393			
Grades Housed	4-6	;	Student Cap	pacity	342			
Number of Teaching Stations	30		Number of I	Floors	2			
Student Enrollment	335							
Dates of Construction	1955,1	1965						
Energy Sources:	☐ Fuel Oil	Gas		☐ Electric	☐ Solar			
Air Conditioning:	☐ Roof Top	☐ Window	s Units	☐ Central	☐ Room Units			
Heating:	Central	☐ Roof To	р	Individual Unit	Forced Air			
	Hot Water	☐ Steam						
Type of Construction	Exterior Surfa	acing		Floor Construction				
Load bearing masonry	B rick			☐ Wood Joists				
Steel frame	☐ Stucco			Steel Joists				
Concrete frame	Metal			Slab on grade				
☐ Wood	☐ Wood			Structural slab				
Steel Joists	☐ Stone							

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements	25	10
The site is 9 acres compared to 14 acres required by the OSDM.		
1.2 Site is easily accessible and conveniently located for the present and future population	20	16
The school is centrally located within the district that it serves, and is easily accessible.		
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards	10	8
The site is adjacent to residential uses primarily, with a commercial storage unit located on the south side of the property, and to the school site.	there are no undesirable featu	res adjacent
1.4 Site is well landscaped and developed to meet educational needs	10	8
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emph where mowing is required do not exceed 3:1 slope.	asize the building entrance. La	awn areas
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking	10	6
Playground areas consist of metal type play equipment, which is in fair condition, with some equipment that is showing signs of which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fer the play area, which is in good condition, and provides proper separation of play areas from vehicular use areas.		
1.6 Topography is varied enough to provide desirable appearance and without steep inclines	5	4
The site is relatively flat with slopes for positive drainage, and is desirable.		
1.7 Site has stable, well drained soil free of erosion	5	4
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for special instructional needs , e.g., outdoor learning	5	3
The site has been developed to accommodate outdoor learning, though limited equipment has been provided to facilitate doing	y so.	
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, an	nd correct slopes.	
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community	5	3
Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement in fair to poor condit	tion.	
TOTAL - 1.0 The School Site	100	

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	4
Entire building is not ADA-compliant.		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	6
Roofs are aged and are reported to have leaks.		
2.3 Foundations are strong and stable with no observable cracks	10	9
Foundations are in good condition with no observable cracks.		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	8
Exterior and interior walls are in good condition, have sufficient expansion joints, and are free from deterioration.		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	10
Exits are properly located to allow safe egress from the building.		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	4
Age of construction indicates minimal insulation throughout building envelope.		
2.7 Structure is free of friable asbestos and toxic materials	10	
Hazardous material report indicates hazardous materials are present in the building.		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	6
Interior walls throughout the facility are fixed walls and are not flexible.		
	Points	
Mechanical/Electrical	Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	9
Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to ov	erheating.	
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	10
Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor.		
2.11 Each teaching/learning area has adequate convenient wall outlets, phone and computer cabling for technology applications	15	9
Classrooms have an inadequate number of electrical outlets and data outlets for technology applications.		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	9
All electrical devices are equipped with disconnects within view of item served.		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	4
Drinking fountains are adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of restrooms meet requirements	10	
The number and size of restrooms meet requirements.		
2.15 Drainage systems are properly maintained and meet requirements	10	9
District reports no problems with sanitary system.		
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	
The fire alarm system does not meet requirements. Smoke detectors are not provided. The facility is not sprinkled.		

2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	9
Two way communication is provided by telephone sets in the classrooms and interactive PA system.		
2.18 Exterior water supply is sufficient and available for normal usage	5	1
Hose bibs are inadequate in quantity.		
TOTAL - 2.0 Structural and Mechanical Features	200	107

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance	15	12
Aluminum framed windows are in good condition, and are easily maintained. Aluminum framed doors require minimal maintenance.		
3.2 Floor surfaces throughout the building require minimum care	15	9
Flooring throughout the facility consists of 12" and 9" VCT, carpet, and terrazzo, which is well maintained throughout the facility. Some loose and breaking, which requires maintenance.	e older 9" VCT flooring is c	oming
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
Lay-in type ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain. Plaster walls are not easily cleaned and resistant to stain.	easily cleaned and resistan	t to stain.
3.4 Built-in equipment is designed and constructed for ease of maintenance	10	4
Casework is metal type construction that is original to the building, and is in poor condition.		
3.5 Finishes and hardware, with compatible keying system, are of durable quality	10	4
Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6 Restroom fixtures are wall mounted and of quality finish	10	3
Fixtures are floor and wall mounted and are of good quality, most approaching end of life.		
3.7 Adequate custodial storage space with water and drain is accessible throughout the building	10	9
Custodial closets are provided outside each restroom.		
3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area	10	2
Electrical outlets are inadequately provided in corridors and do not allow for convenient routine cleaning.		
3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement	10	4
Typical outdoor lighting fixtures are wall mounted near access areas which are easily maintained. The play areas are illuminated by perchallenge to service due to height.	ole mounted fixtures which	are a
TOTAL - 3.0 Plant Maintainability	100	53

4.0 Building Safety and Security	Points Allocated	Points
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Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	6
Student loading is not separated from other vehicular traffic.		
4.2 Walkways, both on and offsite, are available for safety of pedestrians	10	8
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
School signs and signals are located as required on adjacent access streets.		
4.4 Vehicular entrances and exits permit safe traffic flow	5	2
Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.		
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard	5	3

Playground equipment consists of plastic coated steel and high density plastic type equipment in fair condition, with some pieces showing signs of aging, and in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.

Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas	20	19
Heating systems are located on the areas that are not accessible by students.		
4.7 Multi-story buildings have at least two stairways for student egress	15	8
The building has multiple stairways, which are not enclosed, nor required to be enclosed, and are not ADA and OBC compliant.		
4.8 Exterior doors open outward and are equipped with panic hardware	10	8
Exterior doors are properly equipped with panic hardware and open outward.		
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	3
Emergency lighting is provided but does not provide adequate lighting levels.		
4.10 Classroom doors are recessed and open outward	10	3
Classroom doors are recessed without proper ADA clearances, and open outward.		
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	9
Motion sensors, security cameras and door contacts are provided throughout.		
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition	5	2
Hallways with 12" VCT are generally well maintained and in good condition. Classrooms with 9" VCT are generally in poor condition, a already been replaced in several areas, and in poor condition.	and coming loose, o	or have
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5
Stair treads and risers are properly designed and meet requirements.		
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury	5	4
Glass at door transoms and sidelights is tempered for safety.		
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4
Drinking fountains have been recessed in the corridor wall.		
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	1

All traffic areas terminate at an exit or egress stair. Corridor security gate when in the closed position creates a dead-end corridor condition.

Emergency Safety	oints Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	4
The facility is not sprinkled. Fire alarm devices are not adequately provided. Fire extinguishers are inadequately provided.		
4.18 There are at least two independent exits from any point in the building	15	4
Every area contains at least two independent exits. Corridor security gate when in the closed position creates a dead-end corridor conditions are security gate when in the closed position creates a dead-end corridor conditions.	ion.	
4.19 Fire-resistant materials are used throughout the structure	15	12
The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry and plaster.		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	10
The fire alarm is not equipped with automatic actuation devices but is provided with visual indicating devices.		
TOTAL - 4.0 Building Safety and Security	200	119

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	21
The average classroom 750 SF compared to 900 SF required by the OSDM.		
5.2 Classroom space permits arrangements for small group activity	15	10
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	9
The gymnasium is properly isolated from the academic learning areas to reduce distractions.		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	5
Undersized classrooms do not permit privacy time for individual students.		
5.5 Storage for student materials is adequate	10	4
Coat hooks and shelving, located in the classroom, are inadequately provided for student storage.		
5.6 Storage for teacher materials is adequate	10	4
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards	15	6
Special education classrooms are undersized compared to standards.		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	5
Special education spaces are not adequately provided to meet instructional needs.		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	10
The media center is 1,507 SF compared to 1,200 SF recommended in the OSDM.		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	4
The gymnasium is 2,809 SF compared to 3,500 SF recommended in the OSDM.		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	2
Science classrooms are undersized, and are not provided with required equipment.		
5.12 Music Program is provided adequate sound treated space	5	3
The art room is 751 SF compared to 1,200 SF recommended in the OSDM.		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	3
The art room is 670 SF compared to 1,200 SF recommended in the OSDM.		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	2
The facility is provided with a couple computer a labs for student use but space within the classrooms does not provide for student techniques.	nology use.	
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2
No spaces have been provided adjacent to classrooms for small groups or remedial instruction.		
5.16 Storage for student and teacher material is adequate	5	2

Coat hooks and shelving, located in the classroom, are inadequately provided for student storage. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	5
Teachers lounge is a converted classroom.		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
Cafeteria shares space with gymnasium.		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	2
Administrative office areas are dated and small in size.		
5.20 Counselor's office insures privacy and sufficient storage	5	2
Counselors office is not private and adjacent to corridor.		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	4
Clinic is located within administrative office area.		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
Reception space is small and dated.		
5.23 Administrative personnel are provided sufficient work space and privacy	5	2
Administrative spaces are small.		
TOTAL - 5.0 Educational Adequacy	200	113

6.0 Environment for Education

Exterior Environment 6.1 Overall design is aesthetically pleasing to age of students 15 11 The building is a traditional design period with classical detailing, which is aesthetically pleasing. 6.2 Site and building are well landscaped 10 8 The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope. 6.3 Exterior noise and poor environment do not disrupt learning 10 8 The site is adjacent to residential uses, with a commercial self storage unit located on the south side of the site, and there are no undesirable features adjacent to the school site 6.4 Entrances and walkways are sheltered from sun and inclement weather 10 7 On-site walkways to are partially covered. 6.5 Building materials provide attractive color and texture 5 Exterior building materials consist of brick which does provide an attractive color and texture. Interior Environment Points Allocated **Points** 6.6 Color schemes, building materials, and decor provide an impetus to learning 20 The interior color palette is monochromatic and bland, which does not inspire learning. 6.7 Year around comfortable temperature and humidity are provided throughout the building 15 The facility is not air conditioned to provide year-round temperature and humidity control. 6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement 15 The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas. 6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination 15 8 The lighting system does not provide proper intensity in some areas. Diffusion of illumination is adequately provided by the light fixture lenses. 6.10 Drinking fountains and restroom facilities are conveniently located 15 13 Drinking fountains and restroom facilities are conveniently located. 6.11 Communication among students is enhanced by commons area(s) for socialization 10 No socialization and communication spaces have been provided throughout the facility. 6.12 Traffic flow is aided by appropriate foyers and corridors 10 9 Corridors and foyers are adequately designed for efficient traffic flow. 6.13 Areas for students to interact are suitable to the age group 10 No socialization and communication spaces have been provided throughout the facility. 6.14 Large group areas are designed for effective management of students 10 The gymnasium is undersized to allow effective management of large groups of students. 6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control 10 Limited consideration has been given to acoustical treatment of classrooms and corridors. 6.16 Window design contributes to a pleasant environment 10 8 The windows are fairly well designed to contribute to a pleasant environment.

Points Allocated

Points

10

6

Student furniture in classrooms is relatively consistent in design and in good condition. Teacher furniture in classrooms is mismatched, old, and in generally poor condition.

TOTAL - 6.0 Environment for Education

200

105

LEED Observation Notes

School District:Bedford CityCounty:CuyahogaSchool District IRN:43562

Building: Carylwood Intermediate Elementary School

Building IRN: 504

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

CHALLENGES: Create public transportation when available. Provide high efficiency vehicle only parking. Provide bicycle racks. Reduce blacktop areas and provide impervious paving materials. Maximize open green spaces. Provide vegetated roof areas when possible. Store rainwater for irrigation and water use purposes. SSp1: PREREQUISISTE-Construction Activity Pollution Prevention Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins. SSc1: Site Selection Not Applicable with existing sites. SSc2: Development Density & Community Connectivity Not Applicable with existing sites. SSc3: Brownfield Redevelopment Not Applicable with existing sites. SSc4.1: Alternative Transportation, Public Transportation Access Not Applicable with existing sites. SSc4.2: Alternative Transportation, Bicycle Storage & Changing Rooms Design the building renovation with transportation amenities such as bicycle racks and showering/changing facilities. SSc4.3: Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles Design and provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors. SSc4.4: Alternative Transportation, Parking Capacity Consider minimizing parking lot/garage size. Consider sharing parking facilities with adjacent buildings and or alternatives that will limit the use of single occupancy vehicles. SSc5.1: Site Development, Protect or Restore Habitat Carefully site any potential building additions to minimize disruption to existing ecosystems and design the addition to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. Design appropriate native or adapted plant materials and prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertilizers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings. SSc5.2: Site Development, Maximize Open Space Select a suitable building location and design potential additions with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site. SSc6.1: Stormwater Management, Quantity Control Design any potential addition to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. SSc6.2: Stormwater Management, Quality Control Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration, thereby reducing pollutant loadings. Use sustainable design strategies to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff. SSc7.1: Heat Island Effect, Non-Roof 1 point Shade new constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e., roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption. SSc7.2: Heat Island Effect, Roof 1 point Consider installing high-albedo and vegetated roofs on existing building and any potential addition(s) to reduce heat absorption.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

CHALLENGES: Install water efficient landscaping. Store and use rainwater for any required irrigation. Provide high efficiency plumbing fixtures. Provide water use reduction strategies when possible. WEc1.1: Water Efficient Landscaping: Reduce by 50% On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers. WEc1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, graywater, and/or condensate water for irrigation. WEc2: Innovative Wastewater Technologies Design any potential addition/renovation(s) specifying high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or graywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high efficiency filtration systems. WEc3.1: Water Use Reduction: 20% Design any potential addition/renovation(s) using high-efficiency fixtures such as composting toilet systems and nonwater using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

CHALLENGES: Commission all building systems during any construction activities. Design and monitor performance of energy consumption and performance. Provide green power solutions where possible. EAp1: Fundamental Commissioning of the Building Energy Systems Design any potential building addition/renovation with a commissioning process completed for the following energy-related systems: 1 Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls. 2 Lighting and daylighting controls. 3 Domestic hot water systems. 4 Renewable energy systems (wind, solar, etc.). EAp2: Minimum Energy Performance Design any potential building addition/renovation to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004. EAp3: Fundamental Refrigerant Management When reusing existing HVAC systems in any potential building addition/renovation, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For any additions, specify new HVAC equipment that uses no CFC refrigerants. EAc1: Optimize Energy Performance Design/redesign the existing building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building. EAc2: On-Site Renewable Energy Assess any potential building addition/renovation for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio gas strategies. When applying these strategies, take advantage of net metering with the local utility. EAc3: Enhanced Commissioning Provide enhanced commissioning in any potential building addition/renovation to include fundamental commissioning as well as a Commissioning design review, Commissioning submittal review, and Systems manual. EAc4: Enhanced Refrigerant Management In any potential building addition/renovation where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimizes direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons. EAc5: Measurement & Verification In any potential building addition/renovation develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance. EAc6: Green Power In any potential building addition/renovation determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

CHALLENGES: Create dedicated recycling areas and program. Re-use existing building structure to reduce construction waste. Provide construction waste management program should any construction be provided. Specify recycled, regional, and rapidly renewable building materials. Use FSC certified wood products in any new design or renovation. MRp1: Storage & Collection of Recyclables In any potential building addition/renovation coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program. MRc1.1(75%) and 1.2(95%). Building Reuse, Walls, Floors, Roof In any potential renovation monitor percentage reuse of structure, envelope and elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elements In any potential renovation monitor percentage reuse of structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc2.1(50%) and 2.2(75%): Construction Waste Management In any potential building addition/renovation establish goals for building material diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site. MRc3.1(5%) and 3.2(10%): Resource Reuse In any potential building addition/renovation identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items. MRc4.1(10%) and 4.2(20%): Recycled Content In any potential building addition/renovation establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc5.1 (10%) and 5.2 (20%): Regional Materials In any potential building addition/renovation establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc6: Rapidly Renewable Materials In any potential building addition/renovation establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed. MRc7: Certified Wood In any potential building addition/renovation establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

CHALLENGES: Prohibit smoking in the building and site. Measure carbon dioxide and make any corrective action required. Design heat recovery options when available. Monitor indoor air quality during construction and avoid contaminating permanent HVAC equipment during construction. Flush building after construction. Specify low emitting materials in any construction activities. Provide controllable lighting and HVAC systems. Provide any changes to building envelope to increase performance. Design daylighting strategies to maximize views and provide indoor lighting solutions. EQp1: Minimum IAQ Performance Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. EQp2: Environmental Tobacco Smoke (ETS) Control Prohibit smoking in the facility or effectively control the ventilation air in smoking rooms. EQc1: Outdoor Air Delivery Monitoring Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system to trigger corrective action or to trigger alarms. EQc2: Increased Ventilation Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates. EQc3.1: Construction IAQ Management Plan, During Construction Adopt an IAQ management plan to protect the HVAC system during construction. Sequence the installation of materials to avoid using permanently installed air handlers for temporary heating/cooling during construction. EQc3.2: Construction IAQ Management Plan, Before Occupancy Perform a building flush-out or test the air contaminant levels in the building. EQc4.1: Low-Emitting Materials, Adhesives & Sealants Specify low-VOC materials. Products to evaluate include adhesives, sealants, and caulking. EQc4.2: Low-Emitting Materials, Paints & Coatings Specify low-VOC paints and coatings. Track the VOC content of all interior paints and coatings during construction. EQc4.3: Low-Emitting Materials, Carpet Systems Specify requirements for product testing and/or certification. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories. EQc4.4: Low-Emitting Materials, Composite Wood & Agrifiber In any potential building addition/renovation specify wood, agrifiber products, and adhesives that contain no added urea-formaldehyde resins. EQc5: Indoor Chemical & Pollutant Source Control Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. EQc6.1: Controllability of Systems, Lighting Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building. EQc6.2: Controllability of Systems, Thermal Comfort Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. EQc7.1: Thermal Comfort, Design and EQc7.2 Thermal Comfort, Verification: Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisites. EQc8.1: Daylighting & Views, Daylight 75% of Spaces Design the building to maximize interior daylighting. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess foot-candle levels and daylight factors achieved. EQc8.2: Daylighting & Views, Views for 90% of Spaces Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

CHALLENGES: Provide strategies that provide energy and water efficiency solutions. Incorporate the services of a LEED Accredited Professional (AP) for any future renovation or additions. IDc1.1, IDc1.2, IDc 1.3, and IDc 1.4: Innovation in Design Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits. IDc2: LEED Accredited Professional At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

Justification for Allocation of Points

5. 6.

Buildir	ng Name and Level:	Carylwood Intermediate Elementary School
		4-6
Building	features that clearly e	exceed criteria:
1.	Building condition is ex	ceptional.
2.		
3.		
4.		
5.		
6.		
Building	features that are non-	existent or very inadequate:
1.	Building is not air-cond	itioned.
2.	Building is not fire supp	pressed.
3.	Building is not ADA cor	npliant.
4.		

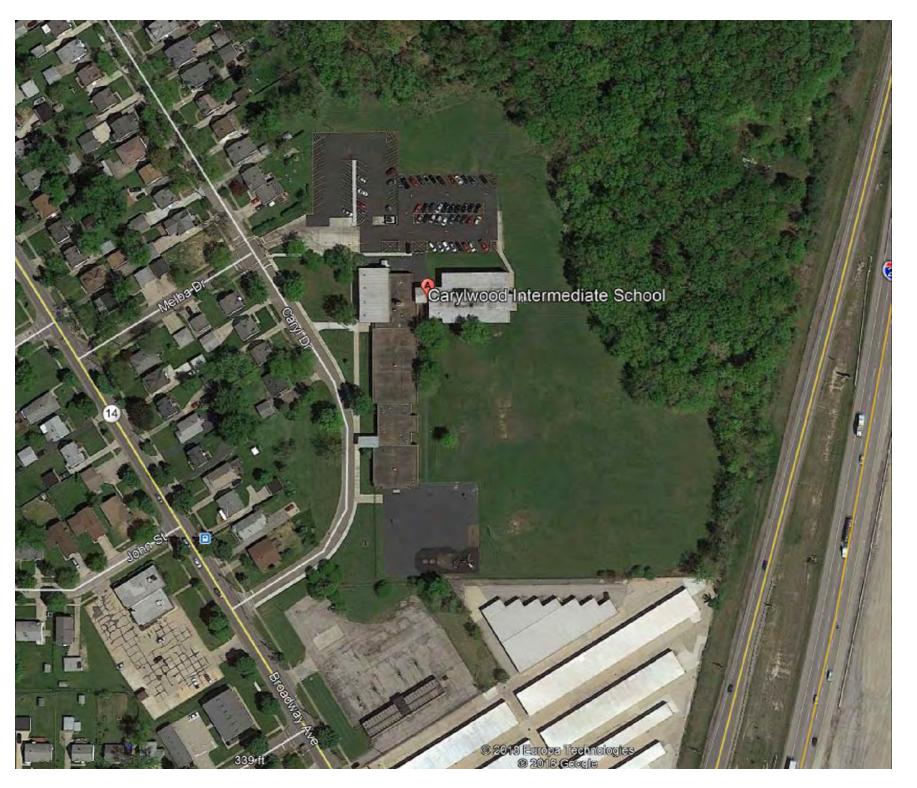
Environmental Hazards Assessment Cost Estimates

Owner:	Bedford City
Facility:	Carylwood Intermediate Elementary School
Date of Initial Assessment:	May 24, 2018
Date of Assessment Update:	Jun 21, 2018
Cost Set:	2018

District IRN:	43562
Building IRN:	5041
Firm:	Harrison Planning Group

Scope remains unchanged after cost updates.

Duilding Addition	Addition Area (at)	Total of Environmental Hazards Assessment Cost Estimates		
Building Addition	Addition Area (sf)	Renovation	Demolition	
1955 1955 Original Construction	27,089	\$0.00	\$0.00	
1965 1965 Addition	18,304	\$0.00	\$0.00	
Total	45,393	\$0.00	\$0.00	
Total with Regional Cost Factor (103.60%)	_	\$0.00	\$0.00	
Regional Total with Soft Costs & Contingency	_	\$0.00	\$0.00	





Northern Ohio Office (maling address) 5264 E Marina Ave., Suite 200 Port Clinton, Ohio 43452 Central Ohlo Office 10488 Churchill Drive, Suite 200 Powell, Ohlo 43065 (o) 614.579.3963 (f) 614.384.5166 BUILDING COMPONENT LEGEND MEDIA CENTER STUDENT DINING KITCHEN CT - SPACE UNUSABLE OVERSIZED AREAS BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission Site Plan Assessment Diagram
Carylwood Intermediate
School SHEET NUMBER

of 4

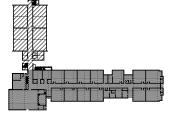


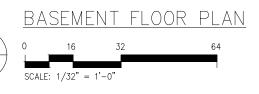
BUILDING INFORMATION

GRADE CONFIGURATION: 4-6 CURRENT ENROLLMENT: 335 CONSTRUCTION DATES: 1955, 1965 9.0 ACREAGE: EXISTING BUILDING AREA: 45,393 SF SQ.FT. PER STUDENT: 135.50

BUILDING ADDITIONS KEY







Basement Floor Plan

Assessment Diagram Carylwood Intermediate School

Northern Ohio Office (mailing addaess) 5264 E Marina Ave., Suite 200 Port Clinton, Ohio 43452

Central Ohio Office 10488 Churchill Drive, Suite 200 Powell, Ohio 43065

BUILDING COMPONENT LEGEND CORRIDORS GYMNASIUM MEDIA CENTER STUDENT DINING KITCHEN CT - SPACE AG ED LAB

> NON-DESIGN MANUAL UNUSABLE

OVERSIZED AREAS

BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission

SHEET NUMBER 2 of 4

(o) 614.579.3963 (f) 614.384.5166

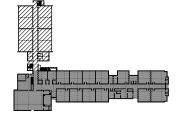


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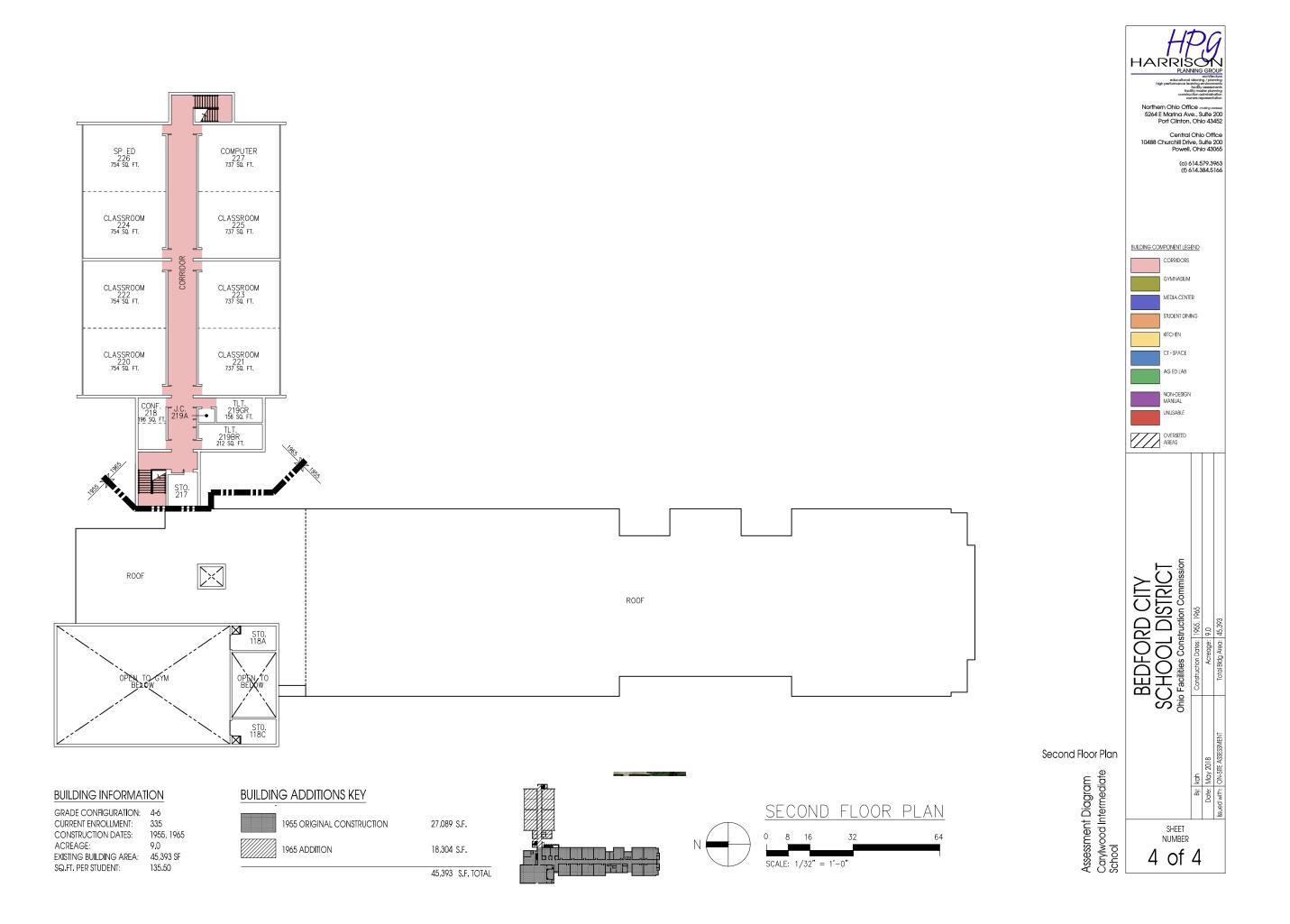
BUILDING ADDITIONS KEY







Northern Ohio Office (mailing address) 5264 E Marina Ave., Suite 200 Port Clinton, Ohio 43452 Central Ohio Office 10488 Churchill Drive, Suite 200 Powell, Ohio 43065 (o) 614.579.3963 (f) 614.384.5166 BUILDING COMPONENT LEGEND CORRIDORS GYMNASIUM MEDIA CENTER STUDENT DINING KITCHEN CT - SPACE AG ED LAB NON-DESIGN MANUAL UNUSABLE OVERSIZED AREAS BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission First Floor Plan Assessment Diagram Carylwood Intermediate School NUMBER 3 of 4



Building Information - Bedford City (43562) - Columbus Intermediate Elementary School

Program Type Classroom Facilities Assistance Program (CFAP) - Regular

Setting Small City

Assessment Name Columbus Intermediate School - HPG 2018

Assessment Date (on-site; non-EEA) 2018-05-18

Kitchen Type Full Kitchen

Cost Set: 2018

Building Name Columbus Intermediate Elementary School

Building IRN 7070

Building Address 23600 Columbus Road

Building City Bedford
Building Zipcode 44146

Building Phone (440) 786-3323

 Acreage
 9.00

 Current Grades:
 4-6

 Teaching Stations
 28

 Number of Floors
 3

 Student Capacity
 388

 Current Enrollment
 400

Enrollment Date 2018-05-04

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms 24
Historical Register NO

Building's Principal Ms. Karla Robinson

Building Type Elementary/Middle

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

51,256 Total Existing Square Footage

1962,1965,1984,2002 Building Dates

4-6 Grades

400 Current Enrollment

28 Teaching Stations

9.00 Site Acreage

Columbus Intermediate Elementary School is a three floor, 51,256 square foot school building located on a 9 acre relatively flat site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by a lightly traveled city street. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. 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. Adequate parking is provided for staff and visitors. There are no athletic facilities provided on this school site. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings with poured concrete foundation walls at the mechanical area of the 1962 original construction. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry unit and brick. Floor construction of the base floor of the 1962 original construction, 1965 addition, and 1984 addition is concrete slab on grade type construction, with a portion of the 1962 original construction over the mechanical space being cast in place concrete. Floor construction of the intermediate floor of the 1965 addition is metal form deck on steel joist with concrete topping type construction. Floor construction of the 2002 addition is a wood floor on wood joist type construction. A crawl space is located under the portion of the facility. Roof construction of the 1962 original construction is metal formed deck on steel joists. Roof construction of the 1965 addition is metal form deck on steel joist type construction, with some areas being precast concrete deck. Roof construction over the 1984 addition is a pre-engineered steel building, with steel beams and exposed insulation. Roof construction over the 2002 addition is a wood truss type system with wood deck. Ventilation systems in the 1962 and 1965 portions of the building are not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Ventilation systems in the 1984 and 2002 portions of the building are capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 740 sf does not meet the current Ohio School Design Manual guidelines. Existing kitchen is full service. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The building does not contain an automatic fire suppression system. The building is not ADA compliant.

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

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Building Construction Information - Bedford City (43562) - Columbus Intermediate Elementary School (7070)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
1962 Original Construction	1962	no	3	25,637	no	no
1965 Addition	1965	no	2	13,364	no	no
1984 Gymnasium Addition	1984	no	1	6,970	no	no
2002 Modular Addition	2002	no	1	5,285	no	no

Previous Page

Building Component Information - Bedford City (43562) - Columbus Intermediate Elementary School (7070)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
1962 Original Construction (1962)		3495			1783		2491	1006						
1965 Addition (1965)		2295												
1984 Gymnasium Addition (1984)		339		6419										
2002 Modular Addition (2002)		1111												
Total	0	7,240	0	6,419	1,783	0	2,491	1,006	0	0	0	0	0	0
Master Planning C	onsideration	S												

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Existing CT Programs for Assessment

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Program Type Program Name Related Space Square Feet
No Records Found

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Columbus Intermediate Elementary School (7070)

Dist	riot.	Bedford City							County: Cuya	hogo	۸roo	: Northeaster	Ohio (8)		
Nam		Columbus Int	ormoo	liata E	Elomonto	ry Scho	ol.		-	noga (arla Robinson	Area	: Northeasten	1 Onio (8)		
					Elementa	iry Scrio	OI								
Add	ress	: 23600 Colum							(- /	786-3323	D	Karda Handa	414 LEED	A.D.	
חוחה	. IDA	Bedford,OH 4 N: 7070	44146						Date Prepared: 2018		-		on, AIA, LEED	AP	
					Τ.				Date Revised: 2018		Бу:	Andi Lease			
		Grades		4-6	Acreag			9.00	Suitability Appraisal Sum	mary					
		Grades		N/A		ng Statio	ons:	28	Section		Doin	te Bossibla I	Pointe Earnod	Porcontago P	ating Category
		nrollment		400	Classro	oms:		24	Cover Sheet		POIII	its rossible i	-omis Earneu	reiceillage K	ating Category
		Enrollment	ls :	N/A	<u> </u>			. 0	1.0 The School Site			100	— 59	— 59%	— Borderline
Addit	ion		Date	HA	Number Floo			ent Square Feet		nical Factures		200	105	53%	
1062	Orio	ninal	1962	no	3				2.0 Structural and Mecha3.0 Plant Maintainability	ilicai reatures		100	51	51%	Borderline Borderline
Cons			1902	. 110	3			25,05		'a acceite c					
1965			1965	no	2			13,36	4.0 Building Safety and S 5.0 Educational Adequac			200	111	56%	Borderline
		nnasium	1984	_	1			6,97	3.0 Educational Adequac	-		200	110	55% 53%	Borderline
Addit			L						0.0 Environment for Educ	<u>auun</u>		200	104	52%	Borderline
2002	Mod	dular Addition	2002	no	1			5,28	LEED Observations			_	_	_	_
Tota								51,25	<u>Commentary</u>			1000		— E 40/	— Bordorii
		*HA =	= Har	ndicap	pped Acc	ess			Total	Hozorda Asses	oom s	1000	540	54%	Borderline
		*Rating =	=1 Sat	isfact	ory				Enhanced Environmental	nazarus Asses	SSITIE	III COST ESTIM	ales		
			=2 Ne	eds R	epair				C=Under Contract						
			=3 Ne	eds R	eplacem	ent			o onder contact						
		*Const P/S =	= Pre	sent/	Schedule	d Const	truction		Renovation Cost Factor						103.60%
		FACILITY ASS	ESSM	IENT				Dollar	Cost to Renovate (Cost F	actor applied)		. /5 /		1	\$8,967,040.47
		Cost Set:	2018			Rating	As	sessment (The Replacement Cost Prequested from a Master	er SF and the F Plan	Reno	vate/Replace	ratio are only p	rovided when ti	nis summary is
<u>ĭ</u> A	. <u>He</u>	ating System				3	\$1,4	35,264.12	requested from a master	i idii.					
<u>ĭ</u> B		ofing				3	\$3	88,869.20							
C C	. <u>Ve</u>	ntilation / Air Co	nditio	ning		3		\$5,000.00							
🛅 D	. Ele	ectrical Systems				3	\$7	49,016.08							
<u>í</u>	_	ımbing and Fixt	<u>ures</u>			2	\$1	05,600.00							
<u>6</u> F.		<u>ndows</u>				2	\$	19,890.00							
<u>Ğ</u> G	_	ucture: Foundat				1		\$0.00							
6 H	. Str	ucture: Walls ar	nd Chi	mney	<u>'S</u>	2	\$	70,412.50							
Ďί.	Str	ucture: Floors a	nd Ro	<u>ofs</u>		3	\$2	56,322.50							
🛅 J.	_	neral Finishes				3	\$1,0	29,910.60							
<u>ĭ</u> K		erior Lighting				3	_	56,280.00							
Ö L.		curity Systems				3	\$1	20,451.60							
_	_	nergency/Egress	s Light	ting		2	\$	39,001.00							
<u>n</u>	_	e Alarm				2		78,251.75							
<u>6</u> 0		ndicapped Acce	ess ess			2		70,871.20							
<u>a</u> P	_	e Condition				3	\$4	92,680.64							
<u>í</u> Q		wage System				1		\$0.00							
		ater Supply				2		\$500.00							
<u>ii</u> S	_	terior Doors				1	\$	10,000.00							
ã T.	_	zardous Materia	<u>al</u>			1		\$0.00							
🛅 U		e Safety_				2		46,235.72							
<mark></mark> €	_	ose Furnishings				3	\$1	53,768.00							
	$\overline{}$	chnology				3		27,733.60							
- X		nstruction Contin-Construction		<u>cy /</u>		-	\$1,6	99,385.96							
Total							\$8,6	55,444.47							

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1962 Original Construction (1962) Summary

District: Bedford City			County: Cuyahoga	Area: Northe	eastern Ohio (8)		
Name: Columbus Intermediate Elementa	ary School		Contact: Ms. Karla Robinson		(-)		
Address: 23600 Columbus Road	,		Phone: (440) 786-3323				
Bedford,OH 44146			, ,	By: Kevin I	Harrison, AIA, LEED A	AΡ	
Bldg. IRN: 7070			Date Revised: 2018-06-21	By: Andi Le			
Current Grades 4-6 Acreag	10.	9.00	Suitability Appraisal Summary	-y . /a			
	ng Stations:	28	Sultability Applaisal Sulfilliary				
Current Enrollment 400 Classro		24	Section	Points Poss	sible Points Earned	Percentage R	ating Category
Projected Enrollment N/A	JOHIS.		Cover Sheet	_	_		—
	ber of Cu	irrent Square	1.0 The School Site	100	59	59%	Borderline
	ors		2.0 Structural and Mechanical Features	200	105	53%	Borderline
	3		3.0 Plant Maintainability	100	51	51%	Borderline
Construction	_		4.0 Building Safety and Security	200	111	56%	Borderline
<u>1965 Addition</u> 1965 no	2	13,364	5.0 Educational Adequacy	200	110	55%	Borderline
1984 Gymnasium Addition 1984 no	1		6.0 Environment for Education	200	104	52%	Borderline
2002 Modular Addition 2002 no	1	5,285	LEED Observations	_	_	_	
<u>Total</u>		51,256	<u>Commentary</u>	_	_	_	
*HA = Handicapped Acc	cess		Total	1000	<u>—</u> 540	54%	— Borderline
*Rating =1 Satisfactory			Enhanced Environmental Hazards Asse			3470	Dorderinie
=2 Needs Repair			Elinanced Environmental Hazards Asse	SSITIETIL CUSL	LStillates		
=3 Needs Replacem	nent		C=Under Contract				
*Const P/S = Present/Schedule							
FACILITY ASSESSMENT			Renovation Cost Factor				103.60%
Cost Set: 2018	Rating	Assessment C	Cost to Renovate (Cost Factor applied) The Replacement Cost Per SF and the I	D	-1		\$4,914,540.63
A. Heating System	3		The Replacement Cost Per SF and the I requested from a Master Plan.	renovate/rep	piace ratio are only pro	oviaea wnen ti	nis summary is
B. Roofing	3	\$267,533.90 -	requested none a master r tarn				
C. Ventilation / Air Conditioning	3	\$5,000.00 -					
D. Electrical Systems	3	\$416,088.51 -					
E. Plumbing and Fixtures	2	\$77,000.00 -					
F. Windows	2	\$6,240.00 -					
G. Structure: Foundation	1	\$0.00 -					
H. Structure: Walls and Chimneys	2	\$48,973.75 -					
I. Structure: Floors and Roofs	3	\$0.00 -					
J. General Finishes	3	\$614,895.70 -					
K. Interior Lighting		\$128,185.00 -					
L. Security Systems	3	\$60,246.95 -					
M. Emergency/Egress Lighting	2	\$25,637.00 -					
N. Fire Alarm	2	\$44,864.75 -					
O. Handicapped Access		\$286,127.40 -					
P. Site Condition		\$273,604.47 -					
C Sewage System	1	\$0.00 -					
R. Water Supply	2	\$500.00 -					
S. Exterior Doors	1	\$0.00 -					
T. Hazardous Material	1	\$0.00 -					
U. Life Safety		\$141,814.84 -					
V. Loose Furnishings	3	\$76,911.00 -					
W. Technology		\$464,029.70 -					
- X. Construction Contingency / Non-Construction Cost		\$931,377.68 -					
Total	\$4	1,743,765.09					

1965 Addition (1965) Summary

District D. K. LOY							0	0 1	•	N. d.	01: (0)		
District: Bedford City		–		0.1			County:	, ,	Area	: Northeaste	ern Onio (8)		
Name: Columbus Int			ementary	School	I		Contact:	Ms. Karla Robinson					
Address: 23600 Colum		oad					Phone:	(440) 786-3323	_				
Bedford,OH 4	14146						Date Prepared:		By:		ison, AIA, LEED	AP	
Bldg. IRN: 7070							Date Revised:		Ву:	Andi Lease			
Current Grades		4-6	Acreage:			9.00	Suitability Appraisa	l Summary					
Proposed Grades		N/A	Teaching	Station	ns:	28	_						
Current Enrollment		400	Classroor	ms:		24		ction	Poin	its Possible	Points Earned	Percentage I	Rating Category
Projected Enrollment		N/A					Cover Sheet			_	_	_	_
<u>Addition</u>	<u>Date</u>	<u>HA</u>	Number	_		nt Square	1.0 The School Site	_		100	59	59%	Borderline
			Floors			<u>Feet</u>		Mechanical Features		200	105	53%	Borderline
1962 Original	1962	no	3			25,637	3.0 Plant Maintaina			100	51	51%	Borderline
Construction	4005					40.00	4.0 Building Safety			200	111	56%	Borderline
1965 Addition	1965	_	2			13,364	5.0 Educational Ad	equacy		200	110	55%	Borderline
1984 Gymnasium Addition	1984	110	1			6,970	6.0 Environment fo			200	104	52%	Borderline
2002 Modular Addition	2002	no	1			5,28	LEED Observations	<u>s</u>		_	_	_	_
Total	2002	ı	'	_		51,250	-ICommentary			_		_	
	Han	dican	ped Acces			<u>51,25</u>	Total			1000	540	54%	Borderline
	= Hall =1 Sati		•	,,	-		Enhanced Environr	mental Hazards Asse	ssme	nt Cost Esti	mates		
	=2 Nee		•										
	_		eplacemen	.+			C=Under Contract						
*Const P/S =	_		•		uotion		Renovation Cost Fa	actor					103.60%
FACILITY ASS			Scrieduled	CONSTI	uction	Dollar		Cost Factor applied)					\$2,384,135.65
Cost Set:		⊏IN I	R	Rating	As	sessment C	The Replacement (Cost Per SF and the I	Reno	vate/Replace	e ratio are only p	rovided when	this summary is
A. Heating System				3		55,979.68	requested from a M	laster Plan.					
B. Roofing				3		70,355.80							
C. Ventilation / Air C	onditi	oning	3	3		\$0.00							
D. Electrical Systems			-	3	\$2	16,897.72							
E. Plumbing and Fixtu	•			2		25,000.00	_						
F. Windows	<u> </u>			2		\$1,950.00							
G. Structure: Foundat	tion			1		\$0.00	_						
H. Structure: Walls ar		nneve	2	2	\$	21,438.75	_						
I. Structure: Floors				3	Ψ	\$0.00	_						
J. General Finishes	and It			3	\$2	20,160.40	†						
K. Interior Lighting				3		66,820.00	-						
L. Security Systems				3		31,405.40	†						
M. Emergency/Egress	s Liahti	ina		2		13,364.00	1						
N. Fire Alarm	o Eigiill	<u>y</u>		2		23,387.00	1						
O. Handicapped Acce	200			2		38,072.80	1						
P. Site Condition	200			3		14,280.06	-						
				1	φι		1						
				2		\$0.00 -	-						
R. Water Supply S. Exterior Doors				1		\$4,000.00	4						
	- I				•		4						
T. Hazardous Materia	<u> </u>			1	Φ.	\$0.00 - 64,368.48 -	4						
U. Life Safety				2			4						
V. Loose Furnishings				3		40,092.00	4						
W. Technology		,		3		41,888.40	4						
- X. Construction Conti		<u>y /</u>		-		51,828.75							
Total					\$2,3	01,289.24							

1984 Gymnasium Addition (1984) Summary

Dis	strict	: Bedford C	`itv					County:	Cuyahoga	Area	: Northeaste	arn Ohio (8)		
	me:		•	iate F	Elementary Sch	വ		Contact:	Ms. Karla Robinson	Al Ca.	. Northeaste	erri Oriio (6)		
		s: 23600 Cc			lementary och	001		Phone:	(440) 786-3323					
^u	uies	Bedford,C		uau				Date Prepared:	,	D.	Kovin Horr	rison, AIA, LEED	AD	
BI,	ا ما ا	RN: 7070	71144140					Date Revised:		By: By:	Andi Lease		AF	
_	<u> </u>			4.0	1		0.00			Бу.	Anui Lease			
_		Grades		4-6	Acreage:			Suitability Appraisa	Summary					
_	•	ed Grades		N/A	Teaching Stat	ions:	28	60	ction	Dain	to Descible	Doints Formed	Doroontogo	Poting Cotogony
		Enrollment		400	Classrooms:		24		CHOII	FUIII	is russible	Forms Earned	reiceillage	Rating Category
_	,	ed Enrollment		N/A	L			Cover Sheet			100		<u> </u>	— Dardarlina
Add	dition	!	Date	HA	Number of	Curr	ent Square	1.0 The School Site	_		100	59 405	59%	Borderline
100	22.0	iainal	1000	2	Floors 3		Feet 25 627		Mechanical Features		200	105	53%	Borderline
		riginal ction	1962	2 no	3		25,637	3.0 Plant Maintaina			100	51	51%	Borderline
		ddition	1965	5 no	2		13 364	4.0 Building Safety			200	111	56%	Borderline
		/mnasium	1984	_	1		6 970	5.0 Educational Ad	equacy		200	110	55%	Borderline
	ditio		130-		•		0,570	6.0 Environment fo			200	104	52%	Borderline
		odular Additio	n 2002	2 no	1		5,285	LEED Observation	<u>s</u>		_	_	_	_
Tot			_	1 - 1			51,256	Commentary			_		_	
	_	*HA	= Han	dicar	ped Access			Total			1000	540	54%	Borderline
		*Rating	=1 Sati					Enhanced Environi	mental Hazards Asse	ssme	nt Cost Esti	<u>mates</u>		
			=2 Nee				-	O Hadan Cantrast						
					eplacement		-	C=Under Contract						
		*Const P			Scheduled Con	struction		Renovation Cost Fa	actor					103.60%
		FACILITY A			Jonedaled Con	Struction	Dollar		Cost Factor applied)					\$856,813.59
			Set: 2018	LIVI	Ratin	g As	ssessment C		Cost Per SF and the I	Renov	/ate/Replace	e ratio are only p	rovided when	this summary is
ñ	A.	leating Syster	n		3		04,550.00 -	requested from a N	laster Plan.					
		loofing	_		3	· ·	\$0.00 -							
	_	entilation / A	ir Conditi	onine			\$0.00 -							
-		lectrical Syste			3	\$1	13,123.10 -							
		lumbing and			2		\$2,400.00 -							
		Vindows	- IXCUTOO		2		311,700.00 -							
		Structure: Four	ndation		1	4	\$0.00 -							
		Structure: Wa		oimn.			\$0.00 -							
_		structure: Wa					\$0.00 -							
				0015		Φ4								
		Seneral Finish			3		10,823.00 -							
		nterior Lighting			3	_	34,850.00 -							
		Security System		. 45	3	1 3	516,379.50 -							
=		mergency/E	gress Ligh	iting	2		\$0.00 -							
		ire Alarm			2		\$5,000.00 -							
_		landicapped A	Access		2		30,014.00 -							
		Site Condition			3	\$	559,614.38 -							
_	_	Sewage System	<u>m</u>		1		\$0.00 -							
_	_	Vater Supply			2		\$0.00 -							
		xterior Doors			1		\$6,000.00 -							
	_	lazardous Ma	<u>terial</u>		1		\$0.00 -							
		ife Safety			2		23,140.40 -							
Õ	V. <u>L</u>	oose Furnishi	<u>ngs</u>		3	\$	20,910.00 -							
Ö	_	echnology			3	_	26,157.00 -							
-		Construction C		y /	-	\$1	62,378.77 -							
	<u>N</u>	Ion-Construct	ion Cost											

2002 Modular Addition (2002) Summary

District: Bedford City Name: Columbus Intel Address: 23600 Columb			nentary S	chool		Contact:	Cuyahoga Ms. Karla Robinson (440) 786-3323		: Northeaste	ern Ohio (8)		
Bedford,OH 44		au				Date Prepared:	` '	D.	Kovin Horr	ison, AIA, LEED	\ A D	
Bldg. IRN: 7070	140					Date Revised:		By: By:	Andi Lease		AF	
	1	6 40			0.00			Dy.	Andi Lease	,		
Current Grades			creage:	tational	9.00	Suitability Appraisal	Summary					
Proposed Grades			eaching S		28	Sec	tion	Poir	nts Possible	Points Farner	l Percentage I	Rating Category
Current Enrollment		_	assrooms		24	Cover Sheet	,		_			
Projected Enrollment	_	/A				1.0 The School Site			100	59	59%	Borderline
Addition [Date F	IA N	lumber of Floors	- <u>Ct</u>	rrent Square Feet		: ⁄lechanical Features		200	105	53%	Borderline
1962 Original	1962 n	0	3			3.0 Plant Maintaina			100	51	51%	Borderline
Construction	1302		3		25,057	4.0 Building Safety			200	111	56%	Borderline
	1965 r	0	2		13,364							
	1984 r		1		6,970	0.0 Eddcational Add			200	110	55%	Borderline
Addition					-,0	0.0 LIIVII OHIIHEHI IOI			200	104	52%	Borderline
2002 Modular Addition	2002 r	10	1		5,285	LEED Observations	<u>i</u>		_	_	_	_
<u>Total</u>					<u>51,256</u>	Commentary			4000	_		— D: 1 !
*HA =	Hand	icapped	d Access			Total			1000	540	54%	Borderline
*Rating =1	Satis	factory				Enhanced Environn	nental Hazards Asse	essme	ent Cost Estir	<u>mates</u>		
=2	Need	s Repai	ıir			C=Under Contract						
	+		acement			C=Officer Contract						
*Const P/S =				onstructi	on	Renovation Cost Fa	ctor					103.60%
FACILITY ASSE					Dollar	Cost to Renovate (C						\$811,550.60
Cost Set: 2			Ra	ting	Assessment C		Cost Per SF and the	Reno	vate/Replace	e ratio are only p	provided when i	this summary is
A. Heating System				3	\$0.00 -	requested from a M	aster Plan.					
B. Roofing				3	\$50,979.50 -							
C. Ventilation / Air Co	nditio	ning		3	\$0.00 -							
D. Electrical Systems				3	\$2,906.75 -							
E. Plumbing and Fixtur	es			2	\$1,200.00 -							
F. Windows				2	\$0.00 -							
G. Structure: Foundation	on			1	\$0.00 -							
H. Structure: Walls an	– nd Chi	mneys		2	\$0.00 -							
I. Structure: Floors and	d Roof	s		3	\$256,322.50 -							
J. General Finishes				3	\$84,031.50 -	1						
K. Interior Lighting				3	\$26,425.00 -	1						
L. Security Systems				3	\$12,419.75 -	1						
M. Emergency/Egress	Light	ing		2	\$0.00 -	1						
N. Fire Alarm				2	\$5,000.00 -							
O. Handicapped Acces	SS			2	\$16,657.00 -							
P. Site Condition	_			3	\$45,181.73 -	1						
C Sewage System				1	\$0.00 -							
R. Water Supply				2	\$0.00 -							
S. Exterior Doors				1	\$0.00 -							
T. Hazardous Material				1	\$0.00 -							
U. Life Safety				2	\$16,912.00 -							
V. Loose Furnishings				3	\$15,855.00 -	1						
W. Technology				3		1						
- X. Construction Conting	gono:	1			\$95,658.50 - \$153,800.77 -							
Non-Construction Co		<u>/</u>										
Total					\$783,350.00							

A. Heating System

Description:

The existing system for the 1962 original building and 1965 addition consists of three Bryan natural gas-fired copper tube boilers serving unit ventilators located in the lower level mechanical room. The boilers are rated at 1,200,000 BTU/hr for a total of 3,600,000 BTU/hr. The system was installed in 1962 and 1965 and is in fair condition. Existing controls are both pneumatic and digital. The system in the 1962 original building and 1965 addition are not capable of providing Ohio Building Code fresh air requirements. The existing system for the 1984 gymnasium addition consists of two York exterior pad mounted gas-fired forced air furnace units with cooling coils. The system was installed in 1984 and is in acceptable condition. Existing controls are digital. The existing system for the 2002 addition consists of individual electric furnaces with condensing units. The system was installed in 2002 and is in acceptable condition. Existing controls are digital. Systems in the 1984 gymnasium and the 2002 addition can provide Ohio Building Code fresh air requirements. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations:

Provide new overall heating system, including air conditioning, in the 1962 original building and 1965 addition to meet Ohio School Design Manual guidelines. Provide funding to convert existing non-ducted system to ducted air system in the 1962 original building and the 1965 addition. The clear area above finished ceilings will allow for the installation of ductwork. Provide for replacement of the two exterior pad mounted gas-fired forced air furnace units with cooling coils in the 1984 addition due to age and condition. No work required in 2002 addition.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984	2002	Sum	Comments
			Building	Construction	(1965)	Gymnasium	Modular		
				(1962)	13,364 ft ²	Addition (1984)	Addition		
				25,637 ft ²		6,970 ft ²	(2002)		
							5,285 ft ²		
HVAC System	\$26.12	sq.ft. (of		Required	Required			\$1,018,706.12	(includes demo of existing system and
Replacement:		entire							reconfiguration of piping layout and new
		building							controls, air conditioning)
		addition)							
Convert To Ducted	\$8.00	sq.ft. (of		Required	Required			\$312,008.00	(includes costs for vert. & horz. chases, cut
System		entire							openings, soffits, etc. Must be used in
-		building							addition to HVAC System Replacement if
		addition)							the existing HVAC system is non-ducted)
Other: Exterior pad	\$15.00	sq.ft. (of				Required		\$104,550.00	exterior pad mounted gas-fired forced air
mounted gas-fired forced		entire							furnace units with cooling coils
air furnace units with		building							
cooling coils		addition)							
Sum:			\$1,435,264.12	\$874,734.44	\$455,979.68	\$104,550.00	\$0.00		





Gas fired boilers

Classroom unit ventilators

B. Roofing

Description:

The roof over the 1962 original construction and 1965 addition is a built up asphalt system that is over 7 years old, and is in fair to poor condition. The area over the student dining at the 1965 addition is a ballasted membrane roof that is over 15 years old, and is in fair to poor condition. There are areas of leaking reported by the district. Access to the roof was gained by an access door and ladder that is in fair condition. Fall safety protection cages are not provided. There were observations of standing water on the roof. Metal cap flashings are in fair condition, with stone coping in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. The roof over the 1984 addition is a standing seam metal type roof in good condition. There are no areas of leaking reported by the district. Access to this roof is gained by the roof of the 1962 original construction. There were no areas of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There is a covered walkway at the main entrance area, which is steel type construction with an insulated translucent panel system which is in good condition.

Rating: 3 Needs Replacement

Recommendations:

The roof over the 1962 original construction, 1965 and 2002 additions requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. The flashing at the 1962 original construction and 1965 addition requires replacement due to condition. Overflow roof drains are required throughout the overall facility. Provide for replacement of access hatch, including safety protection cage at the 1962 original construction, as well as the 1965 addition. Provide for safety protection cage at the access ladder to the 1965 addition. No work is required at the 1984 addition at this time.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction (1962)	(1965)	Addition (1984)	Addition (2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Membrane (all types):	\$8.70	sq.ft.		25,637 Required	6,634 Required		5,285 Required	\$326,737.20	(unless under
		(Qty)							10,000 sq.ft.)
Repair/replace cap flashing	\$18.40	ln.ft.		1,005 Required	350 Required			\$24,932.00	
and coping:				-					
Overflow Roof Drains and	\$2,500.00	each		9 Required	2 Required		2 Required	\$32,500.00	
Piping:					-				
Roof Access Ladder with Fall	\$100.00	ln.ft.		35 Required	12 Required			\$4,700.00	(remove and
Protection Cage:									replace)
Sum:			\$388,869.20	\$267,533.90	\$70,355.80	\$0.00	\$50,979.50		







Roof at 1962 original construction

C. Ventilation / Air Conditioning

Description:

The existing system for the 1962 original building and 1965 addition consists of three Bryan natural gas-fired copper tube boilers serving unit ventilators located in the lower level mechanical room. The boilers are rated at 1,200,000 BTU/hr for a total of 3,600,000 BTU/hr. The system was installed in 1962 and 1965 and is in fair condition. Existing controls are both pneumatic and digital. The system in the 1962 original building and 1965 addition are not capable of providing Ohio Building Code fresh air requirements. The 1962 original building and 1965 addition are not equipped with a central air conditioning system. The 1962 original building contains rooftop condensing units serving the administration area, the faculty workroom and the teachers' lounge. The existing system for the 1984 gymnasium addition consists of two York exterior pad mounted gas-fired forced air furnace units with cooling coils. The system was installed in 1984 and is in acceptable condition. Existing controls are digital. The existing system for the 2002 addition consists of individual electric furnaces with condensing units. The system was installed in 2002 and is in acceptable condition. Existing controls are digital. Systems in the 1984 gymnasium and the 2002 addition can provide Ohio Building Code fresh air requirements. The 2002 addition is equipped with electric furnaces with cooling coils. The facility does not contain window air conditioning units. The facility does not contain a shop area with a dust collection system. The facility does not contain window air conditioning contain a shop area with a dust collection system. The facility does not contain adequate restroom exhaust system is in poor condition. The facility does contain a kiln for the art program. The existing art room kiln does contain exhaust. The existing art room kiln exhaust is in poor condition.

Rating: 3 Needs Replacement

Recommendations:

Provide an air conditioning system in the 1962 original construction, 1965 addition, and 1984 gymnasium addition to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System. Provide new restroom exhaust systems. Restroom exhaust system provided with complete HVAC system replacement. Provide exhaust for existing art room kiln.

Item	Cost	Unit	Whole	1962 Original Construction	1965 Addition	1984 Gymnasium Addition	2002 Modular Addition	Sum	Comments
			Building	(1962)	(1965)	(1984)	(2002)		
			_	25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Kiln Exhaust	\$5,000.00	each		1 Required				\$5,000.00	
System:									
Sum:			\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00		





Classroom transfer grille

2002 addition packaged HVAC unit

D. Electrical Systems

Description:

The electrical system for the entire facility, except for the 1984 gymnasium addition, is an 800-amp, 240-volt, 3-phase, 4-wire service which back feeds the original sub-panel installed with the respective addition. The main distribution equipment is Siemens installed in 2000 and is in fair condition. The electrical system for the 1984 gymnasium addition is a 600-amp, 120/208-volt, 3-phase, 4 wire, system in adequate condition. The system was installed in 1984. The transformers are owned by the utility company and are located southwest of the gymnasium (pad mounted) and west of the 2002 addition (pole mounted). The panel system is in fair condition in the 1962 original building and 1965 addition but is in good condition in the 1984 gymnasium addition and 2002 addition. The panel system was installed in 1962 and 1965 and cannot be expanded for additional capacity. Classrooms are not equipped with adequate electrical outlets, except for the 2002 addition. Corridors of the building are equipped with adequate electrical outlets for building maintenance. The facility does not contain lightning protection with grounding.

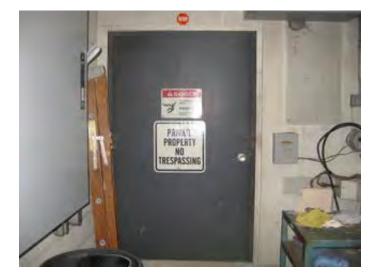
Rating:

3 Needs Replacement

Recommendations:

The electrical system in the 1962 original building, 1965 addition, and 1984 gymnasium addition requires replacement to meet Ohio School Design Manual guidelines for classroom capacity, the addition of an air conditioning system, and due to age and condition. Provide building lightning protection and grounding in the 2002 addition. Lighting protection and grounding for the 1962 original building, 1965 addition, and 1984 gymnasium addition is included in the entire electrical system replacement funded in this Item D - Electrical.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984	2002 Modular	Sum	Comments
			Building	Construction	(1965)	Gymnasium	Addition		
				(1962)	13,364 ft ²	Addition (1984)	(2002)		
				25,637 ft ²		6,970 ft ²	5,285 ft ²		
System	\$16.23	sq.ft. (of		Required	Required	Required		\$746,109.33	(Includes demo of existing system. Includes
Replacement:		entire							generator for life safety systems. Does not include
		building							telephone or data or equipment) (Use items below
		addition)							ONLY when the entire system is NOT being
									replaced)
Lightning	\$0.30	sq.ft. (of					Required	\$1,585.50	
Protection		entire							
		building							
		addition)							
Grounding	\$0.25	sq.ft. (of					Required	\$1,321.25	
		entire							
		building							
		addition)							
Sum:			\$749,016.08	\$416,088.51	\$216,897.72	\$113,123.10	\$2,906.75		





Transformer room

Main electrical distribution panel

E. Plumbing and Fixtures

Description:

A back-flow preventer is provided. Domestic supply piping is copper in adequate condition. Sanitary waste piping is cast-iron in adequate condition. The domestic water heater is a gas fire O.A. Smith, installed in 1989, with a remote storage tank unit located in the lower level mechanical room in fair condition. The school contains 2 large group restrooms for boys, 2 large group restrooms for girls, 1 kitchen restroom, 1 health clinic restrooms, and 3 restrooms for staff. Due to existing grade configuration, kindergarten / pre-k classroom restrooms are not required. Kitchen fixtures consist of 1 single compartment sink, 1 triple compartment sink, 1 lavatory sink, 1 garbage disposal unit, and 4 reach-in coolers, which are in fair condition. The school does meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. For female students, per OBC and OSDM requirements, this facility should be equipped with 4 toilets, and 2 lavatory sinks. Observations revealed that the school is equipped with 11 toilets, and 8 lavatory sinks. For male students, per OBC and OSDM requirements, this facility should be equipped with 2 toilets, 2 urinals, ands 2 lavatory sinks. Observations revealed that the school is equipped with 5 toilets, 13 urinals, and 8 lavatory sinks. The exterior of the 1984 addition and the 2002 addition does not contain an adequate quantity of hose bibs. The existing exterior hose bibs are in fair condition.

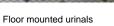
Rating: 2 Needs Repair

Recommendations:

To facilitate compliance with OBC and OFCC fixture requirements, provide new toilets, new lavatory sinks, new urinals, and new electric water coolers. Replace domestic water heater only, not remote storage tank, due to age and condition. Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement. Due to age, condition, LEED, and OFCC requirements, replace urinals with waterless fixtures, faucets and valves. See Item O: Handicap Access for issues related to ADA requirements. Provide additional exterior hose bibs at the 1984 addition and the 2002 addition.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction	(1965)	Addition (1984)	Addition (2002)		
				(1962)	13,364 ft ²	6,970 ft ²	5,285 ft ²		
				25,637 ft ²					
Domestic Water	\$5,100.00	per		1 Required				\$5,100.00	(remove / replace)
Heater:		unit							
Toilet:	\$1,500.00	unit		7 Required	1 Required			\$12,000.00	(remove / replace) See Item O
Urinal:	\$3,800.00	unit		8 Required				\$30,400.00	(new)
Urinal:	\$1,500.00	unit			5 Required			\$7,500.00	(remove / replace)
Sink:	\$1,500.00	unit		10 Required	4 Required			\$21,000.00	(remove / replace)
Other: Exterior	\$1,200.00	each				2 Required	1 Required	\$3,600.00	Provide new exterior hose bibbs around the
hose bibs						·			perimeter of the 1984 gymnasium addition and
									2002 addition.
Other: Wall	\$2,000.00	each		8 Required	5 Required			\$26,000.00	Provide wall hung urinals in locations of current
patching at floor									floor mounted urinals. Provide wall patch at each
urinal removal									wall to wall hung urinal replacement.
Sum:			\$105,600.00	\$77,000.00	\$25,000.00	\$2,400.00	\$1,200.00		







Restroom lavatories

F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with a double glazed insulated type window system in good

condition, which were replaced in 2013, except for the 2002 addition, which was installed in 1984, and shows signs of broken seals. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds, in good condition. The window system is equipped with insect screens on operable windows, in good condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum frame vision panels, sidelights and transoms with a combination of double glazed and single glazed window system, in good condition. The school does not contain skylights. Window security grilles

are not provided for ground floor windows. There is not a greenhouse associated with this school.

Rating: 2 Needs Repair

Recommendations: Replace single glazed window vision panels in exterior doors of the overall facility with insulated and approved safety glass. Replace a couple of single glazed window units at the 1962 original construction due to condition. Replace windows at the 1984 addition due to condition. No work is

required in the 2002 addition at the present time.

Item	Cost	Unit	Whole	1962 Original Construction	1965 Addition	1984 Gymnasium Addition	2002 Modular Addition	Sum	Comments
			Building	(1962)	(1965)	(1984)	(2002)		
			_	25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Insulated	\$65.00	sq.ft.		96 Required	30 Required	180 Required		\$19,890.00	(includes
Glass/Panels:		(Qty)			•				blinds)
Sum:			\$19,890.00	\$6,240.00	\$1,950.00	\$11,700.00	\$0.00		





Window at 1962 original construction

Window at 1984 addition

Facility Assessment

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, with poured concrete foundation walls at the

mechanical area of the 1962 original construction, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the

perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration.

Rating: 1 Satisfactory

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

ltem	Cost	Unit	Whole Building	1962 Original Construction (1962)	1965 Addition (1965)	1984 Gymnasium Addition	(1984)2002 Modular Addition (2002)	Sum	Comments
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Masonry foundation wall at 2002 addition



Concrete foundation walls at original construction

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed a few minor areas of deterioration, and is in good

condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The exterior masonry has not been cleaned and sealed in recent years. Architectural exterior accent materials consist of stone, which is in good condition. Interior walls are concrete masonry unit, and brick, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. The window sills are stone, as well as an element of the aluminum window system, and are in good condition. The exterior lintels are steel, and are in good condition. A chimney at the 1962 original construction is in good condition, and is still required for the

boiler system. The 1962 original construction and 1965 addition utilizes grilles for outside air intake at unit ventilators.

Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning and sealing as required throughout the overall facility. Provide tuckpoint in areas that showed minor deterioration or cracks. No work is required in the 1984 and 2002 additions at the present time. Provide for brick infill at exterior grilles following unit ventilator

removal, including CMU back-up, rigid insulation, vapor barrier and exterior face brick.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction	(1965)	Addition (1984)	Addition		
			_	(1962)	13,364 ft ²	6,970 ft ²	(2002)		
				25,637 ft ²			5,285 ft ²		
Tuckpointing:	\$5.25	sq.ft.		4,575 Required	1,735			\$33,127.50	(wall surface)
'		(Qty)			Required				
Exterior Masonry	\$1.50	sq.ft.		9,150 Required	4,164			\$19,971.00	(wall surface)
Cleaning:		(Qty)			Required				
Exterior Masonry	\$1.00	sq.ft.		9,150 Required	4,164			\$13,314.00	(wall surface)
Sealing:		(Qty)			Required				
Other: Louvered	\$40.00	sq.ft.		52 Required	48 Required			\$4,000.00	Provide for brick infill at exterior grilles following unit
grill removal		(Qty)							ventilator removal, including CMU back-up, rigid
									insulation, vapor barrier and exterior face brick.
Sum:			\$70,412.50	\$48,973.75	\$21,438.75	\$0.00	\$0.00		





Brick veneer at classroom

Brick veneer at classroom

Description:

I. Structure: Floors and Roofs

The floor construction of the base floor of the 1962 original construction, 1965 addition, and 1984 addition is concrete slab on grade type construction, with a portion of the 1962 original construction over the mechanical space being cast in place concrete, and is in good condition. The floor construction of the intermediate floor of the 1965 addition is metal form deck on steel joist with concrete topping type construction, and is in good condition. The floor construction of the 2002 addition is a wood floor on wood joist type construction, and is in good condition. A crawl space is located under the portion of the facility. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1962 original construction is metal formed deck on steel joists, and is in good condition. The roof construction over the 1984 addition is a pre-engineered steel building, with steel beams and exposed insulation, and is in good condition. The roof construction over the 2002 addition is a wood truss type system, with wood deck, and is in good condition.

Rating: 3 Needs Replacement

Recommendations: Provide a fire separation assembly in the 2002 addition to address wood roof structure. Provide for replacement of wood flooring system in the

2002 addition. No work is required in the 1962 original construction, 1965 or 1984 additions at the present time.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction (1962)	(1965)	Addition (1984)	Addition (2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Replace Wood Floor System	\$45.00	sq.ft.					5,285 Required	\$237,825.00	
		(Qty)					-		
Fire Rated Drywall over	\$3.50	sq.ft.					5,285 Required	\$18,497.50	(per square feet of
Existing Wood Ceiling Joists		(Qty)					-		required drywall)
Sum:			\$256,322.50	\$0.00	\$0.00	\$0.00	\$256,322.50		





Wood roof structure at 2002 addition

Metal deck on steel bar joist at 1965 addition

J. General Finishes

Description:

The overall facility features conventionally partitioned classrooms, with 9" vinyl tile type flooring, plaster and lay-in type ceilings, as well as plaster and block type wall finishes, and they are in fair condition. The overall facility has corridors with 12" vinyl tile type flooring, lay-in type ceilings, as well as glazed block and block type wall finishes, and they are in fair condition. The overall facility has restrooms with quarry tile type flooring, plaster, acoustical plaster and lay-in type ceilings, as well as block, and ceramic tile type wall finishes, and they are in fair to poor condition. Toilet partitions are a combination of metal, and wood, and are in fair to poor condition. Classroom casework in the overall facility is a combination of built-in wood and metal units with plastic laminate and metal tops, is inadequately provided, and in fair to poor condition. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. Student storage consists of classroom storage cubbies and coat hooks located in the classrooms at the 1962 original construction, and lockers located in the corridor at the 1965 addition, are adequately provided, and in fair to poor condition. A kiln is provided for use by the art program, which is not provided with an adequate ventilation system. The facility is equipped with wood non-louvered interior doors that are recessed without proper ADA hardware and clearances, and in fair condition. The gymnasium space has 12" vinyl tile type flooring, exposed bar joist and acoustical panel type ceilings, as well as drywall type wall finishes, and they are in fair condition. No seating is provided in the Gymnasium. Gymnasium basketball backboards are movable and manual type, and are in good condition. The media center, located in the 1962 original construction, has carpet type flooring, lay-in type ceilings, as well as painted block and brick type wall finishes, and they are in fair condition. Student dining has 12" vinyl tile type flooring, exposed precast concrete plank type ceilings, as well as painted block type wall finishes, and they are in fair condition. The existing kitchen is full service, and the existing kitchen equipment, is over 20 years old, and is in fair to poor condition. Reach-in coolers and freezers are located within the kitchen space, and are in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework throughout the overall facility due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984	2002 Modular	Sum	Comments
			Building	Construction	(1965)	Gymnasium	Addition		
			_	(1962)	13,364 ft ²	Addition (1984)	(2002)		
				25,637 ft ²		6,970 ft ²	5,285 ft ²		
Complete	\$15.90	sq.ft. (of		Required	Required	Required	Required	\$814,970.40	middle, per building area, with removal of
Replacement of		entire							existing)
Finishes and		building							
Casework (Middle):		addition)							
Toilet Partitions:	\$1,000.00	per stall		11 Required	5 Required			\$16,000.00	(removing and replacing)
Toilet Accessory	\$0.20	sq.ft. (of		Required	Required			\$7,800.20	(per building area)
Replacement		entire							
		building							
		addition)							
Total Kitchen	\$190.00	sq.ft. (Qty)		1,006 Required				\$191,140.00	square footage based upon only existing
Equipment									area of food preparation, serving, kitchen
Replacement:									storage areas and walk-ins. Includes
									demolition and removal of existing kitchen
									equipment)
Sum:			\$1,029,910,60	\$614.895.70	\$220,160,40	\$110.823.00	\$84.031.50		





Typical classroom finishes

Typical corridor finishes

K. Interior Lighting

Description:

The typical classrooms in the 1962 original construction and 1965 addition are equipped with 1x4 surface mount fluorescent fixtures with a combination of single and dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 52 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the 1962 original construction and 1965 addition are equipped with 1x4 lay-in fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 23 FC, thus complying with the 20 FC recommended by the OSDM. The typical classrooms in the 2002 addition are equipped with 2x4 lay-in fluorescent fixtures with single level switching. Classroom fixtures are in good condition, providing an average illumination of 81 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the 2002 addition are equipped with 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in good condition, providing an average illumination of 33 FC, thus complying with the 20 FC recommended by the OSDM. The primary gymnasium space, located in the 1984 addition is equipped with 2x4 suspended fluorescent fixture type lighting, in fair condition, providing an average illumination of 15 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 49 FC, which is less than the 50 FC recommended by the OSDM. The student dining space is equipped with 1x4 surface mount fluorescent fixture type lighting with single level switching. Student dining fixtures are in fair condition, providing an average illumination of 25 FC, which is less than the 50 FC recommended by the OSDM. The kitchen spaces are equipped with 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in fair condition, providing an average illumination of 52 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition. The typical administrative spaces in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual guidelines due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching, and installation of systems outlined

in Items A, \dot{C} , D, I, J, L, M, N, and \ddot{U} .

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction (1962)	(1965)	Addition (1984)	Addition (2002)		
			_	25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Complete Building	\$5.00	sq.ft. (of entire		Required	Required	Required	Required	\$256,280.00	Includes demo of
Lighting Replacement		building addition)							existing fixtures
Sum:			\$256,280.00	\$128,185.00	\$66,820.00	\$34,850.00	\$26,425.00		





Lighting in student dining area

Lighting in gymnasium

L. Security Systems

The entire facility contains a minimal security system consisting of security cameras monitoring the front door, door contacts and motion sensors Description:

that are in fair condition. The exterior security lighting system consists of wall mounted lighting fixtures that are in fair condition and provide

inadequate coverage.

3 Needs Replacement Rating:

Provide additional building security systems including additional desired from the district to more thoroughly protect the building during school hours and after school hours. Provide security fencing, as desired by the district, to more thoroughly protect the building during school hours and after school hours, by allocating a portion of the comprehensive security systems funding provided in this Item L- Security Systems. Provide Recommendations:

upgrade to exterior security lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction (1962)	(1965)	Addition (1984)	Addition (2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Security System:	\$1.85	sq.ft. (of entire		Required	Required	Required	Required	\$94,823.60	(complete, area of building)
		building							-
		addition)							
Other: Partial	\$0.50	sq.ft. (of entire		Required	Required	Required	Required	\$25,628.00	Provide upgrade to exterior security
Exterior Site		building							lighting system to meet Ohio School
Lighting		addition)							Design Manual guidelines.
Sum:			\$120,451.60	\$60,246.95	\$31,405.40	\$16,379.50	\$12,419.75		





Wall mounted exterior lighting fixture

Ceiling mounted security camera

M. Emergency/Egress Lighting

Description: The 1962 original building and 1965 addition contain an emergency/egress lighting system in poor condition and does not provide adequate

coverage with exit signage or adequate illumination with emergency light fixtures. The 1984 and 2002 additions contain an emergency/egress

system with battery backup. The system is in good condition.

2 Needs Repair Rating:

Recommendations:

Provide a new emergency/egress lighting system in the 1962 original building and 1965 addition to meet Ohio School Design Manual guidelines and as required to satisfy local fire and building officials as well as Ohio Building Code. Provide exit signage on separate electrical circuits. Supplement battery backup wall mounted emergency lighting fixtures to increase lighting levels in corridors and egress paths to at least 1.5-foot candles in all areas. Provide a new emergency/egress lighting system in the 1984 gymnasium addition and 2002 modular addition, due to the scope of above ceiling work required in other plates, to meet Ohio School Design Manual guidelines and as required to satisfy local fire and

building officials as well as Ohio Building Code.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction (1962)	(1965)	Addition (1984)	Addition (2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Emergency/Egress	\$1.00	sq.ft. (of entire		Required	Required			\$39,001.00	(complete, area of
Lighting:		building addition)							building)
Sum:			\$39,001.00	\$25,637.00	\$13,364.00	\$0.00	\$0.00		





Combination exit and emergency lighting fixture in 1962 original building

Combination exit and emergency lighting fixture in 2002 addition

N. Fire Alarm

Description:

The 1962 original building and 1965 addition contain a fire alarm system in poor condition. Manual pull stations are mounted in corridors but are not mounted at all exits. Horns and strobes are not mounted in classrooms but are mounted in corridors. Mechanical equipment does not contain automatic fire alarm devices. The system is not adequately provided throughout and does not have additional zone capabilities. The fire alarm system does not meet NFPA requirements and Ohio School Design Manual guidelines. The 1984 addition contains a fire alarm system in good condition. Manual pull stations are mounted in assembly areas and exits. Horns and strobes are not mounted in corridors and assembly areas. Mechanical equipment contains automatic fire alarm devices. The system is adequately provided throughout but does not have additional zone capabilities. The fire alarm system meets NFPA requirements and Ohio School Design Manual guidelines. The 2002 addition contains a fire alarm system in good condition. Manual pull stations are mounted in corridors and exits. Horns and strobes are mounted in classrooms and corridors. Mechanical equipment contains automatic fire alarm devices. The system is adequately provided throughout but does not have additional zone capabilities. The fire alarm system meets NFPA requirements and Ohio School Design Manual guidelines.

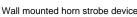
Rating: 2 Needs Repair

Recommendations:

Provide new fire alarm system in the 1962 original building and 1965 addition consisting of manual fire alarm pull stations mounted at required heights, remote annunciator panels, automatic fire detection devices in all air devices and mechanical equipment, and horn/strobe devices located in all occupied spaces to meet Ohio School Design Manual guidelines. Provide capacity to incorporate the 1984 and 2002 devices into new system.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction (1962)	(1965)	Addition (1984)	Addition (2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Fire Alarm System:	\$1.75	sq.ft. (of entire		Required	Required			\$68,251.75	(complete new system, including
		building							removal of existing)
		addition)							•
Other: Capacity to tie	\$5,000.00	lump sum				Required	Required	\$10,000.00	Provide capacity to incorporate
existing system into									the 1984 and 2002 devices into
new system									new system.
Sum:			\$78,251.75	\$44,864.75	\$23,387.00	\$5,000.00	\$5,000.00		·







Fire alarm pull station

O. Handicapped Access

Description:

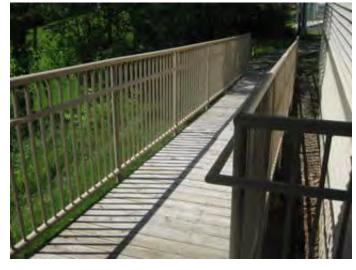
Some interior doors are equipped with ADA hardware. Most interior doors do not provide required ADA clear spaces on push and pull sides of doors. Exterior entrances are not ADA accessible. Exterior doors requiring ADA power assist hardware are not equipped with ADA power assist hardware and some are not equipped with ADA hardware. Classroom doors are recessed and open outward. ADA signage is not provided on the interior and is not provided on the exterior of the building. Existing exterior ramps meet ADA requirements. Some exterior exist do not connect to paved accessible routes. Exterior walks along required accessible routes contain curbing at some locations. An ADA elevator is required and is not provided. There is 1 electric water cooler and 3 drinking fountains provided, only the 1 electric water cooler is ADA accessible. Toilet rooms do not meet ADA requirements. Toilet room partitions do not meet ADA requirements.

Rating: 2 Needs Repair

Recommendations:

Provide signage, additional ramps, elevator, electric water coolers, toilets, sinks and toilet partitions to meet ADA requirements. Replace existing interior doors, door frames and door hardware. Rework narrow interior door openings to provide 3' x 7' door and hollow metal frame, door lite and hardware. Also rework recessed interior doors and openings to allow required clearances. Funding includes 3' x 7' door, hollow metal frame, door lite and hardware. Provide ADA door assist on exterior doors along accessible routes.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984	2002 Modular	Sum	Comments
			Building	Construction	(1965)	Gymnasium	Addition		
				(1962)	13,364 ft ²	Addition (1984)	(2002)		
				25,637 ft ²		6,970 ft ²	5,285 ft ²		
Signage:		sq.ft. (of entire building addition)		Required	Required	Required	Required	\$10,251.20	(per building area)
Ramps:		sq.ft. (Qty)				128 Required		\$5.120.00	(per ramp/interior-exterior complete)
Elevators:	\$42,000.00				3 Required				(per stop, \$84,000 minimum)
Electric Water Coolers:	\$1,800.00	unit		2 Required	2 Required			\$7,200.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.00	unit				1 Required		\$3,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		2 Required				\$7,600.00	(new ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit		13 Required	4 Required			\$25,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		3 Required	2 Required			\$5,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		2 Required		1 Required		\$22,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		21 Required	6 Required	10 Required	12 Required	\$63,700.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		15 Required	4 Required			\$95,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		26 Required	14 Required			\$200,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Sum:			\$570,871.20	\$286,127.40	\$238,072.80	\$30,014.00	\$16,657.00		







ADA compliant electric water cooler

P. Site Condition

Description:

The 9 acre relatively flat site is located in a small city residential setting with moderate tree and shrub type landscaping. There are no apparent problems with erosion or ponding. The site is bordered by a lightly traveled city street. 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 and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 76 parking places, which provides adequate parking for staff members and visitors. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, appears to provide adequate evacuation of storm water. One catch basin adjacent to the playground appears to be plugged with rubber mulch, and requires cleaning to eliminate standing water. Concrete curbs in good condition are appropriately placed. Trash pick-up and service drive pavement appears to be heavy duty, but is not equipped with a concrete pad area for dumpsters. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition, with a few areas in poor condition. Playground equipment appears to be adequately separated from vehicular traffic through the use of movable concrete bollards. The playground equipment is in fair condition, with some older equipment showing signs of aging and deterioration, and is placed to provide compliant fall zones, and on a compliant soft surface of sufficient depth, with a basketball court being provided on an asphalt surface. There are no athletic facilities provided on this school site. Site features are suitable for outdoor instruction though no related equipment has been provided to facilitate doing so.

Rating:

3 Needs Replacement

Recommendations:

Provide for removal of older playground equipment due to condition. Provide for replacement of playground equipment in poor condition. Provide for replacement of asphalt pavement in poor condition. Provide for replacement of heavy duty asphalt pavement in poor condition. Provide for replacement of concrete sidewalks in poor condition. Provide heavy duty concrete pavement at the dumpster pad. Provide site contingency allowances for unforeseen conditions.

ltem	Cost	Unit	Whole	1962 Original	1965 Addition	1984	2002 Modular	Sum	Comments
1			Building	Construction	(1965)	Gymnasium	Addition		
				(1962)	13,364 ft ²	Addition (1984)	(2002)		
				25,637 ft ²		6,970 ft ²	5,285 ft ²		
Playground Equipment:	\$1.50	sq.ft. (Qty)		12,818 Required	6,682	3,485 Required	2,642	\$38,440.50	(up to \$100,000, per sq.ft. of
					Required		Required		school)
Removal of existing Playground	\$2,000.00	lump sum		Required				\$2,000.00	
Equipment:									
Replace Existing Asphalt	\$30.60	sq. yard		1,753 Required	914 Required	477 Required	361 Required	\$107,253.00	(including drainage / tear out
Paving (heavy duty):									for heavy duty asphalt)
Replace Existing Asphalt	\$28.60	sq. yard		3,560 Required	1,856	968 Required	734 Required	\$203,574.80	(including drainage / tear out
Paving (light duty):					Required				for light duty asphalt)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		1,293 Required	674 Required	352 Required	267 Required	\$12,128.34	(5 inch exterior slab)
Provide Concrete Dumpster	\$2,400.00	each		1 Required				\$2,400.00	(for two dumpsters)
Pad:									
Base Sitework Allowance for	\$50,000.00	allowance		Required				\$50,000.00	Include this and one of the next
Unforeseen Circumstances									two. (Applies for whole
									building, so only one addition
									should have this item)
Sitework Allowance for	\$1.50	sq.ft. (of entire		Required	Required	Required	Required	\$76,884.00	Include this one <u>or</u> the next.
Unforeseen Circumstances for		building							(Each addition should have this
buildings between 0 SF and		addition)							item)
100,000 SF									
Sum:			\$492,680.64	\$273,604.47	\$114,280.06	\$59,614.38	\$45,181.73		







Playground equipment

Facility Assessment

Q. Sewage System

Description: Building is served by a city sanitary sewage system. District reports no problems with the sanitary sewage main.

Rating: 1 Satisfactory

Recommendations: No work required.

lt	em (Cost l	Unit	Whole Building	1962 Original Construction (1962)	2) 1965 Addition (1965)	1984 Gymnasium Addition (1984)2002 Modular Addition (2002)	Sum	Comments
ı					25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
S	um:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		





Cast-iron sanitary sewer piping

Cast-iron sanitary sewer piping

Facility Assessment

R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is

non-galvanized. The water supply does contain a back flow-preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems with

water quality within this facility.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life

Safety. Provide funding for water quality testing.

Item	Cost	Unit	Whole	1962 Original Construction	1965 Addition	1984 Gymnasium Addition	2002 Modular Addition	Sum	Comments
			Building	(1962)	(1965)	(1984)	(2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Water Quality	\$500.00	allowance		Required				\$500.00	(includes 2
Test									tests)
Sum:			\$500.00	\$500.00	\$0.00	\$0.00	\$0.00		



Water service back-flow preventor

S. Exterior Doors

Typical entrance and exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Description:

Typical exterior doors feature a combination of single and double glazed tempered glass vision panels and range from good to poor condition.

There are no overhead doors in the facility.

Rating: 1 Satisfactory

Provide for replacement of doors in poor condition. Replacement of single glazed door vision panels, transoms, and sidelights is addressed in Item F. No work is required in the 1962 original construction or 2002 addition at the present time. Recommendations:

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
			Building	Construction (1962)	(1965)	Addition (1984)	Addition (2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Door Leaf/Frame and	\$2,000.00	per			2 Required	3 Required		\$10,000.00	(includes removal of
Hardware:		leaf							existing)
Sum:			\$10,000.00	\$0.00	\$4,000.00	\$6,000.00	\$0.00		





Typical entrance doors

Exterior doors at 1984 addition

T. Hazardous Material

Description: The district performed a previous project funded by a bond issue that removed hazardous materials. The district did provide the assessment team

with a 2012 AHERA Three-Year Inspection Report. The report was prepared by Middough, Inc. dated October 2012. The report does not indicate quantities of assumed hazardous flooring material, yet the on-site assessment observed assumed hazardous flooring materials present. Within the preface of the report it is indicated that this 3-year update report only includes conditions of hazardous materials that have changed since last

report. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 1 Satisfactory

Recommendations: The Ohio Facilities Construction Commission requires removal of all hazardous material within school facilities. The district performed a previous project funded by a bond issue that removed hazardous materials. OFCC will engage the services of an independent Enhanced Environmental

Assessment (EEA) Consultant to perform an EEA to confirm scope and budget.

Item	ı C	CostL	Jnit	Whole Building	1962 Original Construction (1962)	1965 Addition (1965)	1984 Gymnasium Addition (1984)	2002 Modular Addition (2002)	SumComments
					25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft²	
Sum	ղ։			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	





Assumed hazardous flooring material

Assumed hazardous flooring material

Back to Assessment Summary

U. Life Safety

Description:

The corridor extending to the media center north of the office is a dead-end corridor approximately 48' in length. The 1962 original construction contains an overhead rolling security gate, when in the closed position creates a dead-end corridor condition. The overall facility does not contain an automatic fire suppression system. The stainwells handrails do not meet requirements in the 1965 addition. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an inadequate number of fire extinguishers in all areas except the 2002 addition. Existing fire extinguishers are not adequately spaced, except in the 2002 addition. Mounting heights of existing fire extinguishers do not meet ADA requirements, except in the 2002 addition. The kitchen hood is equipped with a fire suppression system.

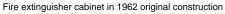
Rating: 2 Needs Repair

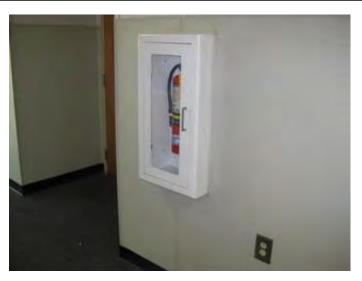
Recommendations:

Install a single leaf exterior exit door at the west end of the dead-end corridor leading to the media center, an exit light, and a concrete exterior walk approximately 50' in length. Remove the overhead security grille in the 1962 original construction. Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines. Provide new handrails at interior stairways in the 1965 addition to meet Ohio School Design Manual guidelines. Provide new backflow preventer at new fire suppression water main. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General Finishes.

Item	Cost	Unit	Whole	1962 Original	1965	1984	2002 Modular	Sum	Comments
			Building	Construction	Addition	Gymnasium	Addition		
			_	(1962)	(1965)	Addition (1984)	(2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
Sprinkler / Fire	\$3.20	sq.ft. (Qty)		26,637 Required	13,364	6,970 Required	5,285	\$167,219.20	(includes increase of service piping, if
Suppression System:					Required		Required		required)
Water Main	\$40.00	ln.ft.		425 Required				\$17,000.00	(new)
Handrails:	\$5,000.00	level			4 Required			\$20,000.00	
Other: Add egress	\$25,000.00	lump sum		Required				\$25,000.00	Install a single leaf exterior exit door at the
door and concrete									west end of the dead-end corridor leading to
walkwalk									the media center, an exit light, and a
									concrete exterior walk approximately 50' in
									length.
Other: Back-flow	\$10,000.00	lump sum		Required				\$10,000.00	Provide new backflow preventer at new fire
preventer at fire main									suppression water main.
Other: Fire	\$0.12	sq.ft. (of		Required	Required	Required			Provide fire extinguishers and cabinets
extinguishers and		entire							adequately spaced and mounted at required
cabinets		building							ADA mounting heights.
		addition)							
Other: Remove	\$1,500.00	lump sum		Required				\$1,500.00	Remove the overhead security grille in the
existing overhead and									1962 original construction.
corridor security grilles									
Sum:			\$246,235.72	\$141,814.84	\$64,368.48	\$23,140.40	\$16,912.00		







Fire extinguisher cabinet in 2002 addition

V. Loose Furnishings

Description: The typical classroom furniture throughout the overall facility is of relatively consistent design, and in generally good condition, consisting of

consistent student desks & chairs, miscellaneous teacher desks & chairs, file cabinets, reading table, computer workstation, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual

required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole	1962 Original Construction	1965 Addition	1984 Gymnasium Addition	2002 Modular Addition	Sum	Comments
			Building	(1962)	(1965)	(1984)	(2002)		
				25,637 ft ²	13,364 ft ²	6,970 ft ²	5,285 ft ²		
CEFPI	\$3.00	sq.ft. (of entire building		Required	Required	Required	Required	\$153,768.00	
Rating 6		addition)							
Sum:			\$153,768.00	\$76,911.00	\$40,092.00	\$20,910.00	\$15,855.00		





Typical teacher desk

Typical student desks and chairs

Facility Assessment

W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The

instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching stations provide through the telephone system for two-way communication to the administration area and an interactive PA system.

The entire facility is provided with high speed wireless access.

Rating: 3 Needs Replacement

Recommendations: Provide technology upgrades, wiring and systems per Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole	1962 Original	1965 Addition	1984 Gymnasium	2002 Modular	Sum	Comments
itom	0031		Building	Construction			Addition (2002)	Cum	Comments
			Danaing		'	' '	5.285 ft ²		
				25,637 ft ²		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
ES portion of building	\$11.51	sq.ft. (Qty)		25,637 Required	13,364	6,970 Required	5,285 Required	\$589,956.56	
with total SF 50,000 to				-	Required				
69,360									
Other: Partial	\$6.59	sq.ft. (of entire		Required	Required	Required	Required	\$337,777.04	Provide partial technology upgrades,
technology upgrades		building							wiring and systems per Ohio School
		addition)							Design Manual guidelines.
Sum:			\$927,733.60	\$464,029.70	\$241,888.40	\$126,157.00	\$95,658.50		





Classroom projector

Classroom telephone set

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovat	\$6,956,058.51	
7.00%	\$486,924.10	
Subtotal	\$7,442,982.61	
16.29%	Non-Construction Costs	\$1,212,461.87
Total Pro	oject	\$8,655,444.47

Construction Contingency	\$486,924.10
Non-Construction Costs	\$1,212,461.87
Total for X.	\$1,699,385.96

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,232.89
Soil Borings / Phase I Envir. Report	0.10%	\$7,442.98
Agency Approval Fees (Bldg. Code)	0.25%	\$18,607.46
Construction Testing	0.40%	\$29,771.93
Printing - Bid Documents	0.15%	\$11,164.47
Advertising for Bids	0.02%	\$1,488.60
Builder's Risk Insurance	0.12%	\$8,931.58
Design Professional's Compensation	7.50%	\$558,223.70
CM Compensation	6.00%	\$446,578.96
Commissioning	0.60%	\$44,657.90
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$83,361.41
Total Non-Construction Costs	16.29%	\$1,212,461.87

Back to Assessment Summary

Name of Appraiser	Andi Lease				Date of Appraisal	201	18-05-18	
Building Name	Columbus Intermediate Elementary School							
Street Address	23600 Columbus	Roa	d					
City/Town, State, Zip Code	Bedford, OH 441	46						
Telephone Number(s)	(440) 786-3323							
School District	Bedford City							
Setting:	Small City							
Site-Acreage	9.00			Bui	ilding Square Footage		51,256	
Grades Housed	4-6			Stu	ident Capacity		388	
Number of Teaching Stations	28			Nu	mber of Floors		3	
Student Enrollment	400							
Dates of Construction	1962,1965,	1984	,2002					
Energy Sources:	☐ Fuel Oil		Gas		☐ Electric		Solar	
Air Conditioning:	☐ Roof Top		Windows Uni	its	Central		Room Units	
Heating:	☐ Central		Roof Top		☐ Individual Unit		Forced Air	
	Hot Water		Steam					
Type of Construction	Exterior Surfa	cing	I		Floor Construction	ı		
Load bearing masonry	☐ Brick				☐ Wood Joists			
Steel frame	☐ Stucco				Steel Joists			
Concrete frame	Metal				Slab on grade			
☐ Wood	□ Wood				Structural slab			
Steel Joists	☐ Stone							

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements	25	5
The site is 9 acres compared to 24 acres required by the OSDM.		
1.2 Site is easily accessible and conveniently located for the present and future population	20	16
The school is centrally located within the school district, and is easily accessible. The site is accessible from city streets that are svehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.	suitable for buses, cars, a	nd service
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is well landscaped and developed to meet educational needs	10	8
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasisher mowing is required do not exceed 3:1 slope.	size the building entrance.	Lawn areas
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking	10	6
Playground areas consist of metal type play equipment, which is in good condition with some older pieces in poor condition, and approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. No athletic facilities		
1.6 Topography is varied enough to provide desirable appearance and without steep inclines	5	4
The site is relatively flat with slopes for positive drainage, and is desirable.		
1.7 Site has stable, well drained soil free of erosion	5	4
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for special instructional needs , e.g., outdoor learning	5	1
The site has not been developed to accommodate outdoor learning.		
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and	correct slopes.	
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community	5	3
Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement in fair to poor condition	n.	
TOTAL - 1.0 The School Site	100	59

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	0
Entire building is not ADA-compliant.		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	6
Roofs are older with reported and visible leaks.		
2.3 Foundations are strong and stable with no observable cracks	10	8
Foundations are in good condition with no observable cracks.		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	8
Exterior and interior walls are in good condition, have sufficient expansion joints, and are free from deterioration.		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	5
Multiple additions have created awkward corridor layouts.		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	4
Age of construction indicates minimal insulation throughout building envelope.		
2.7 Structure is free of friable asbestos and toxic materials	10	
Hazardous material report indicates hazardous materials are present in the building.		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	6
Interior walls throughout the facility are fixed walls and are not flexible.		
Mechanical/Electrical	Points Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	9
Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to over	erheating.	
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	10
Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor.		
2.11 Each teaching/learning area has adequate convenient wall outlets, phone and computer cabling for technology applications	15	8
Classrooms have an inadequate number of electrical outlets and data outlets for technology applications.		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	9
All electrical devices are equipped with disconnects within view of item served.		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	3
Drinking fountains are adequate in number and placement, and all but one in the 1962 original building meet ADA requirements. Drinking fountamaintained.	ins are properl	у
2.14 Number and size of restrooms meet requirements	10	8
The number and size of restrooms meet requirements.		
2.15 Drainage systems are properly maintained and meet requirements	10	9
District reports no problems with sanitary system.		
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2
The fire alarm system does not meet requirements. Smoke detectors are minimally provided. The facility is not sprinkled.		

TOTAL - 2.0 Structural and Mechanical Features	200	105
Hose bibs are inadequate in quantity.		
2.18 Exterior water supply is sufficient and available for normal usage	5	1
Two way communication is provided by telephone sets in the classrooms and interactive PA system.		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	9

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance	15	12
Aluminum framed windows are in good condition, and are easily maintained. Aluminum framed doors require minimal maintenance.		
3.2 Floor surfaces throughout the building require minimum care	15	9
Flooring throughout the facility consists of 9" and 12" VCT, carpet, and quarry tile, which is well maintained throughout the facility. Older the building and requires maintenance.	r 9" VCT is coming loose	througout
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
Lay-in type ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Plaster walls are n stain.	ot easily cleaned and res	sistant to
3.4 Built-in equipment is designed and constructed for ease of maintenance	10	4
Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5 Finishes and hardware, with compatible keying system, are of durable quality	10	4
Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6 Restroom fixtures are wall mounted and of quality finish	10	2
Fixtures are floor and wall mounted and are of good quality but nearing end of life.		
3.7 Adequate custodial storage space with water and drain is accessible throughout the building	10	8
Custodial space is provided outside each public restroom.		
3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area	10	2
Electrical outlets are adequately provided in corridors and do not allow for convenient routine cleaning.		
3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement	10	4
Outdoor light fixtures are wall mounted, in fair condition, but provide inadequate coverage.		
TOTAL - 3.0 Plant Maintainability	100	51

4.0 Building Safety and Security	Points Allocated	Points
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Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	12
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 Walkways, both on and offsite, are available for safety of pedestrians	10	8
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
School signs and signals are located as required on adjacent access streets.		
4.4 Vehicular entrances and exits permit safe traffic flow	5	4
Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard	5	3

Playground equipment consists of plastic coated steel type equipment in good condition with some older pieces in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.

Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas	20	16
Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the classrooms and other	learning areas.	
4.7 Multi-story buildings have at least two stairways for student egress	15	9
The building has multiple stairways, which are not enclosed, nor required to be enclosed, and are not ADA and OBC compliant.		
4.8 Exterior doors open outward and are equipped with panic hardware	10	8
Exterior doors are properly equipped with panic hardware and open outward.		
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	4
Emergency lighting is provided but does not provide adequate lighting levels except in the 2002 addition.		
4.10 Classroom doors are recessed and open outward	10	4
Classroom doors are semi recessed without proper ADA clearances, and open outward.		
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	9
Motion sensors, security cameras and door contacts are provided throughout.		
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition	5	2
Older 9" VCT flooring is damaged and loose in multiple locations throughout the facility.		
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	4
Stair treads and risers are properly designed and meet requirements.		
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury	5	4
Glass at door transoms and sidelights is tempered for safety.		
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	2
Classroom doorways are not recessed and impedes traffic flow.		
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	

All areas terminate at an egress stair or exit. An overhead corridor security grille, when closed, creates a dead-end corridor condition.

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	4
The facility is not sprinkled. Fire alarm devices are not adequately provided, except in the 2002 addition. Fire extinguishers are incapation.	adequately provided, except	t in the
4.18 There are at least two independent exits from any point in the building	15	
There are at least two independent exits form all areas of the building. An overhead corridor security grille, when closed, creates a	a dead-end corridor conditic	on.
4.19 Fire-resistant materials are used throughout the structure	15	6
The majority of the facility is construction of masonry load bearing system with steel joists. The 2002 addition has a wood floor an	d joist with wood joist roof s	tructure.
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	8
The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in all required ar	eas, except in the 2002 add	lition.
TOTAL - 4.0 Building Safety and Security	200	111

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	21
The average classroom is 740 SF compared to 900 SF required by the OSDM.		
5.2 Classroom space permits arrangements for small group activity	15	6
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	9
The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	3
Undersized classrooms do not permit privacy time for individual students.		
5.5 Storage for student materials is adequate	10	4
Lockers, located in the corridor, are adequately provided for student storage, but are in fair to poor condition.		
5.6 Storage for teacher materials is adequate	10	4
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards	15	6
Special education classrooms are undersized compared to standards.		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	6
Special education spaces are not adequately provided to meet instructional needs.		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	10
The media center is 1,783 SF compared to 1,575 SF recommended in the OSDM.		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	4
The gymnasium is 6,419 SF compared to 7,000 SF recommended in the OSDM.		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	2
Science classrooms are undersized.		
5.12 Music Program is provided adequate sound treated space	5	3
The music room is 903 SF compared to 1,400 recommended in the OSDM.		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	2
The art room is undersized and does not provide sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	1
The facility is provided with a computer lab for student use but space within the classrooms does not provide for student technology use.		
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	3
No spaces have been provided adjacent to classrooms for small groups or remedial instruction.		
5.16 Storage for student and teacher material is adequate	5	2

Lockers, located in the corridor, are adequately provided for student storage, but are in fair to poor condition. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	8
Teachers lounge reflects teachers as professionals.		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	3
The cafeteria is undersized for student population.		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	1
Administrative offices are small and not equipped with required amenities.		
5.20 Counselor's office insures privacy and sufficient storage	5	4
Counselors office is private and contained within an administrative suite of room away from public corridors.		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	5
Clinic is adjacent to administrative reception area.		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
Reception space is undersized.		
5.23 Administrative personnel are provided sufficient work space and privacy	5	1
All administrative areas are undersized.		
TOTAL - 5.0 Educational Adequacy	200	110

6.0 Environment for Education

Exterior Environment 6.1 Overall design is aesthetically pleasing to age of students 15 11 The building consists of several uncoordinated colors and textures of brick due to multiple additions, and is not aesthetically pleasing. 6.2 Site and building are well landscaped 10 8 The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope. 6.3 Exterior noise and poor environment do not disrupt learning 10 8 The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site. 6.4 Entrances and walkways are sheltered from sun and inclement weather 10 On-site walkways are partially covered.. 6.5 Building materials provide attractive color and texture Exterior building materials consist of light colored brick which does not provide an attractive color and texture. Interior Environment Points Allocated **Points** 6.6 Color schemes, building materials, and decor provide an impetus to learning 20 Overall building design and materials reflect a dated decor which does not enhance learning. 6.7 Year around comfortable temperature and humidity are provided throughout the building 15 12 The facility is partially air conditioned to provide year-round temperature and humidity control. 6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement .3 15 The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas, except for the 2002 addition. 6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination 15 8 The lighting system does not provide proper intensity in some areas. Diffusion of illumination is adequately provided by the light fixture lenses. 6.10 Drinking fountains and restroom facilities are conveniently located 15 12 Drinking fountains and restroom facilities are conveniently located. 6.11 Communication among students is enhanced by commons area(s) for socialization 10 No socialization and communication spaces have been provided throughout the facility. 6.12 Traffic flow is aided by appropriate foyers and corridors 10 2 Corridor layout does not provide an efficient means of circulation throughout the building. 6.13 Areas for students to interact are suitable to the age group 10 No socialization and communication spaces have been provided throughout the facility. 6.14 Large group areas are designed for effective management of students 10 10 The gymnasium is adequately designed to manage large groups of students. 6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control 10 Limited consideration has been given to acoustical treatment of classrooms and corridors. 6.16 Window design contributes to a pleasant environment 10 8 The windows are fairly well designed to contribute to a pleasant environment.

Points Allocated

Points

10

6

Classroom furniture is relatively consistent in design and in good condition, with some older pieces of furniture for teachers desks and work stations..

TOTAL - 6.0 Environment for Education

200

104

LEED Observation Notes

 School District:
 Bedford City

 County:
 Cuyahoga

 School District IRN:
 43562

Building: Columbus Intermediate Elementary School

Building IRN: 7070

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

CHALLENGES: Create public transportation when available. Provide high efficiency vehicle only parking. Provide bicycle racks. Reduce blacktop areas and provide impervious paving materials. Maximize open green spaces. Provide vegetated roof areas when possible. Store rainwater for irrigation and water use purposes. SSp1: PREREQUISISTE-Construction Activity Pollution Prevention Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins. SSc1: Site Selection Not Applicable with existing sites. SSc2: Development Density & Community Connectivity Not Applicable with existing sites. SSc3: Brownfield Redevelopment Not Applicable with existing sites. SSc4.1: Alternative Transportation, Public Transportation Access Not Applicable with existing sites. SSc4.2: Alternative Transportation, Bicycle Storage & Changing Rooms Design the building renovation with transportation amenities such as bicycle racks and showering/changing facilities. SSc4.3: Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles Design and provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors. SSc4.4: Alternative Transportation, Parking Capacity Consider minimizing parking lot/garage size. Consider sharing parking facilities with adjacent buildings and or alternatives that will limit the use of single occupancy vehicles. SSc5.1: Site Development, Protect or Restore Habitat Carefully site any potential building additions to minimize disruption to existing ecosystems and design the addition to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. Design appropriate native or adapted plant materials and prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertilizers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings. SSc5.2: Site Development, Maximize Open Space Select a suitable building location and design potential additions with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site. SSc6.1: Stormwater Management, Quantity Control Design any potential addition to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. SSc6.2: Stormwater Management, Quality Control Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration, thereby reducing pollutant loadings. Use sustainable design strategies to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff. SSc7.1: Heat Island Effect, Non-Roof 1 point Shade new constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e., roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption. SSc7.2: Heat Island Effect, Roof 1 point Consider installing high-albedo and vegetated roofs on existing building and any potential addition(s) to reduce heat absorption.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

CHALLENGES: Install water efficient landscaping. Store and use rainwater for any required irrigation. Provide high efficiency plumbing fixtures. Provide water use reduction strategies when possible. WEc1.1: Water Efficient Landscaping: Reduce by 50% On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers. WEc1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, graywater, and/or condensate water for irrigation. WEc2: Innovative Wastewater Technologies Design any potential addition/renovation(s) specifying high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or graywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high efficiency filtration systems. WEc3.1: Water Use Reduction: 20% Design any potential addition/renovation(s) using high-efficiency fixtures such as composting toilet systems and nonwater using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

CHALLENGES: Commission all building systems during any construction activities. Design and monitor performance of energy consumption and performance. Provide green power solutions where possible. EAp1: Fundamental Commissioning of the Building Energy Systems Design any potential building addition/renovation with a commissioning process completed for the following energy-related systems: 1 Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls. 2 Lighting and daylighting controls. 3 Domestic hot water systems. 4 Renewable energy systems (wind, solar, etc.). EAp2: Minimum Energy Performance Design any potential building addition/renovation to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004. EAp3: Fundamental Refrigerant Management When reusing existing HVAC systems in any potential building addition/renovation, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For any additions, specify new HVAC equipment that uses no CFC refrigerants. EAc1: Optimize Energy Performance Design/redesign the existing building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building. EAc2: On-Site Renewable Energy Assess any potential building addition/renovation for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio gas strategies. When applying these strategies, take advantage of net metering with the local utility. EAc3: Enhanced Commissioning Provide enhanced commissioning in any potential building addition/renovation to include fundamental commissioning as well as a Commissioning design review, Commissioning submittal review, and Systems manual. EAc4: Enhanced Refrigerant Management In any potential building addition/renovation where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimizes direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons. EAc5: Measurement & Verification In any potential building addition/renovation develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance. EAc6: Green Power In any potential building addition/renovation determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

CHALLENGES: Create dedicated recycling areas and program. Re-use existing building structure to reduce construction waste. Provide construction waste management program should any construction be provided. Specify recycled, regional, and rapidly renewable building materials. Use FSC certified wood products in any new design or renovation. MRp1: Storage & Collection of Recyclables In any potential building addition/renovation coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program. MRc1.1(75%) and 1.2(95%). Building Reuse, Walls, Floors, Roof In any potential renovation monitor percentage reuse of structure, envelope and elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elements In any potential renovation monitor percentage reuse of structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc2.1(50%) and 2.2(75%): Construction Waste Management In any potential building addition/renovation establish goals for building material diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site. MRc3.1(5%) and 3.2(10%): Resource Reuse In any potential building addition/renovation identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items. MRc4.1(10%) and 4.2(20%): Recycled Content In any potential building addition/renovation establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc5.1 (10%) and 5.2 (20%): Regional Materials In any potential building addition/renovation establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc6: Rapidly Renewable Materials In any potential building addition/renovation establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed. MRc7: Certified Wood In any potential building addition/renovation establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

CHALLENGES: Prohibit smoking in the building and site. Measure carbon dioxide and make any corrective action required. Design heat recovery options when available. Monitor indoor air quality during construction and avoid contaminating permanent HVAC equipment during construction. Flush building after construction. Specify low emitting materials in any construction activities. Provide controllable lighting and HVAC systems. Provide any changes to building envelope to increase performance. Design daylighting strategies to maximize views and provide indoor lighting solutions. EQp1: Minimum IAQ Performance Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. EQp2: Environmental Tobacco Smoke (ETS) Control Prohibit smoking in the facility or effectively control the ventilation air in smoking rooms. EQc1: Outdoor Air Delivery Monitoring Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system to trigger corrective action or to trigger alarms. EQc2: Increased Ventilation Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates. EQc3.1: Construction IAQ Management Plan, During Construction Adopt an IAQ management plan to protect the HVAC system during construction. Sequence the installation of materials to avoid using permanently installed air handlers for temporary heating/cooling during construction. EQc3.2: Construction IAQ Management Plan, Before Occupancy Perform a building flush-out or test the air contaminant levels in the building. EQc4.1: Low-Emitting Materials, Adhesives & Sealants Specify low-VOC materials. Products to evaluate include adhesives, sealants, and caulking. EQc4.2: Low-Emitting Materials, Paints & Coatings Specify low-VOC paints and coatings. Track the VOC content of all interior paints and coatings during construction. EQc4.3: Low-Emitting Materials, Carpet Systems Specify requirements for product testing and/or certification. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories. EQc4.4: Low-Emitting Materials, Composite Wood & Agrifiber In any potential building addition/renovation specify wood, agrifiber products, and adhesives that contain no added urea-formaldehyde resins. EQc5: Indoor Chemical & Pollutant Source Control Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. EQc6.1: Controllability of Systems, Lighting Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building. EQc6.2: Controllability of Systems, Thermal Comfort Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. EQc7.1: Thermal Comfort, Design and EQc7.2 Thermal Comfort, Verification: Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisites. EQc8.1: Daylighting & Views, Daylight 75% of Spaces Design the building to maximize interior daylighting. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess foot-candle levels and daylight factors achieved. EQc8.2: Daylighting & Views, Views for 90% of Spaces Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

CHALLENGES: Provide strategies that provide energy and water efficiency solutions. Incorporate the services of a LEED Accredited Professional (AP) for any future renovation or additions. IDc1.1, IDc1.2, IDc 1.3, and IDc 1.4: Innovation in Design Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits. IDc2: LEED Accredited Professional At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

Justification for Allocation of Points

Building Name and Level:

4.5.6.

	4-6
Building	features that clearly exceed criteria:
1.	Building has very large gymnasium and stage area.
2.	
3.	
4.	
5.	
6.	
Building	features that are non-existent or very inadequate:
1.	Building is not fire suppressed.
2.	Building is not ADA compliant.
3.	Building is not fully air-conditioned.

Columbus Intermediate Elementary School

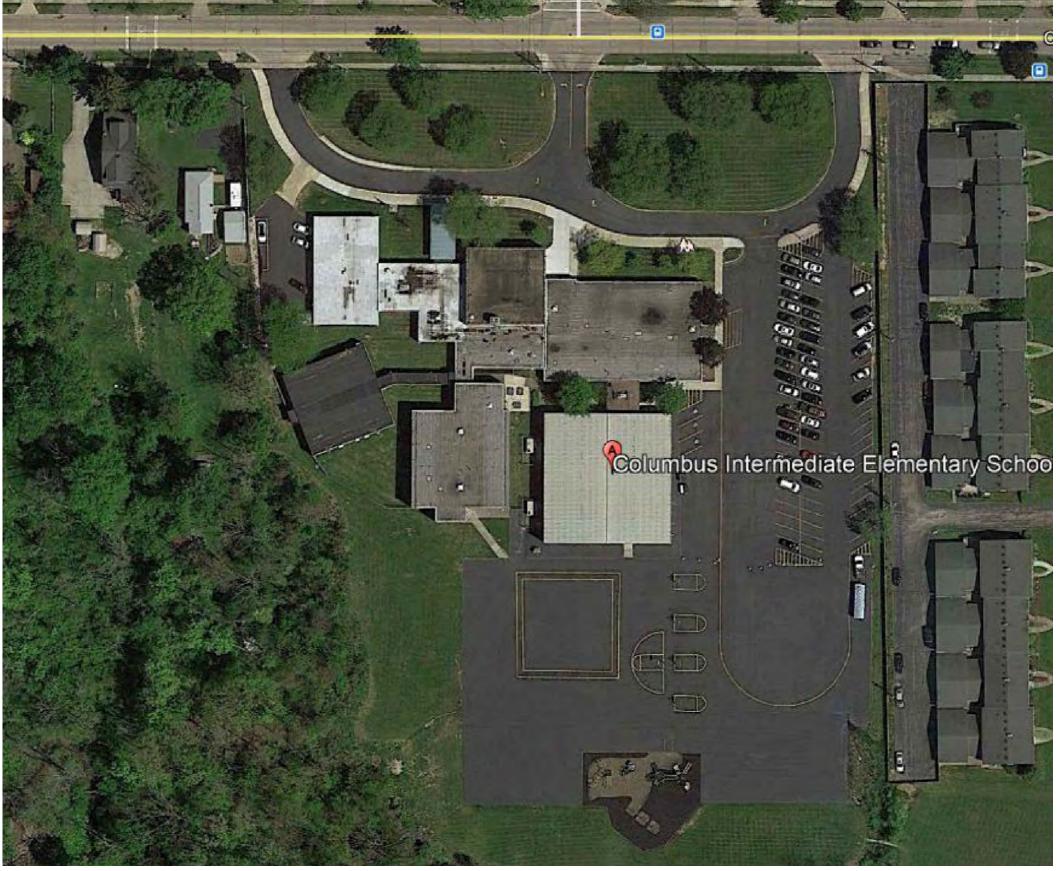
Environmental Hazards Assessment Cost Estimates

Owner:	Bedford City
Facility:	Columbus Intermediate Elementary School
Date of Initial Assessment:	May 18, 2018
Date of Assessment Update:	Jun 21, 2018
Cost Set:	2018

District IRN:	43562
Building IRN:	7070
Firm:	Harrison Planning Group

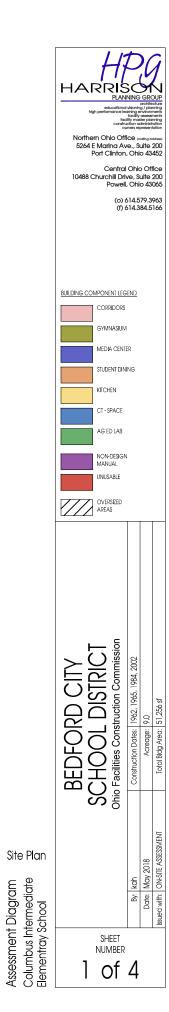
Scope remains unchanged after cost updates.

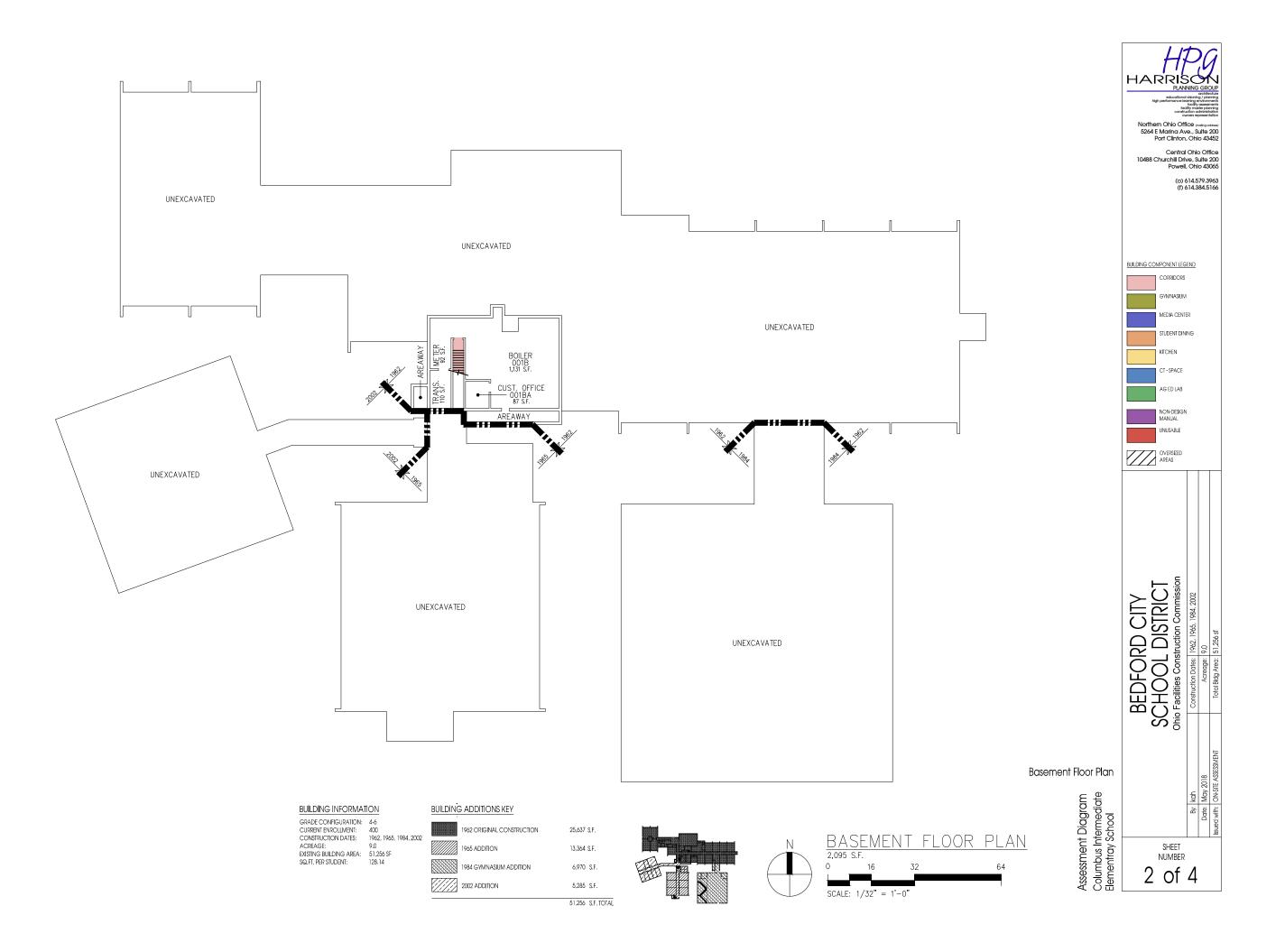
Duilding Addition	Addition Area (of)	Total of Environmental Hazards	Assessment Cost Estimates
Building Addition	Addition Area (sf)	Renovation	Demolition
1962 1962 Original Construction	25,637	\$0.00	\$0.00
1965 1965 Addition	13,364	\$0.00	\$0.00
1984 1984 Gymnasium Addition	6,970	\$0.00	\$0.00
2002 2002 Modular Addition	5,285	\$0.00	\$0.00
Total	51,256	\$0.00	\$0.00
Total with Regional Cost Factor (103.60%)	_	\$0.00	\$0.00
Regional Total with Soft Costs & Contingency	_	\$0.00	\$0.00



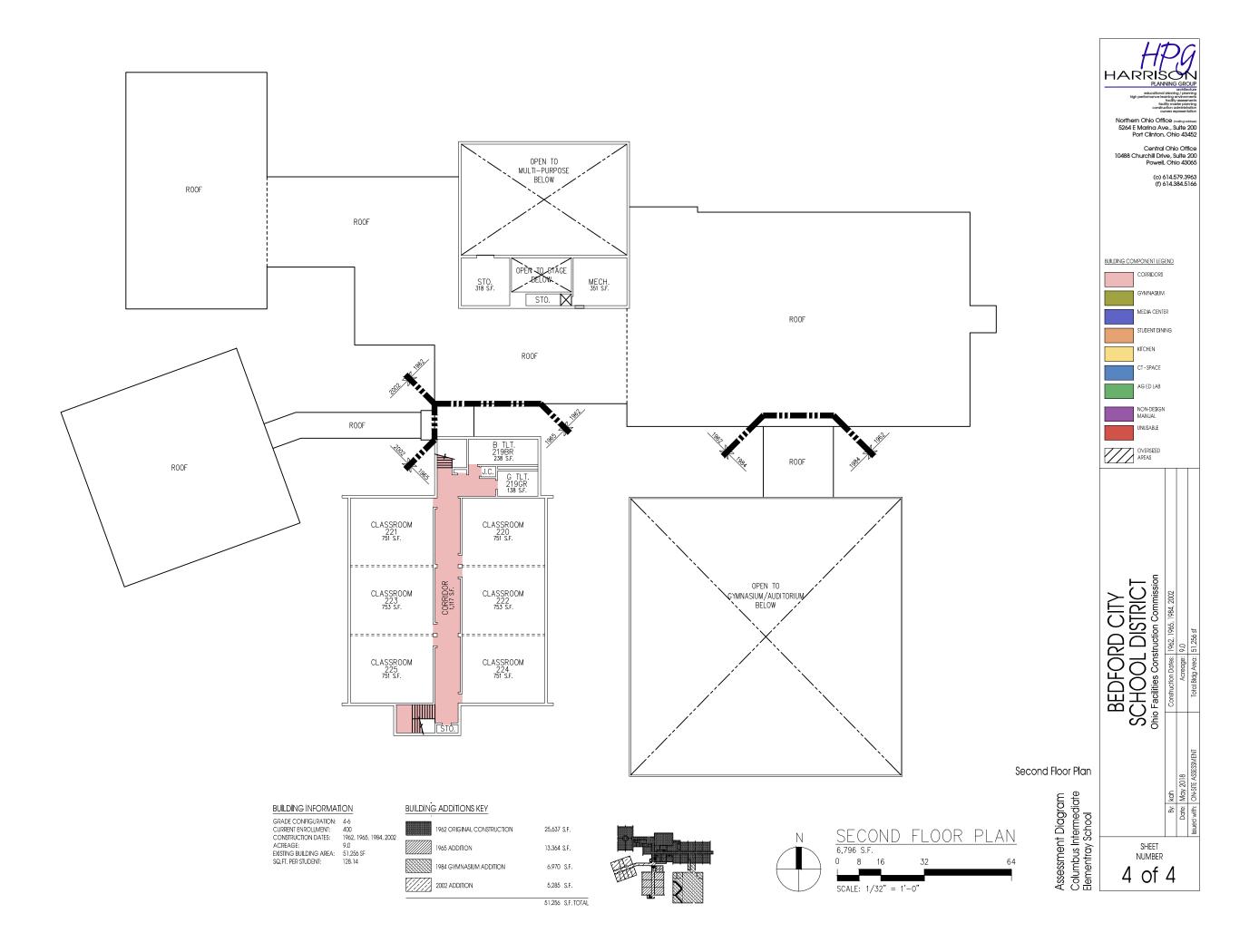


SITE PLAN









Building Information - Bedford City (43562) - Glendale Primary Elementary School

Program Type Classroom Facilities Assistance Program (CFAP) - Regular

Setting Small City

Assessment Name Glendale Primary School - HPG 2018

Assessment Date (on-site; non-EEA) 2018-05-23

Kitchen Type Full Kitchen

Cost Set: 2018

Building Name Glendale Primary Elementary School

Building IRN 13607

Building Address 400 W Glendale Avenue

Building City Bedford
Building Zipcode 44146

Building Phone (440) 439-4227

 Acreage
 4.50

 Current Grades:
 PK-3

 Teaching Stations
 26

 Number of Floors
 2

 Student Capacity
 396

 Current Enrollment
 516

Enrollment Date 2018-05-04

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms 23
Historical Register NO

Building's Principal Ms. Nora C. Beach

Building Type Elementary

Next Page

North elevation photo:







South elevation photo:

West elevation photo:





GENERAL DESCRIPTION

49,693 Total Existing Square Footage

1953,1959,1966 Building Dates

PK-3 Grades

516 Current Enrollment

26 Teaching Stations

4.50 Site Acreage

Glendale Primary Elementary School is a two floor, 49,693 square foot school building located on a 4.5 acre gently sloped site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone behind the school, which is separated from other vehicular traffic. Adequate parking is provided for staff, visitors, and the disabled. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The overall facility has a brick veneer on a masonry bearing wall system. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster. Floor construction of the overall facility is concrete slab on grade type construction, except at the mechanical space where it is cast in place concrete. A crawl space is located under the corridor of the 1953 original construction and the 1959 addition. Floor construction of the intermediate floor of the 1959 addition is metal form deck on steel joist with concrete topping type construction. Roof construction of the 1953 original construction is mesh formed deck on steel joists with concrete topping type construction. Roof construction of the 1965 addition is metal form deck on steel joist type construction. The ventilation system is not capable of providing Ohio Building Code and Ohio School Design Manual fresh air requirements. Average classroom size of 814 sf does not meet the current Ohio School Design Manual guidelines. Existing kitchen is full service. The facility contains a security system, emergency egress lighting system, and a fire alarm system. The facility does not contain an automatic fire suppression system. The building is not ADA compliant. There are no athletic facilities located on this site. Site features are suitable for outdoor instruction, which

Significant Findings: The exterior stair in the 1953 original construction is deteriorated to the point of collapse. Dead end corridor conditions exist within this building. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.



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Building Construction Information - Bedford City (43562) - Glendale Primary Elementary School (13607)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
1953 Original Construction	1953	no	2	25,019	no	no
1959 Addition	1959	no	2	13,798	no	no
1966 Addition	1966	no	1	10,876	no	no

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Building Component Information - Bedford City (43562) - Glendale Primary Elementary School (13607)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
1953 Original Construction (1953)		5042					1910	572						
1959 Addition (1959)		3538		2501										
1966 Addition (1966)		580			727									
Total	0	9,160	0	2,501	727	0	1,910	572	0	0	0	0	0	0
Master Planning C	onsiderations	5												

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Next Page

Existing CT Programs for Assessment

Next Page

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Program Type Program Name Related Space Square Feet
No Records Found

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Glendale Primary Elementary School (13607)

D:		D 16 10''							٠		0 1		•		' (0)		
Distri								County:	Cuyahoga	S I		a: Northeastern Of	110 (8)				
Name			•		ary Scn	1001				Contact:	Ms. Nora C. E		n				
Addre		400 W Glenda								Phone:	(440) 439-422	21	_		===		
		Bedford,OH 4	4146	i						Date Prepared:			By:		AIA, LEED AP		
-		13607		DI C				1		Date Revised:			Ву:	Andi Lease			
Currer				PK-3	Acreac		,	4.50	0	Suitability App	raisal Summai	ry					
Propos				N/A		ing Stati	ons:	26			Section			Pointo Possible	Bointo Fornad	Doroontogo I	Poting Cotogony
		ollment		516	Classro	ooms:		23		Cover Sheet	Section			Points Possible	Foints Earneu	rercentage i	Rating Category
-,		nrollment		N/A						1.0 The Schoo	l Cito			100	— 61	— 61%	Borderline
Additio	on		Date	HA	Number Floo			ent Squar Feet	е	2.0 Structural a		al Ear	oturos		114	57%	Borderline
1053 (Origina	al	1051	3 no	2	13			110	3.0 Plant Main		al Fed	atures	100	49	49%	Poor
	ruction		1300		2			20,0	,,,	4.0 Building Sa		urity.		200	121	61%	Borderline
	Additic	_	1959	9 no	2			13,7	798	5.0 Educationa	al Adequacy	arity		200	133	67%	Borderline
	Additic	_		6 no	1			10,8	376	6.0 Environme	nt for Education	n		200	95	48%	Poor
Total								49,6	593	LEED Observa		211		_	_		
		*HA =	На	ndicapp	ed Acc	ess				Commentary				_	_	_	_
		*Rating =	1 Sa	tisfacto	ry					Total				1000	573	57%	Borderline
			2 Ne	eds Re	pair						ironmental Ha	zarde	s Asse	essment Cost Estir		0170	Bordonino
		=	3 Ne	eds Re	placeme	ent				Emidifica Em	il Olimoritai i la	Zarac	5 7 (000	Sometic Cool Lotti	natoo		
		*Const P/S =	Pre	esent/So	chedule	d Const	ruction			C=Under Conti	act						
	FA	ACILITY ASSE		/ENT				Dolla	r								
		Cost Set: 2	2018			Rating			_	Renovation Co Cost to Renova	st Factor	or on	nliod\				103.60% \$9,082,095.09
-	_	ng System				3		95,525.16	_					Renovate/Replace	ratio are only p	rovided when i	
	Roofi					3		41,236.80	_	requested from				,			
C.	_	lation / Air Cor	nditio	ning		2		\$5,000.00	_								
	_	rical Systems				3	\$8	06,517.39	9 -								
<u>(ii)</u> E.	_	bing and Fixtu	<u>res</u>			2		10,125.50	_								
<u>6</u> F.	Wind					2	\$	15,795.00	_								
<u>Ğ</u> G.	_	ture: Foundati				1		\$0.00	_								
<u>简</u> H.	_	ture: Walls and				2	\$	51,230.00	_								
<u> </u>	_	ture: Floors ar	nd Ro	<u>oots</u>		1	• • •	\$0.00	_								
☐ J.	_	ral Finishes				3		67,259.30	_								
	_	or Lighting				3		48,465.00	_								
		rity Systems	1.1-0	tin a		3		16,778.5	_								
	_	gency/Egress	∟igh	ting		3		49,693.00	_								
	Fire A		20			3		86,962.75	_								
	_	licapped Acces	<u> </u>			3		05,738.60	_								
<u>6</u> P.	_	Condition				3	\$3	22,970.00	_								
ℤ Q. <mark></mark> R.	_	nge System				2	•	\$0.00	_								
_		r Supply						13,500.00	+								
	_	ior Doors	ı			1	•	16,000.00	_								
	_	rdous Materia Safety	!			3	¢2	\$0.00 88,480.76	_								
	_	e Furnishings				3		49,079.00	_								
	_	nology				3		54,953.74	_								
_		riology truction Contir	nden	cv /		-		21,190.50	_								
		Construction C		<u> </u>			. ,										
Total							\$8,7	66,501.0	5								

Previous Page

1953 Original Construction (1953) Summary

District: Bedford City				C	ounty:	Cuyahoga	Area	a: Northeastern Oh	nio (8)		
Name: Glendale Prima	arv Element	arv School			ontact:	Ms. Nora C. Bead		a. Horanoacioni Oi	(0)		
Address: 400 W Glendal	•	,			hone:	(440) 439-4227					
Bedford,OH 44					ate Prepared:	. ,	By:	Kevin Harrison,	AIA LEED AP		
Bldg. IRN: 13607					ate Revised:		By:		,		
Current Grades	PK-3	Acreage:	4.5			raisal Summary					
Proposed Grades	N/A	Teaching Station			outubility / tpp	aloui Cummany					
Current Enrollment	516	Classrooms:	23	⊣		Section		Points Possible	Points Earned	Percentage	Rating Category
Projected Enrollment	N/A	0.000.000.			Cover Sheet			_	_	_	_
Addition	Date HA	Number of	Current Squa	re .	1.0 The Schoo	l Site		100	61	61%	Borderline
		Floors	<u>Feet</u>		2.0 Structural a	and Mechanical Fe	eatures	200	114	57%	Borderline
1953 Original	<u>1953</u> <u>no</u>	<u>2</u>	<u>25,</u>	019	3.0 Plant Main	tainability		100	49	49%	Poor
Construction		_				afety and Security		200	121	61%	Borderline
1959 Addition	1959 no	2	13,	798	5.0 Educationa	al Adequacy		200	133	67%	Borderline
1966 Addition	1966 no	1	-	876	6.0 Environme	nt for Education		200	95	48%	Poor
<u>Total</u>			49,	<u>693</u>	LEED Observa	ations		_	_	_	_
*HA =	Handicapp				Commentary						
	Satisfactor	•			Total			1000	573	57%	Borderline
	Needs Rep			<u>!</u>	Enhanced Env	rironmental Hazard	ds Asse	essment Cost Estir	<u>nates</u>		
	Needs Rep										
		cheduled Consti		_	C=Under Conti	ract					
FACILITY ASSES Cost Set: 20		Rating	Dolla Assessmer	ar nt CF	Renovation Co	st Factor				1	103.60%
A. Heating System		3	\$853,648.2	8 - 0	Cost to Renova	ate (Cost Factor a					\$4,917,595.27
B. Roofing		3	\$247,835.7	7			nd the	Renovate/Replace	ratio are only p	rovided when	this summary is
C. Ventilation / Air Cond	ditionina	2	\$5,000.0	— L	requestea tron	n a Master Plan.					
D. Electrical Systems		3	\$406,058.3	+							
E. Plumbing and Fixture	es	2	\$153,666.5	0 -							
F. Windows		2	\$7,670.0	$\overline{}$							
G. Structure: Foundatio	<u>n</u>	1	\$0.0	0 -							
H. Structure: Walls and	Chimneys	2	\$30,940.0	0 -							
I. Structure: Floors and	d Roofs	1	\$0.0	0 -							
J. General Finishes		3	\$611,541.9	0 -							
K. Interior Lighting		3	\$125,095.0	0 -							
L. Security Systems		3	\$58,794.6	-							
M. Emergency/Egress L	<u>_ighting</u>	3	\$25,019.0	0 -							
N. Fire Alarm		3	\$43,783.2	-							
O. Handicapped Access	<u>s</u>	3	\$451,403.8	+							
P. Site Condition		3	\$188,430.0								
Q. Sewage System		1	\$0.0	-							
R. Water Supply		2	\$13,500.0								
S. Exterior Doors		2	\$16,000.0	-							
T. <u>Hazardous Material</u>		1	\$0.0	_							
U. Life Safety		3	\$171,563.0	-							
V. Loose Furnishings		3	\$75,057.0	-							
W. Technology		3	\$329,750.4	$\overline{}$							
- X. Construction Conting		-	\$931,956.5	8 - 8							
Total	<u> </u>		\$4,746,713.5	8							
. •			Ψ1,1 10,1 10.0	<u> </u>							

1959 Addition (1959) Summary

Dietrict	strict: Bedford City							County:	Cuyahoga	Aros	a: Northeastern Oh	nio (9)					
Name:	,								Contact:	Ms. Nora C. Bea		a. Northeastern Or	110 (0)				
	ress: 400 W Glendale Avenue								Phone:	(440) 439-4227	211						
Addies								Date Prepared:	` '	By:	Kevin Harrison,	AIA LEED AD					
Blda II	,								Date Revised:		By:		AIA, LLLD AI				
	Current Grades PK-3 Acreage: 4.50								_	raisal Summary	Dy.	Andi Lease					
	2 2 2 3							26	Sultability App	raisai Surrimary							
Current				516			UIIS.	23	-	Section		Points Possible	Points Farned	Percentage	Rating Category		
		rollment		V/A	Classro	onis.		23	Cover Sheet	000		_	_	—	—		
Addition		rollinent	Date		Numbe	r of	Currer	nt Square	1.0 The School	ol Site		100	61	61%	Borderline		
Addition	<u>.</u>		Date	111/2	Floor			eet		and Mechanical F	eatures		114	57%	Borderline		
1953 Oı	riginal	1	1953	no	2	_			9 3.0 Plant Main		3010100	100	49	49%	Poor		
Constru		_						-,-		afety and Security		200	121	61%	Borderline		
1959 Ad	dditio	n	1959	no	2			13,79	5.0 Educationa	al Adequacy		200	133	67%	Borderline		
1966 Ac	ddition	1	1966	no	1			10,87		ent for Education		200	95	48%	Poor		
<u>Total</u>								49,69	LEED Observa	ations		_	_	_			
	*	*HA	= Har	ndicap	ped Acce	ess			Commentary			_	_	_	_		
	*	*Rating	=1 Sat	isfacto	ory				Total			1000	573	57%	Borderline		
			=2 Nee	eds Re	epair				Enhanced Env	Enhanced Environmental Hazards Assessment Cost Estimates							
			=3 Nee	eds Re	eplaceme	nt											
		*Const P/S			cheduled	d Const	ruction		C=Under Contr	ract							
	FAC	CILITY AS		ENT		. .		Dollar	Renovation Co	est Factor					103.60%		
		Cost Set	t: 2018			Rating			Cost to Renova	ate (Cost Factor a	oplied)				\$2,427,905.19		
					-				Renovate/Replace	ratio are only p	rovided when						
	Roofin	g ation / Air	Conditi		_	3 2	\$8	\$8,401.10	requested from	n a Master Plan.							
		cal System		ioning	1	3	¢aa	\$0.00	-								
		ing and Fix	_			2		6,093.00	-								
	Vindo		<u>ktures</u>			2		6,630.00	7								
		ws ure: Found	ation			1	Ψ	\$0.00	}								
		ure: Walls		mnevs		2	\$1	5,532.50	_								
		ure: Floors			2	1	Ψ1	\$0.00									
		al Finishes				3	\$27	6,613.80	_								
		r Lighting	•			3		8,990.00	-1								
		ty Systems	<u> </u>			3		32,425.30	-1								
		ency/Egre		ing		3		3,798.00	-]								
<u>™</u> N. <u>F</u>	ire Al	arm				3	\$2	4,146.50	-]								
		capped Ac	cess			3		6,759.60	-]								
		ondition				3	\$7	5,234.01	-]								
📝 Q. 🙎							\$0.00	-]									
	R. Water Supply 2 \$0.00 -					-											
🛅 S. 📙	xteri	or Doors				2		\$0.00	-								
	T. Hazardous Material 1 \$0.00				-												
<u>6</u> U. <u>L</u>	U. <u>Life Safety</u> 3 \$60,809.36			-													
<u>简</u> V. <u>L</u>	V. Loose Furnishings 3 \$41,394.0			1,394.00	-												
	W. <u>Technology</u> 3 \$181,857.64 -					-											
		ruction Cor onstruction		:y /		-	\$46	0,123.72	-								
Total							\$2,34	3,537.83									

1966 Addition (1966) Summary

District:	strict: Bedford City							County:	Cuyahoga	Area	a: Northeastern Oh	nio (8)		
Name:	•								Ms. Nora C. Beac			,		
Address	: 400 W G	lendale A	venue	•				Phone:	(440) 439-4227					
	Bedford,OH 44146							Date Prepared:	2018-05-23	By:	Kevin Harrison,	AIA. LEED AP		
Bldg. IR	N : 13607							Date Revised:	2018-06-21	By:		•		
Current C	Current Grades PK-3 Acreage: 4.50								raisal Summary					
Proposed	d Grades		N/A	Teachir	ng Statio	ons:	26							
Current E	Enrollment		516	Classro	oms:		23	1	Section		Points Possible	Points Earned	Percentage	Rating Category
Projected	d Enrollmen	t	N/A					Cover Sheet			_	_	_	_
Addition		Date	e HA	Numbe	er of	Curren	t Square	1.0 The School	ol Site		100	61	61%	Borderline
				Floor	<u>rs</u>	<u> </u>	<u>eet</u>		and Mechanical Fe	atures	200	114	57%	Borderline
1953 Orig		195	3 no	2			25,019	3.0 Plant Main	tainability		100	49	49%	Poor
Construc		405	0				40.70	4.0 Building Sa	afety and Security		200	121	61%	Borderline
1959 Add			9 no	2 1			13,798	5.0 Educationa	al Adequacy		200	133	67%	Borderline
1966 Add	uition	196	6 no	1			10,070	6.0 Environme	nt for Education		200	95	48%	Poor
<u>Total</u>	*HA	_	ndicar	nod Assa	200		49,69	LEED Observa	ations .		_	_	_	_
	*Rating	-	tisfacto	ped Acce	500			Commentary			_			_
	Ixatiliy		eds R	•		_		Total			1000	573	57%	Borderline
				eplaceme	nt	_		Enhanced Env	rironmental Hazaro	ls Asse	essment Cost Estin	<u>nates</u>		
	*Const l	P/S = Pr				ruction		C=Under Contr	ract					
	FACILITY			Jonedale	u Const	detion	Dollar	C=Olider Colid	iact					
		Set: 2018			Rating	Ass	essment	Renovation Co	st Factor					103.60%
🛅 A. He	eating Syste	<u>m</u>			3		1,089.12	Cost to Renova	ate (Cost Factor ap				<u> </u>	\$1,736,594.63
ĭ B. Ro	oofing				3	\$	5,000.00		ent Cost Per SF ai n a Master Plan.	nd the	Renovate/Replace	ratio are only p	rovided when	this summary is
C. Ve						\$0.00	. requested from	ra master r iari.						
🛅 D. <u>El</u>	ectrical Syst	ems			3	\$170	6,517.48	.]						
<u>[ii</u> E. <u>Pl</u>	umbing and	Fixtures			2	\$60	0,366.00	.]						
<u>™</u> F. <u>W</u>	<u>indows</u>				2	\$	1,495.00							
	ructure: Fou	<u>indation</u>			1		\$0.00							
☐ H. St	ructure: Wa	lls and Ch	imney	<u>s</u>	2	\$4	4,757.50							
	ructure: Flo	ors and R	oofs .		1		\$0.00							
	<u>eneral Finisl</u>	<u>nes</u>			3	\$179	9,103.60							
	terior Lightin				3		4,380.00	:						
	ecurity Syste				3		5,558.60	1						
	mergency/E	gress Ligh	iting		3		0,876.00	4						
	re Alarm				3		9,033.00 -	1						
	andicapped				3		7,575.20	4						
	te Condition				3	\$59	9,305.94	-						
	Q. <u>Sewage System</u> 1 \$0.00				1									
	ater Supply				2		\$0.00	<u>.</u>						
	cterior Doo				2		\$0.00	· <u> </u>						
	T. Hazardous Material 1 \$0.00				4									
	U. <u>Life Safety</u> 3 \$56,108.3													
	V. Loose Furnishings 3 \$32,628.0 W. Technology 3 \$143,345.0													
		D==4!:	/		3		3,345.68	4						
	onstruction (on-Construc		<u>cy /</u>		-	\$329	9,110.21							
Total						\$1,670	6,249.65							

A. Heating System

Description:

The existing heating system for the overall facility is a natural gas-fired hot water system. The 2 boilers, manufactured by Cleaver Brooks, were installed in 2000 and are in acceptable condition. The boilers are in the 1953 original construction lower level mechanical room. The boilers are rated at 2,510,000 BTU/hr each for a total output of 5,020,000 BTU/hr. Heating water is distributed to terminal units consisting of classroom unit ventilators, air handlers, radiators and fin-tube radiators. The controls are pneumatic. The existing overall facility does not contain a central air conditioning system. The overall facility does not contain window air conditioners. There is a self-contained air-conditioning unit with roof mounted remote condensing unit serving one of the teacher lounge areas. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The overall facility contains louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating system, including air conditioning, to meet Ohio School Design Manual guidelines. Provide funding to convert existing non-ducted system to ducted air system in the overall facility. The clear area above finished ceilings will allow for the installation of

ductwork.

ltem	Cost		Building	Construction	(1959)	1966 Addition (1966) 10,876 ft ²	Sum	Comments
HVAC System Replacement:	ľ	sq.ft. (of entire building addition)		Required	Required	Required		(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System		sq.ft. (of entire building addition)		Required	Required	Required		(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$1,695,525.16	\$853,648.28	\$470,787.76	\$371,089.12		





Gas fired boiler

Classroom unit ventilator

B. Roofing

Description:

The roof over the 1953 original construction is a ballasted membrane roof system that is over 15 years old, and is in fair to poor condition. There are areas of leaking reported by the district. Access to the roof was gained by an access hatch and ladder that is in fair to poor condition. Fall safety protection cages are not provided. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. The roof over the 1959 addition is a built up asphalt roof system that is over 7 years old, and is in fair to poor condition. There are areas of leaking reported by the district. Access to this roof is gained by an access ladder from the 1953 original construction, and is in fair condition, without fall safety protection cages. There were observations of standing water on the roof. Metal cap flashings are in fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. The roof over the 1966 addition is a ballasted membrane roof system that was replaced in 2017, and is in good condition. No leaking is reported by the district. Access to the roof is gained by the 1953 original construction. There were observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. There are covered walkways at the main entrance areas, which are steel type construction with a standing seam metal roof which are in good condition.

Rating: 3 Needs Replacement

Recommendations:

The roof over the 1953 original construction and the 1959 addition requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. The flashing at the 1953 original construction and the 1959 addition requires replacement due to condition. Overflow roof drains are required throughout the overall facility. Provide for replacement of access hatch, including safety protection cage at the 1953 original construction. Provide for safety protection cage at the access ladder to the 1959 addition.

Item	Cost	Unit	Whole	1953 Original Construction	1959 Addition	1966 Addition	Sum	Comments
			Building	(1953)	(1959)	(1966)		
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Membrane (all types):	\$8.70	sq.ft.		25,019 Required	8,613 Required		\$292,598.40	(unless under 10,000
		(Qty)						sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		906 Required	395 Required		\$23,938.40	
Overflow Roof Drains and Piping:	\$2,500.00	each		4 Required	2 Required	2 Required	\$20,000.00	
Roof Access Hatch:	\$2,000.00	each		1 Required			\$2,000.00	(remove and replace)
Roof Access Ladder with Fall Protection	\$100.00	ln.ft.		15 Required	12 Required		\$2,700.00	(remove and replace)
Cage:								
Sum:			\$341,236.80	\$247,835.70	\$88,401.10	\$5,000.00		







Roof at 1953 original construction

C. Ventilation / Air Conditioning

Description:

The existing heating system for the overall facility is a natural gas-fired hot water system. The 2 boilers, manufactured by Cleaver Brooks, were installed in 2000 and are in acceptable condition. The boilers are in the 1953 original construction lower level mechanical room. The boilers are rated at 2,510,000 BTU/hr each for a total output of 5,020,000 BTU/hr. Heating water is distributed to terminal units consisting of classroom unit ventilators, air handlers, radiators and fin-tube radiators. The controls are pneumatic. The existing overall facility does not contain a central air conditioning system. The overall facility does not contain window air conditioners. There is a self-contained air-conditioning unit with roof mounted remote condensing unit serving one of the teacher lounge areas. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the overall facility consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The overall facility contains louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. The existing facility is not equipped with an air conditioning system. The facility does not contain window air conditioning units. The facility does not contain adequate restroom exhaust system. The existing art room kiln does not contain exhaust.

Rating: 2 Needs Repair

Recommendations:

Provide an air conditioning system throughout the overall facility to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System. Provide new restroom exhaust systems. Restroom exhaust system provided with complete HVAC system replacement. Provide exhaust for existing art room kiln.

Item	Cost I	Unit \	Whole Building	1953 Original Construction (1953	1959 Addition (1959)	1966 Addition (1966)	Sum	Comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Kiln Exhaust System:	\$5,000.00	each		1 Required			\$5,000.00	
Sum:		9	\$5,000.00	\$5,000.00	\$0.00	\$0.00		





Transfer grille

Self contained air conditioning unit

D. Electrical Systems

Description: The electrical system for the entire facility is a 400-amp, 240-volt, 1-phase, 3-wire service. The original service is back-fed from the newer service

installed in 2000. The electrical system is in fair condition. The transformer is owned by the utility company and located within the building accessible through an exterior door. The panel system is in fair condition. The panel system was installed in the 1953 original construction and subsequent additions and cannot be expanded for additional capacity. The panel system was partially upgraded in 2000 with technology upgrades. Classrooms are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with

adequate electrical outlets for building maintenance. The facility does not contain lightning protection with grounding.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for classroom capacity, the addition of an air

conditioning system, and due to condition and age. The emergency generator for life safety systems is included in the entire electrical system replacement funded in this Item D - Electrical. Provide building lightning protection and grounding. Lighting protection and grounding is included in the entire electrical system replacement funded in this Item D - Electrical.

Item	Cost	Unit	Whole	1953 Original	1959 Addition	1966 Addition	Sum	Comments
			Building	Construction	(1959)	(1966)		
				(1953)	13,798 ft ²	10,876 ft ²		
				25,019 ft ²				
System	\$16.23	sq.ft. (of entire		Required	Required	Required	\$806,517.39	(Includes demo of existing system. Includes generator for life
Replacement:		building		-				safety systems. Does not include telephone or data or
		addition)						equipment) (Use items below ONLY when the entire system is
								NOT being replaced)
Sum:			\$806,517.39	\$406,058.37	\$223,941.54	\$176,517.48		



Main distribution panel

E. Plumbing and Fixtures

Description:

A back-flow preventer is not provided. The facility does not contain a water treatment system. Domestic supply piping is copper and galvanized in adequate condition. Sanitary waste piping is cast-iron in adequate condition. The domestic water heater is a natural gas boiler with remote storage tank in fair condition. The school contains 4 large group restrooms for boys, 4 large group restrooms for girls, 1 kitchen restroom, 1 health clinic restroom, and 6 restrooms for staff. The overall facility, including sink mounted type drinking fountains, is not equipped with ADA electric water coolers. Kindergarten and pre-k classroom restrooms are required, but not provided. Kitchen fixtures consist of 1 double compartment sink, 2 single compartment sinks, 1 lavatory sink, 1 garbage disposal unit, and 6 reach-in coolers, which are in poor condition. The school does meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. For female students, per OBC and OSDM requirements, this facility should be equipped with 6 toilets, 3 lavatory sinks, and 23 classroom sinks with sink-mounted type drinking fountains. Observations revealed that the school is equipped with 1 toilets, and 9 lavatory sinks. For male students, per OBC and OSDM requirements, this facility should be equipped with 4 toilets, 4 urinals, 3 lavatory sinks, 23 classroom sinks with sink-mounted type drinking fountains. Observations revealed that the school is equipped with 1 toilets, 17 urinals, and 11 lavatory sinks. Per OBC and OSDM requirements, this facility should be equipped with 1 art classroom sink. Observations revealed that the school is equipped with no art classroom sinks. The exterior of the building does not contain an adequate quantity of hose bibs. The existing exterior hose bibs are in fair condition.

Rating: 2 Needs Repair

Recommendations:

Replace domestic supply piping due to presence of galvanized piping. Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement. Due to age, condition, LEED, and OFCC requirements, replace plumbing fixtures as funded below. Replace staff restroom fixtures due to age and condition. See Item O for issues related to ADA requirements. Provide additional exterior hose bibs.

Item	Cost	Unit	Whole	1953 Original	1959 Addition	1966 Addition	Sum	Comments
			Building	Construction (1953)	(1959)	(1966)		
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Domestic Supply	\$3.50	sq.ft. (of entire		Required	Required	Required	\$173,925.50	(remove / replace)
Piping:		building						
		addition)						
Toilet:	\$3,800.00	unit		7 Required	0 Required	2 Required	\$34,200.00	(new)
Urinal:	\$3,800.00	unit		5 Required	7 Required	0 Required	\$45,600.00	(new)
Urinal:	\$1,500.00	unit				5 Required	\$7,500.00	(remove / replace)
Sink:	\$1,500.00	unit		7 Required	4 Required	4 Required	\$22,500.00	(remove / replace)
Other: Exterior hose	\$1,200.00	each			1 Required	1 Required	\$2,400.00	Provide additional exterior hose bibs.
bibs					-	-		
Other: Wall patching	\$2,000.00	each		5 Required	7 Required		\$24,000.00	Provide wall hung urinals in locations of current floor
at floor urinal					-			mounted urinals. Provide wall patch at each wall to
removal								wall hung urinal replacement.
Sum:			\$310,125.50	\$153,666.50	\$96,093.00	\$60,366.00		





Floor mounted urinals

Water closet partitions

Facility Assessment

F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with a double glazed insulated type window system in good

condition, which were replaced in 2011 & 2012. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds, in good condition. The window system is equipped with insect screens on operable windows, in good condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with aluminum frame vision panels, sidelights and transoms with a single glazed window system, in good condition. The school does not contain skylights. Window security grilles are not provided

for ground floor windows. There is not a greenhouse associated with this school.

Rating: 2 Needs Repair

Recommendations: Replace single glazed window vision panels, transoms and sidelights in exterior doors of the overall facility with insulated and approved safety

glass

Item	Cost	Unit	Whole Building	1953 Original Construction (1953)	1959 Addition (1959)	1966 Addition (1966)	Sum	Comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		118 Required	102 Required	23 Required	\$15,795.00	(includes blinds)
Sum:			\$15,795.00	\$7,670.00	\$6,630.00	\$1,495.00		





Typical windows in classroom

Typical windows in classroom

Facility Assessment

G. Structure: Foundation

Description:

The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural

1 Satisfactory Rating:

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

Item	CostL	Jnit	Whole Build	ng19	953 Original	Construction ($(1953)^{-}$	1959 Additio	n (1959)	1966 Addition	(1966)	Sum	Comments
				25	5,019 ft ²		ŀ	13,798 ft ²		10,876 ft ²			
Sum:			\$0.00	\$0	0.00		Ç	\$0.00		\$0.00			





Masonry block foundation

Masonry block foundation

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed no locations of deterioration, and is in good condition.

The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The exterior masonry has not been cleaned and sealed in recent years. Architectural exterior accent materials consist of stone, which is in good condition. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. The window sills are stone, as well as an element of the aluminum window system, and are in good condition. The exterior lintels are steel, and are in good condition. A chimney at the 1953 original construction is in good

condition, and is still required for the boiler system. The overall facility utilizes grilles for outside air intake at unit ventilators.

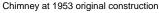
Rating: 2 Needs Repair

Recommendations: Provide masonry cleaning and sealing as required throughout the overall facility. Provide for brick infill at exterior grilles following unit ventilator

removal, including CMU back-up, rigid insulation, vapor barrier and exterior face brick.

Item	Cost	Unit	Whole	1953 Original	1959 Addition	1966 Addition	Sum	Comments
			Building	Construction (1953)	(1959)	(1966)		
			_	25,019 ft ²	13,798 ft ²	10,876 ft ²		
Exterior Masonry	\$1.50	sq.ft.		10,872 Required	5,925 Required	1,775	\$27,858.00	(wall surface)
Cleaning:		(Qty)				Required		
Exterior Masonry	\$1.00	sq.ft.		10,872 Required	5,925 Required	1,775	\$18,572.00	(wall surface)
Sealing:		(Qty)				Required		
Other: Louvered	\$40.00	sq.ft.		94 Required	18 Required	8 Required	\$4,800.00	Provide for brick infill at exterior grilles following unit ventilator
grill removal		(Qty)						removal, including CMU back-up, rigid insulation, vapor barrier and
								exterior face brick.
Sum:			\$51,230.00	\$30,940.00	\$15,532.50	\$4,757.50		







Typical exterior brick veneer

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, except at the mechanical space where it

is cast in place concrete, and is in good condition. A crawl space is located under the corridor of the 1953 original construction and the 1959 addition. The floor construction of the intermediate floor of the 1959 addition is metal form deck on steel joist with concrete topping type 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 1953 original construction is mesh formed deck on steel joists with concrete topping type construction, and is in good condition. The roof construction of the 1965 addition is metal form deck on steel joist type construction, and is in

good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1953 Original Construction (1953)	1959 Addition (1959)	1966 Addition (1966)	SumC	comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		1
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		





Cast in place concrete at mechanical room

Exposed bar joist and insulated panel

J. General Finishes

Description:

The overall facility features conventionally partitioned classrooms, with the 1966 addition featuring a shared octagon shaped common space with flexible partition walls that open to the common space. The overall facility features 9" vinyl tile type flooring, plaster and lay-in type ceilings, as well as plaster and block type wall finishes, and they are in fair condition. The overall facility has corridors with 9" and 12" vinyl tile type flooring, plaster and lay-in type ceilings, as well as glazed block and block type wall finishes, and they are in fair condition. The overall facility has restrooms with terrazzo and quarry tile type flooring, plaster, acoustical plaster and lay-in type ceilings, as well as glazed block, block, concrete and ceramic tile type wall finishes, and they are in fair to poor condition. Toilet partitions are a combination of metal, plastic, and wood, and are in poor condition. Classroom casework in the overall facility is a combination of built-in wood and metal units with plastic laminate and metal tops, is inadequately provided, and in fair to poor condition. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. Student storage consists of classroom storage cubbies and coat hooks located in the classrooms, are adequately provided, and in fair to poor condition. A kiln is provided in the mechanical room for use by the art program, which is not provided with an adequate ventilation system. The facility is equipped with wood non-louvered interior doors that are recessed without proper ADA hardware and clearances, and in fair condition. The gymnasium space has 12" vinyl tile type flooring, exposed bar joist and acoustical panel type ceilings, as well as painted and glazed block type wall finishes, and they are in fair condition. No seating is provided in the Gymnasium. Gymnasium basketball backboards are fixed type, and are in fair to poor condition. The media center, located in a former classroom of the 1966 addition, has 9" vinyl tile type flooring, lay-in type ceilings, as well as painted block type wall finishes, and they are in fair condition. Student dining, located in the 1953 original construction, has 9" vinyl tile type flooring, acoustical plaster type ceilings, as well as glazed block and plaster type wall finishes, and they are in poor condition. The art classroom utilizes the back portion of the student dining space as shared space for dining and instruction. The existing kitchen is full service, and the existing kitchen equipment, is over 20 years old, and is in fair to poor condition. Reach-in coolers and freezers are located within the kitchen space, and are in fair to poor condition.

Rating:

3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework throughout the overall facility due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Provide plaster refinishing due to work outlined in Items A, C, D, E, K, L, M, N, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for repairs to terrazzo flooring due to condition. Provide for replacement of basketball backboards due to age and condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment. See Item C for kiln ventilation system.

ltem	Cost	Unit		1953 Original Construction (1953) 25,019 ft ²	1959 Addition (1959) 13,798 ft ²	1966 Addition (1966) 10,876 ft ²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	·	sq.ft. (of entire building addition)		Required	Required	Required		(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		10 Required	10 Required	4 Required	\$24,000.00	(removing and replacing)
Toilet Accessory Replacement		sq.ft. (of entire building addition)		Required	Required	Required	\$9,938.60	(per building area)
Plaster refinishing:	\$14.00	sq.ft. (Qty)		6,254 Required	2,069 Required		\$116,522.00	
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		100 Required	100 Required		\$5,000.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$6,500.00	each			2 Required		\$13,000.00	(electric)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		572 Required				(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Sum:			\$1,067,259.30	\$611,541.90	\$276,613.80	\$179,103.60		







Typical classroom finishes

K. Interior Lighting

Description:

Typical classrooms in the overall facility are equipped with 1x4 surface mount fluorescent fixtures with a combination of single and dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 56 FC, thus complying with the 50 FC recommended by the OSDM. Typical corridors in the overall facility are equipped with 1x4 surface mount fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 27 FC, thus complying with the 20 FC recommended by the OSDM. The primary gymnasium space is equipped with 1x4 surface mount fluorescent fixture type lighting, in fair condition, providing an average illumination of 16 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 77 FC, thus complying with the 50 FC recommended by the OSDM. The student dining space is equipped with 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Student dining fixtures are in fair condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The kitchen spaces are equipped with 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in fair condition, providing an average illumination of 65 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition. The typical administrative spaces in the overall facility are equipped with 2x4 lay-in and 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual guidelines due to age and condition, inadequate lighting levels, and lack of multi-level switching.

3 Needs Replacement Rating:

Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching and installation of systems outlined Recommendations:

in Items A, C, D, J, L, M, N, and U.

	1						_	
Item	Cost	Unit	Whole	1953 Original Construction	1959 Addition	1966 Addition	Sum	Comments
			Building	(1953)	(1959)	(1966)		
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Complete Building Lighting	\$5.00	sq.ft. (of entire building		Required	Required	Required	\$248,465.00	Includes demo of existing
Replacement		addition)						fixtures
Sum:			\$248,465.00	\$125,095.00	\$68,990.00	\$54,380.00		





Lighting in the gymnasium

Lighting in student dining area

L. Security Systems

Description: The overall facility contains a security system consisting of security cameras, 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 adequate condition. The exterior security lighting consists of wall mounted fixtures. Exterior security lighting is in adequate condition and provides inadequate coverage.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security systems including additional security cameras, glass break sensors, door contacts, and motion sensors as desired from the district to more thoroughly protect the building during school hours and after school hours and to meet Ohio School Design

as desired from the district to more thoroughly protect the building during school hours and after school hours and to meet Ohio School Design Manual guidelines. Provide upgrade to exterior security lighting system to meet Ohio School Design Manual guidelines. Provide security fencing, as desired by the district, to more thoroughly protect the building during school hours and after school hours, by allocating a portion of the

comprehensive security systems funding provided in this Item L- Security Systems.

Item	Cost	Unit	Whole	1953 Original	1959 Addition	1966 Addition	Sum	Comments
			Building	Construction (1953)	(1959)	(1966)		
			_	25,019 ft ²	13,798 ft ²	10,876 ft ²		
Security System:	\$1.85	sq.ft. (of entire		Required	Required	Required	\$91,932.05	(complete, area of building)
		building addition)				'		-
Other: Partial exterior	\$0.50	sq.ft. (of entire		Required	Required	Required	\$24,846.50	Provide upgrade to exterior security lighting
site lighting upgrade		building addition)				'		system to meet Ohio School Design Manual
								guidelines.
Sum:			\$116,778.55	\$58,794.65	\$32,425.30	\$25,558.60		





Corridor mounted security cameras

Security keypad

Back to Assessment Summary

M. Emergency/Egress Lighting

The overall facility does contain an emergency/egress lighting system. The system is in fair condition and does not provide adequate coverage Description:

with exit signage or adequate illumination with emergency light fixtures.

3 Needs Replacement Rating:

Recommendations:

Provide complete replacement of emergency/egress lighting system to meet Ohio School Design Manual guidelines and as required to satisfy local fire and building officials as well as Ohio Building Code. Provide exit signage on separate electrical circuits. Supplement battery backup wall mounted emergency lighting fixtures to increase lighting levels in corridors and egress paths to at least 1.5-foot candles in all areas. Emergency

power generator is funded under Item D - Electrical.

Item	Cost	Unit	Whole	1953 Original Construction	1959 Addition	1966 Addition	Sum	Comments
			Building	(1953)	(1959)	(1966)		
			_	25,019 ft ²	13,798 ft ²	10,876 ft ²		
Emergency/Egress	\$1.00	sq.ft. (of entire building		Required	Required	Required	\$49,693.00	(complete, area of
Lighting:		addition)						building)
Sum:			\$49,693.00	\$25,019.00	\$13,798.00	\$10,876.00		





Ceiling mounted exit signage

Corridor mounted emergency lighing

Facility Assessment

N. Fire Alarm

The overall facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull Description:

stations are mounted at exits. Horns and strobes are not mounted in all required areas. Mechanical equipment does not contain automatic fire alarm devices. The system does not have additional zone capabilities. The system is not adequately provided throughout the facility. The fire

alarm system does not meet NFPA requirements and Ohio School Design Manual guidelines.

3 Needs Replacement Rating:

Recommendations:

Provide complete replacement of fire alarm system consisting of manual fire alarm pull stations mounted at required heights, remote annunciator panels, automatic fire detection devices in all air devices and mechanical equipment, and horn/strobe devices located in all occupied spaces to

meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole	1953 Original Construction	1959 Addition	1966 Addition	Sum	Comments
			Building	(1953)	(1959)	(1966)		
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Fire Alarm	\$1.75	sq.ft. (of entire building		Required	Required	Required	\$86,962.75	(complete new system, including removal
System:		addition)				-		of existing)
Sum:			\$86,962.75	\$43,783.25	\$24,146.50	\$19,033.00		





Wall mounted horn/strobe device

Fire alarm pull station

O. Handicapped Access

Description: Interior doors are not equipped with ADA hardware. Most interior doors do not provide required ADA clear spaces on push and pull sides of

doors. Exterior entrances are not ADA accessible. Exterior doors requiring ADA power assist hardware are not equipped with ADA power assist hardware and are not equipped with ADA hardware. Classroom doors are recessed and open outward. ADA signage is not provided on the interior and is not provided on the exterior of the building. Existing exterior ramps do not meet ADA requirements. Exterior walks along required accessible routes contain curbing. An ADA elevator is required and is not provided. There are 1 electric water cooler and 4 drinking fountains provided, none of which are ADA accessible. Toilet rooms do not meet ADA requirements. Toilet room partitions do not meet ADA requirements.

Rating: 3 Needs Replacement

Recommendations: Provide signage, lift, elevator, drinking fountains, toilets, sinks, restroom accessories, and toilet partitions to meet ADA requirements. Replace existing interior doors and door hardware. Rework narrow and recessed interior doors and openings to allow for required clearances. Funding

includes 3' x 7' door, hollow metal frame, door lite and hardware. Provide ADA door assist on exterior doors along accessible routes.

ltem	Cost	Unit		1953 Original Construction (1953) 25,019 ft²	(1959)	1966 Addition (1966) 10,876 ft ²	Sum	Comments
Signage:		sq.ft. (of entire building addition)		Required	Required	Required	\$9,938.60	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		350 Required			\$14,000.00	(per ramp/interior-exterior complete)
Lifts:	\$15,000.00	unit			1 Required		\$15,000.00	(complete)
Elevators:	\$42,000.00	each		3 Required			\$126,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$3,000.00	unit		3 Required	2 Required	1 Required	\$18,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		13 Required	11 Required	12 Required	\$136,800.00	(new ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit		8 Required	4 Required	7 Required	\$28,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		2 Required	4 Required	2 Required	\$8,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required	1 Required	1 Required	\$22,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		25 Required	9 Required	6 Required		(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		12 Required		9 Required		(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		26 Required	22 Required	4 Required		(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide Toilet Accessories:	\$1,000.00	per restroom		4 Required	2 Required	4 Required	\$10,000.00	,
Sum:		•	\$805,738.60	\$451,403.80	\$206,759.60	\$147,575.20		







Non-compliant door hardware

P. Site Condition

Description:

The 4.5 acre gently sloped site is located in a small city residential setting with moderate tree and shrub type landscaping. There are no apparent problems with erosion or ponding. A separate storage building and shelter area are provided adjacent to the playground area. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone behind the school, which is separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair condition, though the asphalt is aging and showing signs of deterioration, containing 76 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, appears to provide adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are not located as required. Trash pick-up and service drive pavement appears to be heavy duty, is equipped with a concrete pad area for dumpsters, and is in good condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition, with some areas in poor condition. The playground equipment is in fair condition, with some pieces showing signs of aging and deterioration, placed to provide compliant fall zones, and on a compliant soft surface of sufficient depth, with a hard surface play area being provided on an asphalt surface. There are no athletic facilities located on this site due to the small site size. Site features are suitable for outdoor instruction, which is enhanced through the district's provision of an outdoor learning lab and shelter area.

Rating: 3 Needs Replacement

Recommendations:

Provide for removal of aged and damaged playground equipment due to condition. Provide for replacement of older and damaged playground equipment in poor condition. Provide for replacement of asphalt pavement in poor condition. Provide for replacement of concrete sidewalks in poor condition. Provide concrete curbs to delineate vehicular traffic patterns, and to meet OSDM guidelines. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole	1953 Original	1959 Addition	1966 Addition	Sum	Comments
			Building	Construction	(1959)	(1966)		
				(1953)	13,798 ft ²	10,876 ft ²		
				25,019 ft ²				
Playground Equipment:	\$1.50	sq.ft. (Qty)		25,019 Required	13,798	10,876	\$74,539.50	(up to \$100,000, per sq.ft. of school)
1					Required	Required		
Removal of existing Playground	\$2,000.00	lump sum		Required			\$2,000.00	
Equipment:								
Replace Existing Asphalt Paving (light	\$28.60	sq. yard		1,951 Required	1,076	848 Required	\$110,825.00	(including drainage / tear out for light
duty):					Required			duty asphalt)
Concrete Curb:	\$18.00	ln.ft.		126 Required	69 Required	55 Required	\$4,500.00	(new)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		705 Required	389 Required	306 Required	\$6,566.00	(5 inch exterior slab)
Base Sitework Allowance for	\$50,000.00	allowance		Required			\$50,000.00	Include this and one of the next two.
Unforeseen Circumstances								(Applies for whole building, so only
								one addition should have this item)
Sitework Allowance for Unforeseen	\$1.50	sq.ft. (of entire		Required	Required	Required	\$74,539.50	Include this one <u>or</u> the next. (Each
Circumstances for buildings between		building						addition should have this item)
0 SF and 100,000 SF		addition)						
Sum:			\$322,970.00	\$188,430.05	\$75,234.01	\$59,305.94		





Asphalt pavement at parking lot

Damaged rubberized soft surfacing at playground

Facility Assessment

Q. Sewage System

Description: Building is served by a city sanitary sewage system. District reports no problems with the sanitary sewage main.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Jnit	Whole Building	1953 Original Construction (1953)	1959 Addition (1959)	1966 Addition (1966)	Sum(Comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		I
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		

R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is partially galvanized. Domestic supply piping is

non-galvanized. The water supply does contain a back-flow preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems with

water quality within this facility.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life

Safety. Replace galvanized water service main piping. Provide funding for water quality testing.

Item	Cost	Unit	Whole Building	1953 Original Construction (1953)	1959 Addition (1959)	1966 Addition (1966)	Sum	Comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Domestic Water Main	\$40.00	ln.ft.		325 Required			\$13,000.00	(new)
Water Quality Test	\$500.00	allowance		Required			\$500.00	(includes 2 tests)
Sum:			\$13,500.00	\$13,500.00	\$0.00	\$0.00		





Water service meter

Water service back-flow preventer

S. Exterior Doors

Description: Typical entrance and exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition.

Typical exterior doors feature single glazed tempered glass vision panels. A couple exterior doors showed signs of corrosion from salt, and are in poor condition. One entrance has wood type doors, installed on wood frames, and in poor condition. One exterior service door is a hollow metal

door on a steel frame, which is in poor condition. Overhead doors are aluminum type in good condition.

Rating: 2 Needs Repair

Recommendations: Replace damaged exterior doors at the main entrance due to poor condition. Replace exterior service door at mechanical room due to poor

 $condition. \ Replacement \ of \ single \ glazed \ door \ vision \ panels, \ transoms, \ and \ sidelights \ is \ addressed \ in \ Item \ F.$

Item	Cost Unit Whole 1		Whole	1953 Original Construction	1959 Addition	1966 Addition	Sum	Comments
			Building	(1953)	(1959)	(1966)		
			_	25,019 ft ²	13,798 ft ²	10,876 ft ²		
Door Leaf/Frame and	\$2,000.00	per		8 Required			\$16,000.00	includes removal of
Hardware:		leaf						existing)
Sum:			\$16,000.00	\$16,000.00	\$0.00	\$0.00		





Typical entrance doors

Wood entrance doors

T. Hazardous Material

Description: The district performed a previous project funded by a bond issue that removed hazardous materials. The district did provide the assessment team

with a 2012 AHERA Three-Year Inspection Report. The report was prepared by Middough, Inc. dated October 2012. The report does not indicate quantities of assumed hazardous flooring material, yet the on-site assessment observed assumed hazardous flooring materials present. Within the preface of the report it is indicated that this 3-year update report only includes conditions of hazardous materials that have changed since last

report. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 1 Satisfactory

Recommendations: The Ohio Facilities Construction Commission requires removal of all hazardous material within school facilities. The district performed a previous project funded by a bond issue that removed hazardous materials. OFCC will engage the services of an independent Enhanced Environmental

Assessment (EEA) Consultant to perform an EEA to confirm scope and budget.

Item	Cost	Unit	Whole Building	1953 Original Construction (1953)	1959 Addition (1959)	1966 Addition (1966)	Sum	Comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		





Assumed hazardous flooring material

Assumed hazardous flooring material

U. Life Safety

Description:

A dead-end corridor exists in the corridor leading to the 1966 addition octagon classrooms. The classroom doors within the octagon area swing out into the open area and no exit exists once inside the central octagon. The facility contains 2 corridor security gates in the 1953 original construction which when in the closed position create dead end corridor conditions. The exterior stair in the 1953 original construction is deteriorated to the point of collapse. Along with the funding to provide an enclosure at this location additional funding is provided for complete removal and rebuilding of the stair structure. The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed, nor required to be enclosed, and the handrails do not meet requirements. The 1953 original construction contains an exterior stairway which is open and exposed to weather. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an inadequate number of fire extinguishers. Existing fire extinguishers are not adequately spaced. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system.

Rating:

3 Needs Replacement

Recommendations:

Remove 2 corridor security gates in the 1953 original construction to eliminate dead-end corridor conditions when in the closed position. Provide additional funding to remove and rebuild exterior stair. Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines. Provide new backflow preventer at new fire suppression water main. Provide new handrails at interior stairways to meet Ohio School Design Manual guidelines. Provide stair enclosure at existing exterior stairway. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General Finishes.

Item	Cost	Unit	Whole	1953 Original	1959 Addition	1966 Addition	Sum	Comments
			Building	Construction (1953)	(1959)	(1966)		
			_	25,019 ft ²	13,798 ft ²	10,876 ft ²		
Sprinkler / Fire	\$3.20	sq.ft. (Qty)		25,019 Required	13,798	10,876	\$159,017.60	(includes increase of service piping, if required)
Suppression System:					Required	Required		
New Exterior Stair	\$42,500.00	per level		1 Required			\$42,500.00	(all inclusive)
Enclosure								
Water Main	\$40.00	ln.ft.		275 Required			\$11,000.00	(new)
Handrails:	\$5,000.00	level			3 Required		\$15,000.00	
Other: Backflow	\$5,000.00	per unit		1 Required			\$5,000.00	Provide new backflow preventer at new fire
preventor								suppression water main.
Other: Fire	\$0.12	sq.ft. (of entire		Required	Required	Required	\$5,963.16	Provide fire extinguishers and cabinets
extinguishers and		building addition)						adequately spaced and mounted at required
cabinets								ADA mounting heights.
Other: Provide egress	\$20,000.00	lump sum				Required	\$20,000.00	Provide solution to dead-end corridor in octagon
path through octagon								
Other: Remove and	\$25,000.00	lump sum		Required			\$25,000.00	Provide additional funding to remove and rebuild
Rebuild Stair								exterior stair.
Other: Remove corridor	\$2,500.00	per unit		2 Required				Remove corridor security gates to eliminate
security gate								dead-end corridor conditions when in the closed
								position.
Sum:			\$288,480.76	\$171,563.08	\$60,809.36	\$56,108.32		





Kitchen hood fire suppression

Fire extinguisher cabinet

V. Loose Furnishings

Description: The typical classroom furniture throughout the overall facility is of relatively consistent design, and in generally good condition, consisting of

consistent student desks & chairs, miscellaneous teacher desks & chairs, file cabinets, reading table, computer workstation, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual

required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost L	Jnit	Whole Building	1953 Original Construction (1953)	1959 Addition (1959)	1966 Addition (1966)	Sum	Comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
CEFPI Rating 6	\$3.00s	sq.ft. (of entire building addition)		Required	Required	Required	\$149,079.00	
Sum:			\$149,079.00	\$75,057.00	\$41,394.00	\$32,628.00		





Typical student desks and chairs

Teacher workstation

Facility Assessment

W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The

instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching stations provide through the telephone system and through a call switch/button system for two-way communication to the

administration area. The entire facility is provided with high speed wireless access.

Rating: 3 Needs Replacement

Recommendations: Provide technology upgrades, wiring and systems per Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	1953 Original Construction (1953)	1959 Addition (1959)	1966 Addition (1966)	Sum	Comments
				25,019 ft ²	13,798 ft ²	10,876 ft ²		
ES portion of building with total SF < 50,000	\$13.18	sq.ft. (Qty)		25,019 Required	13,798 Required	10,876 Required	\$654,953.74	
Sum:			\$654,953.74	\$329,750.42	\$181,857.64	\$143,345.68		





Student classroom computers

Short throw classroom projectors

X. Construction Contingency / Non-Construction Cost

Renovat	ion Costs (A-W)	\$7,045,310.55
7.00%	Construction Contingency	\$493,171.74
Subtotal		\$7,538,482.29
16.29%	Non-Construction Costs	\$1,228,018.76
Total Pro	oject	\$8,766,501.05

Construction Contingency	\$493,171.74
Non-Construction Costs	\$1,228,018.76
Total for X.	\$1,721,190.50

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,261.54
Soil Borings / Phase I Envir. Report	0.10%	\$7,538.48
Agency Approval Fees (Bldg. Code)	0.25%	\$18,846.21
Construction Testing	0.40%	\$30,153.93
Printing - Bid Documents	0.15%	\$11,307.72
Advertising for Bids	0.02%	\$1,507.70
Builder's Risk Insurance	0.12%	\$9,046.18
Design Professional's Compensation	7.50%	\$565,386.17
CM Compensation	6.00%	\$452,308.94
Commissioning	0.60%	\$45,230.89
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$84,431.00
Total Non-Construction Costs	16.29%	\$1,228,018.76

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Name of Appraiser	Andi Lease			Date of Appraisal	20)18-05-23
Building Name	Glendale Primar	y Elementar	y School			
Street Address	400 W Glendale	Avenue				
City/Town, State, Zip Code	Bedford, OH 44	146				
Telephone Number(s)	(440) 439-4227					
School District	Bedford City					
Setting:	Small City					
Site-Acreage	4.50		Buildir	ng Square Footage		49,693
Grades Housed	PK-3		Stude	nt Capacity		396
Number of Teaching Stations	26		Numb	er of Floors		2
Student Enrollment	516					
Dates of Construction	1953,19	59,1966				
Energy Sources:	☐ Fuel Oil	G as		☐ Electric		l _{Solar}
Air Conditioning:	☐ Roof Top	☐ Windo	ows Units	☐ Central		Room Units
Heating:	☐ Central	□ Roof	Тор	☐ Individual Unit		Forced Air
	Hot Water	☐ Steam	n			
Type of Construction	Exterior Surf	acing		Floor Construction	n	
Load bearing masonry	B rick			☐ Wood Joists		
Steel frame	☐ Stucco			Steel Joists		
☐ Concrete frame	☐ Metal			Slab on grade		
☐ Wood	Wood			☐ Structural slab		
Steel Joists	☐ Stone					

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements	25	5
The site is 4.5 acres compared to 16 acres required by the OSDM.		
1.2 Site is easily accessible and conveniently located for the present and future population	20	16
The school is centrally located within the district that it serves, and is easily accessible. The site is accessible from city street vehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.	s that are suitable for buses, cars,	and service
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is well landscaped and developed to meet educational needs	10	8
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and empwhere mowing is required do not exceed 3:1 slope. An outdoor learning lab and shelter area are provided on the site.	phasize the building entrance. Law	n areas
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking	10	6
Playground areas consist of metal type play equipment, which is in fair condition, with some areas showing signs of aging, ar poured rubberized surface which is an approved soft surface material, but is also showing signs of deterioration and required repincludes an accessible route to equipment. Fencing is provided to contain students within the play area, which is in good conditionareas from vehicular use areas.	pair. Play equipment is ADA access	sible, and
1.6 Topography is varied enough to provide desirable appearance and without steep inclines	5	4
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimareas, outdoor play areas, and physical education spaces, and is desirable.	neter walks, vehicular circulation, p	arking
1.7 Site has stable, well drained soil free of erosion	5	4
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for special instructional needs , e.g., outdoor learning	5	3
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction. I due to the small site size.	No athletic facilities are provided o	n the site,
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, a	and correct slopes.	
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community	5	3
Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement which is in fair cor and deterioration.	ndition, but areas are showing sign	s of aging

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	4
Entire building is not ADA-compliant.		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	6
Roofs are aging and show signs of standing water and leaking.		
2.3 Foundations are strong and stable with no observable cracks	10	8
Foundations are in good condition with no observable cracks.		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	8
Exterior and interior walls are in good condition, have sufficient expansion joints, and are free from deterioration.		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	5
Multiple additions have created awkward corridor layouts.		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	4
Age of construction indicates minimal insulation throughout building envelope.		
2.7 Structure is free of friable asbestos and toxic materials	10	
Hazardous material report indicates hazardous materials are present in the building.		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	6
Interior walls throughout the majority of the facility are fixed walls and are not flexible. Walls at the 1966 addition are flexible and allow for a varie	ty of class size	es.
Mechanical/Electrical	Points	Points
Mechanical/Electrical 2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	Allocated 15	Points 9
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to over	Allocated 15 erheating.	9
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to over 2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	Allocated 15	
 2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to over 2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor. 	Allocated 15 orheating. 15	9
 2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to over 2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor. 2.11 Each teaching/learning area has adequate convenient wall outlets, phone and computer cabling for technology applications 	Allocated 15 erheating.	9
 2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to over 2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor. 2.11 Each teaching/learning area has adequate convenient wall outlets, phone and computer cabling for technology applications Classrooms have an inadequate number of electrical outlets and data outlets for technology applications. 	Allocated 15 wheating. 15	9 10 8
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2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	9
Two way communication is provided by telephone sets in the classrooms.		
2.18 Exterior water supply is sufficient and available for normal usage	5	3
Exterior hose bibs are adequate.		
TOTAL - 2.0 Structural and Mechanical Features	200	114

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance	15	12
Aluminum framed windows are in good condition, and are easily maintained. Aluminum framed doors require minimal maintenance		
3.2 Floor surfaces throughout the building require minimum care	15	9
Flooring throughout the facility consists of 9" and 12" VCT, and terrazzo, which has been well maintained throughout the facility. Old loose in several areas throughout the facility.	der 9" VCT is breaking and	coming
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
Lay-in type ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is	s easily cleaned and resista	nt to stain.
3.4 Built-in equipment is designed and constructed for ease of maintenance	10	4
Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5 Finishes and hardware, with compatible keying system, are of durable quality	10	4
Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6 Restroom fixtures are wall mounted and of quality finish	10	1
Fixtures are floor and wall mounted and are of good quality but worn and at end of life.		
3.7 Adequate custodial storage space with water and drain is accessible throughout the building	10	8
Custodial space is provided near each public restroom.		
3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area	10	2
Electrical outlets are inadequately provided in all locations and do not allow for convenient routine cleaning.		
3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement	10	3
Outdoor lighting is adequate. Exterior electrical outlets are not adequately provided.		
TOTAL - 3.0 Plant Maintainability	100	49

4.0 Building Safety and Security Points Allocated Points

Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	12
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 Walkways, both on and offsite, are available for safety of pedestrians	10	8
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
School signs and signals are located as required on adjacent access streets.		
4.4 Vehicular entrances and exits permit safe traffic flow	5	4
Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard	5	3

Playground equipment consists of plastic coated steel and high density plastic type equipment in fair condition, but showing signs of aging with some pieces in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth. Playground equipment is separated from vehicular traffic.

Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas	20	20
Heating systems are located on the areas that are not accessible by students.		
4.7 Multi-story buildings have at least two stairways for student egress	15	14
The building has multiple stairways.		
4.8 Exterior doors open outward and are equipped with panic hardware	10	8
Exterior doors are properly equipped with panic hardware and open outward.		
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	2
Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 Classroom doors are recessed and open outward	10	4
Classroom doors are recessed without proper ADA clearances, and open outward.		
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	9
Motion sensors, security cameras and door contacts are provided throughout.		
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition	5	2
Older 9" VCT flooring is damaged and in poor condition throughout the facility.		
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5
Stair treads and risers are properly designed and meet requirements.		
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury	5	4
Glass at door transoms and sidelights is tempered for safety.		
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4
Drinking fountains have been recessed in the corridor wall.		
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	
Building contains security grilles which when in the closed position create dead-end corridor conditions.		

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	4
The facility is not sprinkled. Fire alarm devices are not adequately provided. Fire extinguishers are inadequately provided.		
4.18 There are at least two independent exits from any point in the building	15	
Building contains security grilles which when in the closed position create dead-end corridor conditions.		
4.19 Fire-resistant materials are used throughout the structure	15	12
The structure is a masonry load bearing system with steel joist and concrete deck. Interior walls are masonry.		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	2
The fire alarm is not equipped with automatic actuation devices and is not provided with visual indicating devices.		
TOTAL - 4.0 Building Safety and Security	200	121

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	23
The average classroom is 814 SF compared to 900 SF required by the OSDM.		
5.2 Classroom space permits arrangements for small group activity	15	9
Classrooms are large enough to allow effective small group activity spaces.		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	6
The gymnasium is located adjacent to academic learning areas, which can be distracting.		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	6
Classrooms are large enough to allow privacy time for individual students.		
5.5 Storage for student materials is adequate	10	4
Coat hooks and shelving, located in the classroom, are inadequately provided for student storage.		
5.6 Storage for teacher materials is adequate	10	4
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Spece	Points Allocated	Points
Special Learning Space		
5.7 Size of special learning area(s) meets standards	15	14
The special education classrooms average 820 SF compared to 900 SF recommended in the OSDM.		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	6
Special education spaces are not adequately provided to meet instructional needs.		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	6
The media center is 727 SF compared to 1,200 SF recommended in the OSDM.		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	3
The gymnasium is 2,501 SF compared to 3,500 SF recommended in the OSDM.		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	6
Pre-K and kindergarten spaces are undersized, and do not provide adequate instruction space.		
5.12 Music Program is provided adequate sound treated space	5	3
Music instruction is provided in a standard classroom without any sound treatment.		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	
Art is shared with the student commons space.		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	4
Space within the classrooms provide for student technology use.		
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	3
No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.	3	J
5.16 Storage for student and teacher material is adequate	5	2
0.10 October 250 Control and toubiner material is adoquate	3	2

Coat hooks and shelving, located in the classroom, are inadequately provided for student storage. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	8
Lounge and work areas reflect staff as professionals.		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	2
Cafeteria is undersized and located in a lower level.		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	5
Administration space is consistent with ages served.		
5.20 Counselor's office insures privacy and sufficient storage	5	5
Counselors offices are contained within a suite off a private corridor.		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	5
Clinic is adjacent to administrative offices.		
5.22 Suitable reception space is available for students, teachers, and visitors	5	4
Main office provides adequate reception space.		
5.23 Administrative personnel are provided sufficient work space and privacy	5	5
Administrative personnel are provided sufficient, private space for work.		
TOTAL - 5.0 Educational Adequacy	200	133

6.0 Environment for Education

Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	12
The building consists of several uncoordinated colors and textures of brick due to multiple additions, and is not aesthetically pleasing	ı.	
6.2 Site and building are well landscaped	10	8
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize where mowing is required do not exceed 3:1 slope.	the building entrance. L	awn areas
6.3 Exterior noise and poor environment do not disrupt learning	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	4
On-site walkways are partially covered at the buildings front entrance.		
6.5 Building materials provide attractive color and texture	5	2
Interior building materials consist of glazed block, painted block, and drywall which does not provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	8
The interior color palette is monochromatic and bland, which does not inspire learning.		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	2
The facility is not air conditioned to provide year-round temperature and humidity control.		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	4
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal neareas.	oise into the teaching ar	nd learning
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	8
The lighting system does not provide proper intensity in some areas. Diffusion of illumination is adequately provided by the light fixture	re lenses.	
6.10 Drinking fountains and restroom facilities are conveniently located	15	13
Drinking fountains and restroom facilities are conveniently located.		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	
No socialization and communication spaces have been provided throughout the facility.		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	2
Due to multiple additions, circulation throughout the building is confusing. Entry and exit points to the building have been adequately	provided.	
6.13 Areas for students to interact are suitable to the age group	10	
No socialization and communication spaces have been provided throughout the facility.		
6.14 Large group areas are designed for effective management of students	10	4
The gymnasium is undersized to allow effective management of large groups of students.		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	6
Limited consideration has been given to acoustical treatment of classrooms and corridors.		
6.16 Window design contributes to a pleasant environment	10	8
The windows are fairly well designed to contribute to a pleasant environment.		

Points Allocated

Points

TOTAL - 6.0 Environment for Education 200 95

LEED Observation Notes

 School District:
 Bedford City

 County:
 Cuyahoga

 School District IRN:
 43562

Building: Glendale Primary Elementary School

Building IRN: 1360

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

CHALLENGES: Create public transportation when available. Provide high efficiency vehicle only parking. Provide bicycle racks. Reduce blacktop areas and provide impervious paving materials. Maximize open green spaces. Provide vegetated roof areas when possible. Store rainwater for irrigation and water use purposes. SSp1: PREREQUISISTE-Construction Activity Pollution Prevention Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins. SSc1: Site Selection Not Applicable with existing sites. SSc2: Development Density & Community Connectivity Not Applicable with existing sites. SSc3: Brownfield Redevelopment Not Applicable with existing sites. SSc4.1: Alternative Transportation, Public Transportation Access Not Applicable with existing sites. SSc4.2: Alternative Transportation, Bicycle Storage & Changing Rooms Design the building renovation with transportation amenities such as bicycle racks and showering/changing facilities. SSc4.3: Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles Design and provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors. SSc4.4: Alternative Transportation, Parking Capacity Consider minimizing parking lot/garage size. Consider sharing parking facilities with adjacent buildings and or alternatives that will limit the use of single occupancy vehicles. SSc5.1: Site Development, Protect or Restore Habitat Carefully site any potential building additions to minimize disruption to existing ecosystems and design the addition to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. Design appropriate native or adapted plant materials and prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertilizers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings. SSc5.2: Site Development, Maximize Open Space Select a suitable building location and design potential additions with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site. SSc6.1: Stormwater Management, Quantity Control Design any potential addition to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. SSc6.2: Stormwater Management, Quality Control Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration, thereby reducing pollutant loadings. Use sustainable design strategies to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff. SSc7.1: Heat Island Effect, Non-Roof 1 point Shade new constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e., roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption. SSc7.2: Heat Island Effect, Roof 1 point Consider installing high-albedo and vegetated roofs on existing building and any potential addition(s) to reduce heat absorption.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

CHALLENGES: Install water efficient landscaping. Store and use rainwater for any required irrigation. Provide high efficiency plumbing fixtures. Provide water use reduction strategies when possible. WEc1.1: Water Efficient Landscaping: Reduce by 50% On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers. WEc1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, graywater, and/or condensate water for irrigation. WEc2: Innovative Wastewater Technologies Design any potential addition/renovation(s) specifying high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or graywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high efficiency filtration systems. WEc3.1: Water Use Reduction: 20% Design any potential addition/renovation(s) using high-efficiency fixtures such as composting toilet systems and nonwater using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

CHALLENGES: Commission all building systems during any construction activities. Design and monitor performance of energy consumption and performance. Provide green power solutions where possible. EAp1: Fundamental Commissioning of the Building Energy Systems Design any potential building addition/renovation with a commissioning process completed for the following energy-related systems: 1 Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls. 2 Lighting and daylighting controls. 3 Domestic hot water systems. 4 Renewable energy systems (wind, solar, etc.). EAp2: Minimum Energy Performance Design any potential building addition/renovation to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004. EAp3: Fundamental Refrigerant Management When reusing existing HVAC systems in any potential building addition/renovation, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For any additions, specify new HVAC equipment that uses no CFC refrigerants. EAc1: Optimize Energy Performance Design/redesign the existing building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building. EAc2: On-Site Renewable Energy Assess any potential building addition/renovation for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio gas strategies. When applying these strategies, take advantage of net metering with the local utility. EAc3: Enhanced Commissioning Provide enhanced commissioning in any potential building addition/renovation to include fundamental commissioning as well as a Commissioning design review, Commissioning submittal review, and Systems manual. EAc4: Enhanced Refrigerant Management In any potential building addition/renovation where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimizes direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons. EAc5: Measurement & Verification In any potential building addition/renovation develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance. EAc6: Green Power In any potential building addition/renovation determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

CHALLENGES: Create dedicated recycling areas and program. Re-use existing building structure to reduce construction waste. Provide construction waste management program should any construction be provided. Specify recycled, regional, and rapidly renewable building materials. Use FSC certified wood products in any new design or renovation. MRp1: Storage & Collection of Recyclables In any potential building addition/renovation coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program. MRc1.1(75%) and 1.2(95%). Building Reuse, Walls, Floors, Roof In any potential renovation monitor percentage reuse of structure, envelope and elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elements In any potential renovation monitor percentage reuse of structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc2.1(50%) and 2.2(75%): Construction Waste Management In any potential building addition/renovation establish goals for building material diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site. MRc3.1(5%) and 3.2(10%): Resource Reuse In any potential building addition/renovation identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items. MRc4.1(10%) and 4.2(20%): Recycled Content In any potential building addition/renovation establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc5.1 (10%) and 5.2 (20%): Regional Materials In any potential building addition/renovation establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc6: Rapidly Renewable Materials In any potential building addition/renovation establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed. MRc7: Certified Wood In any potential building addition/renovation establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

CHALLENGES: Prohibit smoking in the building and site. Measure carbon dioxide and make any corrective action required. Design heat recovery options when available. Monitor indoor air quality during construction and avoid contaminating permanent HVAC equipment during construction. Flush building after construction. Specify low emitting materials in any construction activities. Provide controllable lighting and HVAC systems. Provide any changes to building envelope to increase performance. Design daylighting strategies to maximize views and provide indoor lighting solutions. EQp1: Minimum IAQ Performance Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. EQp2: Environmental Tobacco Smoke (ETS) Control Prohibit smoking in the facility or effectively control the ventilation air in smoking rooms. EQc1: Outdoor Air Delivery Monitoring Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system to trigger corrective action or to trigger alarms. EQc2: Increased Ventilation Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates. EQc3.1: Construction IAQ Management Plan, During Construction Adopt an IAQ management plan to protect the HVAC system during construction. Sequence the installation of materials to avoid using permanently installed air handlers for temporary heating/cooling during construction. EQc3.2: Construction IAQ Management Plan, Before Occupancy Perform a building flush-out or test the air contaminant levels in the building. EQc4.1: Low-Emitting Materials, Adhesives & Sealants Specify low-VOC materials. Products to evaluate include adhesives, sealants, and caulking. EQc4.2: Low-Emitting Materials, Paints & Coatings Specify low-VOC paints and coatings. Track the VOC content of all interior paints and coatings during construction. EQc4.3: Low-Emitting Materials, Carpet Systems Specify requirements for product testing and/or certification. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories. EQc4.4: Low-Emitting Materials, Composite Wood & Agrifiber In any potential building addition/renovation specify wood, agrifiber products, and adhesives that contain no added urea-formaldehyde resins. EQc5: Indoor Chemical & Pollutant Source Control Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. EQc6.1: Controllability of Systems, Lighting Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building. EQc6.2: Controllability of Systems, Thermal Comfort Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. EQc7.1: Thermal Comfort, Design and EQc7.2 Thermal Comfort, Verification: Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisites. EQc8.1: Daylighting & Views, Daylight 75% of Spaces Design the building to maximize interior daylighting. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess foot-candle levels and daylight factors achieved. EQc8.2: Daylighting & Views, Views for 90% of Spaces Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

CHALLENGES: Provide strategies that provide energy and water efficiency solutions. Incorporate the services of a LEED Accredited Professional (AP) for any future renovation or additions. IDc1.1, IDc1.2, IDc 1.3, and IDc 1.4: Innovation in Design Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits. IDc2: LEED Accredited Professional At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

Justification for Allocation of Points

Building Name and Level:

6.

	PN-3
Building	g features that clearly exceed criteria:
1.	Semi-enclosed hard surface play area visible from many interior rooms.
2.	
3.	
4.	
5.	
6.	
Building	g features that are non-existent or very inadequate:
1.	Building is not ADA compliant.
2.	Building is not air-conditioned.
3.	Building contains hazardous materials.
4.	
5	

Glendale Primary Elementary School

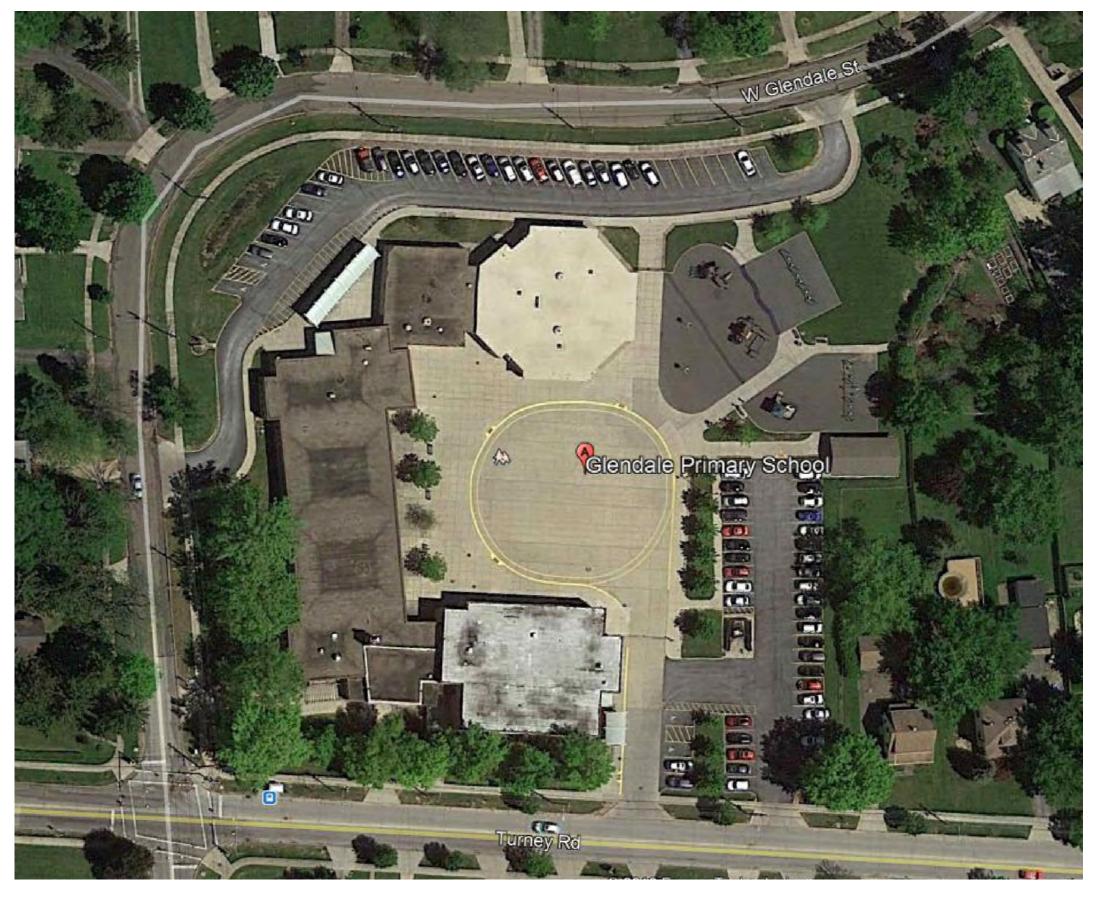
Environmental Hazards Assessment Cost Estimates

Owner:	Bedford City
Facility:	Glendale Primary Elementary School
Date of Initial Assessment:	May 23, 2018
Date of Assessment Update:	Jun 21, 2018
Cost Set:	2018

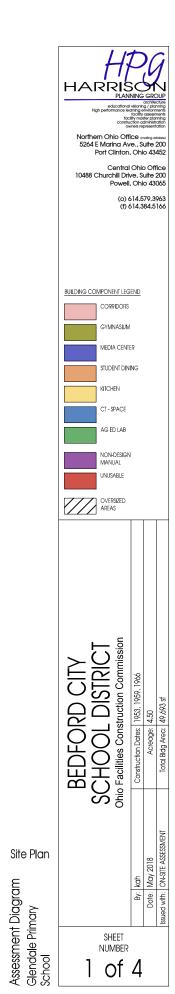
District IRN:	43562
Building IRN:	13607
Firm:	Harrison Planning Group

Scope remains unchanged after cost updates.

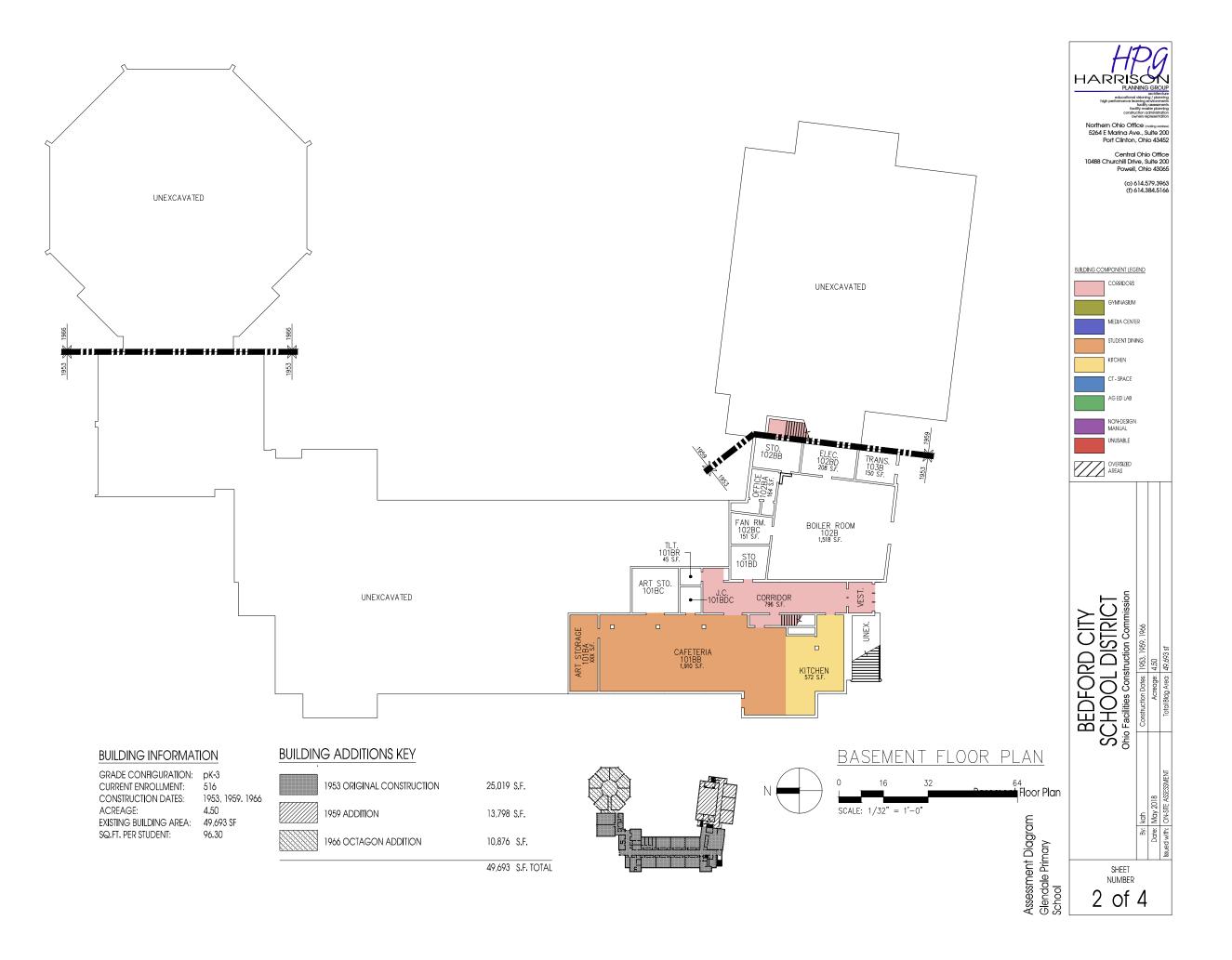
Duilding Addition	Addition Area (of)	Addition Area (sf)					
Building Addition	Addition Area (SI)	Renovation	Demolition				
1953 1953 Original Construction	25,019	\$0.00	\$0.00				
1959 1959 Addition	13,798	\$0.00	\$0.00				
1966 1966 Addition	10,876	\$0.00	\$0.00				
Total	49,693	\$0.00	\$0.00				
Total with Regional Cost Factor (103.60%)	_	\$0.00	\$0.00				
Regional Total with Soft Costs & Contingency	_	\$0.00	\$0.00				







of 4





49,693 S.F. TOTAL

BUILDING INFORMATION

516

4.50

96.30

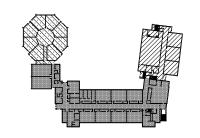
1953, 1959. 1966

GRADE CONFIGURATION: pK-3 CURRENT ENROLLMENT: CONSTRUCTION DATES: ACREAGE: EXISTING BUILDING AREA: 49,693 SF

SQ.FT. PER STUDENT:

BUILDING ADDITIONS KEY







First Floor Plan Assessment Diagram Glendale Pilmary School

BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission SHEET NUMBER

3 of 4

Northern Ohio Office (mailing address) 5264 E Marina Ave., Suite 200

Central Ohio Office 10488 Churchill Drive, Suite 200 Powell, Ohio 43065

BUILDING COMPONENT LEGEND

CORRIDORS

KITCHEN

CT - SPACE

AG ED LAB

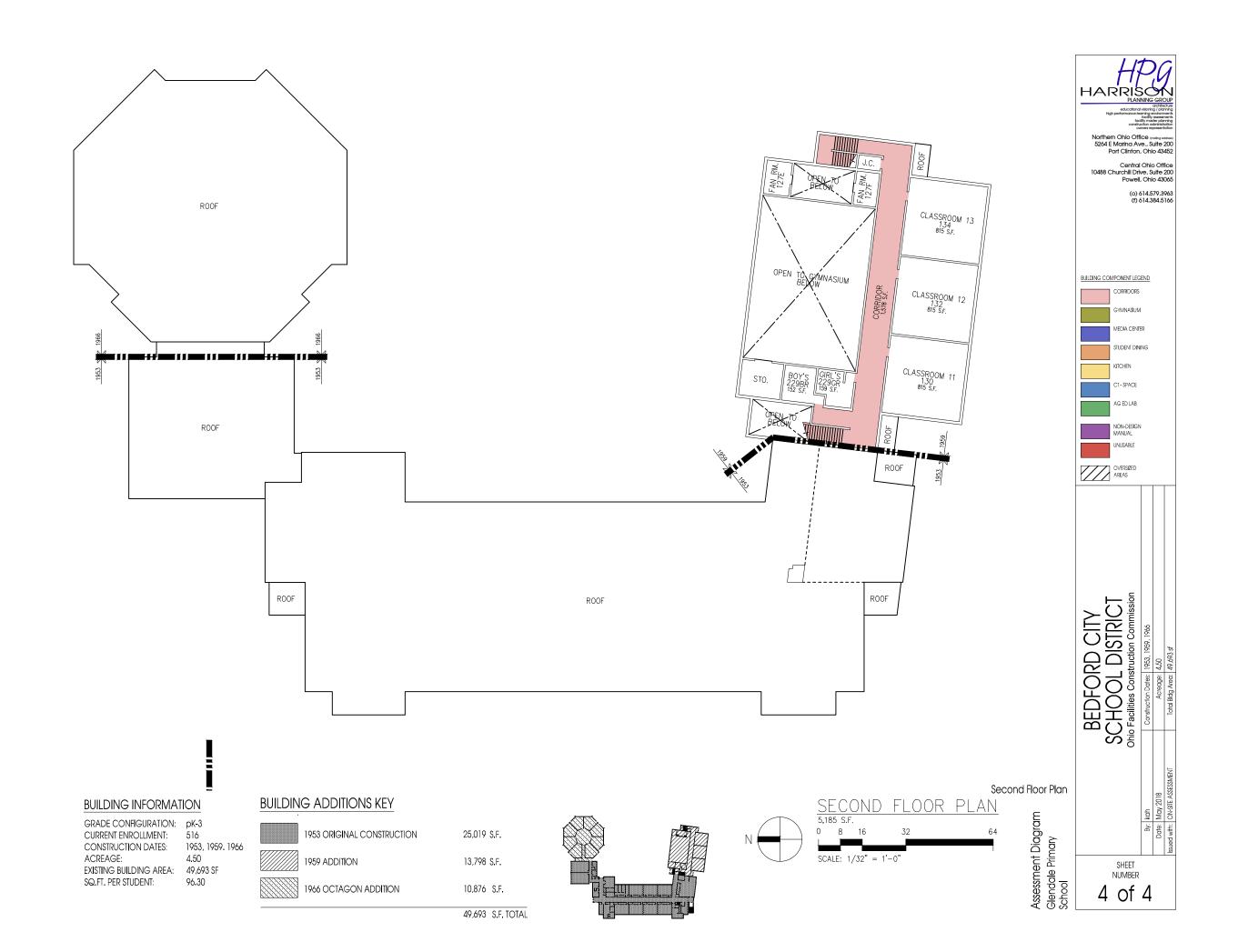
NON-DESIGN MANUAL

UNUSABLE

OVERSIZED AREAS

GYMNASIUM MEDIA CENTER STUDENT DINING

(o) 614.579.3963 (f) 614.384.5166



Building Information - Bedford City (43562) - Central Primary School

Program Type Classroom Facilities Assistance Program (CFAP) - Regular

Setting Small City

Assessment Name Central Primary School - HPG 2018

Assessment Date (on-site; non-EEA) 2018-05-23

Kitchen Type Full Kitchen

Cost Set: 2018

Building Name Central Primary School

Building IRN 5561

Building Address 799 Washington St

Building City Bedford
Building Zipcode 44146

Building Phone (440) 439-4225

 Acreage
 7.00

 Current Grades:
 K-3

 Teaching Stations
 26

 Number of Floors
 3

 Student Capacity
 474

 Current Enrollment
 449

Enrollment Date 2018-05-04

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms 24
Historical Register NO

Building's Principal Ms. Monique Winston

Building Type Elementary

North elevation photo:







South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

57,187 Total Existing Square Footage

1905,1959,1965,1992 Building Dates

K-3 Grades

449 Current Enrollment

26 Teaching Stations

7.00 Site Acreage

Central Primary School is a three floor, 57,187 square foot school building located on a 7 acre relatively flat site in a small city residential setting with moderate tree and shrub type landscaping. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic. One way bus traffic is not provided. There is a curbside bus loading and unloading zone behind the school, which is separated from other vehicular traffic. Adequate parking is provided for staff and visitors. The playground area is adequately separated from vehicular traffic areas. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The 1905 original construction has a brick and stone veneer on a masonry bearing wall system. The 1992 atrium addition has a masonry unit type wall system. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster. Base floor construction of the 1905 original construction is concrete slab on grade type construction. Floor construction of the intermediate floors is wood type construction with wood joists. Roof construction is wood deck on wood joist type construction. Base floor construction of the 1959 and 1965 additions is concrete slab on grade type construction. There is a crawl space located under the 1965 addition. Floor construction of the intermediate floors is cast-in-place type construction. Roof construction is metal form deck type construction. Floor construction of the 1992 atrium addition is concrete slab on grade type construction. Roof construction is metal form deck type construction. Floor construction of the 1992 atrium addition is concrete slab on grade type construction. Roof construction is metal form deck type construction. Floor construction of the 1992 atrium addition is concrete slab on grade type construction. Roof construction is metal form deck type construction. Should be provided to the 1992 atrium addition is concrete sla

Significant Findings: Dead end corridor conditions exist within this facility. The district performed a previous project funded by a bond issue that removed hazardous materials but the on site assessment team observed assumed hazardous flooring materials.

Previous Page

Building Construction Information - Bedford City (43562) - Central Primary School (5561)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
1905 Original Construction	1905	no	3	16,466	no	no
1959 Addition	1959	no	3	25,650	no	no
1965 Addition	1965	no	2	12,720	no	no
1992 Atrium Addition	1992	no	2	2,351	no	no

Previous Page

Building Component Information - Bedford City (43562) - Central Primary School (5561)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
1905 Original Construction (1905)		2242												
1959 Addition (1959)		4926		2426				854						
1965 Addition (1965)		1580			1602									
1992 Atrium Addition (1992)		2262												
Total	0	11,010	0	2,426	1,602	0	0	854	0	0	0	0	0	0
Master Planning C	onsideration	s				,	,	,	,					

Previous Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type Program Name Related Space Square Feet
No Records Found

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Central Primary School (5561)

District:	Bedford City						unty:	, 0	Northeaster	n Ohio (8)			
Name:	Central Prima	•					ntact:	Ms. Monique Winston					
Address:	799 Washingto						one:	(440) 439-4225			_		
	Bedford,OH 4	4146					•	•		on, AIA, LEED A	P		
Bldg. IRN:						Da		, , <u>, </u>	Andi Lease				
Current Gra			K-3	Acreage			7.00	Suitability Appraisal Summary	•				
Proposed (N/A	Teachin		ons:	26	Ocation.	-	Dainta Danaible	Dai:	. D	3-4i O-4
Current En		_	449	Classro	oms:		24	Section	-	Points Possible	Points Earned	Percentage F	Rating Category
Projected E	Enrollment	_	N/A		. 1		_	Cover Sheet			_		— Dandadia
Addition		Date	HA	Numbe Floo		Curre	ent Square Feet	1.0 The School Site	Continuo	100	69 07	69% 49%	Borderline
1905 Origin	nal .	1905	no	3	15			2.0 Structural and Mechanical 3.0 Plant Maintainability	reatures	200 100	97 55	49% 55%	Poor Borderline
Construction		1903		3			10,40	4.0 Building Safety and Securi	itu	200	118	59%	Borderline
1959 Addit		1959	no	3			25,65	5.0 Educational Adequacy	ity			59% 50%	
1965 Addit		1965	_	2			12,72	6.0 Environment for Education	n	200 200	100 78	39%	Borderline Poor
1992 Atriur	_	1992		2			2,35	LEED Observations	<u>.</u>	_	-	J3 /0	
Total							57,18	LLLD Observations		_	_		
	*HA =	Har	ndicap	ped Acc	ess			Total		1000	517	52%	— Borderline
	*Rating =	1 Sati	isfacto	ory				Enhanced Environmental Haza	ards Assess			3270	Dordenine
		2 Nee	ds R	epair				Emilancea Emilonmental Haza		Smerit Cost Estim	<u>atcs</u>		
		3 Nee	eds R	eplaceme	ent			C=Under Contract					
	*Const P/S =	Pre	sent/S	Schedule	d Const	ruction							
F	ACILITY ASSE	SSM	ENT				Dollar	Renovation Cost Factor Cost to Renovate (Cost Factor	r applied)				103.60% \$9,931,974.90
	Cost Set: 2	2018			Rating	As	sessment	The Replacement Cost Per SF		enovate/Replace	ratio are only r	 provided when t	
	ting System				3		51,220.44	requested from a Master Plan.		orato, riopiaco	rane are erry p		ine cummary to
					66,176.70	-							
	tilation / Air Cor	nditior	ning		2		\$5,000.00	<u>-</u>]					
	trical Systems				3		28,145.01	-					
	nbing and Fixtu	<u>res</u>			3		58,800.00	-1					
	<u>dows</u>				2	\$	14,430.00	-					
	cture: Foundati	_			1		\$0.00	-					
	cture: Walls and			<u>s</u>	2		14,946.25	· 					
	cture: Floors ar	nd Ro	<u>ots</u>		3	-	13,180.00	-					
	eral Finishes				3		07,055.50	•					
	rior Lighting				3		85,935.00	-					
	urity Systems	Limbs	ina		2		05,795.95	-					
	ergency/Egress Alarm	∟ignt	<u>ıı ığ</u>		3		57,187.00	-					
	dicapped Acces	20			2		00,077.25	-					
	Condition	<u>55</u>			3		14,437.40 39,062.43	-					
	rage System				1	φ٥	\$0.00	-					
					2		\$500.00	_					
	er Supply erior Doors				2		\$4,000.00	-					
	ardous Materia				1		\$0.00						
	Safety				3	¢2	08,860.84						
	se Furnishings				3		71,561.00						
	hnology				3		58,222.37						
	struction Contir	<u>igen</u> c	y /		-		82,255.22	-					
Non	-Construction C		_										
Total						\$9,5	86,848.36						

Previous Page

1905 Original Construction (1905) Summary

District:	Bedford City	,				Coun	h	Cuyahoga A	·02:	: Northeaster	n Ohio (8)			
	Sectoral City		ool			Conta	•	Ms. Monique Winston	ea.	. Northeaster	11 01110 (8)			
Address: 7		•	1001			Phon		(440) 439-4225						
	Bedford,OH	•								Kovin Horri	son, AIA, LEED AP			
Bldg. IRN: 5		44140					•		y: v:	Andi Lease				
		- 1	IZ 0	Δ	_	Date								
Current Grad			K-3	Acreage			7.00	Suitability Appraisal Sum	maı	ry				
Proposed G			N/A	Teaching		15:	26	Section			Points Possible Po	inte Earn	nd Parcontago P	Pating Category
Current Enro			449	Classroo	oms:		24	Cover Sheet		·	FUIILS FUSSIBLE FU	iiits Laitie	eu reiceillage N	tating Category
Projected Er	rollment	_	N/A	N				1.0 The School Site			100	— 69	69%	— Borderline
<u>Addition</u>		Date	<u>HA</u>	Number Floo			Square eet	2.0 Structural and Mecha	nic	al Foatures	200	97	49%	Poor
1905 Origin	al	1904	5 no	3				3.0 Plant Maintainability	IIIIC	<u>ai i caluics</u>	100	55	55%	Borderline
Construction		130	<u> </u>	2			10,400	4.0 Building Safety and S	coci	rity	200	118	59%	Borderline
1959 Additio		1959	9 no	3			25,650	5.0 Educational Adequac		<u>unity</u>	200	100	59% 50%	Borderline
1965 Additio	_	_	5 no	2			12,720	6.0 Environment for Edu		on				
1992 Atrium	_		2 no	2			2,351	LEED Observations	ou(<u>UII</u>	200	78	39%	Poor
Total			-					Commentary			_	_	_	_
	*HA	= Han	dicap	ped Acce	ess			Total			1000	517	 52%	— Borderline
	*Rating	=1 Sati		•					LLIa	anda Assas			52%	Bordenine
		=2 Nee						Enhanced Environmenta	На	azards Asses	sment Cost Estimate	<u>es</u>		
		-		eplaceme	nt			C=Under Contract						
	*Const P/S	_		•		uction		o onder communi						
FA	CILITY ASS						Dollar	Renovation Cost Factor						103.60%
	Cost Set				Rating	Asse	ssment C	Cost to Renovate (Cost F						\$3,592,958.98
A. Heatir	ng System				3	\$561	,819.92 -	The Replacement Cost F requested from a Master			enovate/Replace rat	io are only	proviaea wnen ti	nis summary is
B. Roofin	<u>ng</u>				3	\$65	422.10 -	Toquotiou II om a Mactor	, id.	71.				
C. Ventil	ation / Air C	ondition	ing		2	\$5	- 00.000							
D. Electr	ical System	<u>s</u>			3	\$267	,243.18 -							
E. Plumb	oing and Fix	tures			3	\$21	300.00 -							
F. Windo	<u>ows</u>				2	\$5	460.00 -							
G. Struct	ure: Founda	ation .			1		\$0.00 -							
H. Struct	ure: Walls a	and Chir	nneys	<u> </u>	2	\$64	186.25 -							
I. Struct	ure: Floors	and Roo	ofs .		3	\$513	180.00 -							
J. Gene	ral Finishes				3	\$384	,018.60 -							
K. Interio	or Lighting				3	\$82	,330.00 -]						
L. Secur	ity Systems				2	\$30	462.10 -							
M. Emer	gency/Egres	ss Lighti	ng		3	\$16	466.00 -							
M. Fire A	<u>llarm</u>				3	\$28	,815.50 -							
O. Handi	capped Acc	ess			2	\$264	,993.20 -]						
P. Site C	Condition				3	\$133	,902.96 -	1						
	ge System				1		\$0.00 -]						
R. Water					2	\$	500.00 -	1						
S. Exter	ior Doors				2		\$0.00 -	1						
T. Hazar		<u>ial</u>			1		\$0.00 -	1						
U. Life S	afety				3	\$103	,167.12 -	1						
U. Loose		<u>s</u>			3		,398.00 -	1						
W. Techr		_			3		523.66 -	1						
- X. Const	truction Con		<u>y /</u>		-		918.53 -							
Total						\$3,468	107.12	1						
						+-,.00	, <u>-</u>	1						

1959 Addition (1959) Summary

District:	Bedford City	,				Cour	ntv:	Cuyahoga Are	a. I	Northeaster	n Ohio (8)			
	Central Prim		hool			Cont	-	Ms. Monique Winston	a. 1	INUITIEASTEI	ii Oliio (8)			
Address: 7		•				Phon		(440) 439-4225						
	Bedford,OH	•								Kovin Harria	on, AIA, LEED AP			
Bldg. IRN: 5		44140					•	I: 2018-05-23 By : 2018-06-21 By :		Andi Lease	on, Ala, LEED AF			
			14.0	Δ		Date		, 						
Current Grad			K-3	Acreag			7.00	Suitability Appraisal Summ	nary	/				
Proposed G			N/A		ng Statio	ns:	26	Section			Points Possible Po	inte Earn	nd Parcontago P	Pating Category
Current Enro			449	Classro	oms:		24	Cover Sheet			-Ollits Fossible Fo	iiits Laitie	eu reiceillage N	tating Category
Projected Er	rollment	ъ.	N/A	<u> </u>				1.0 The School Site			100	— 69	69%	— Borderline
<u>Addition</u>		Date	HA	Number Floo			Square eet	2.0 Structural and Mechan	iool	l Ecoturos	200	97	49%	Poor
1905 Origina	al	1905	ino	3				3.0 Plant Maintainability	IUa	<u>i i eatures</u>	100	55	55%	Borderline
Construction	_	1300		3			10,400	4.0 Building Safety and Se	CUI	rity	200	118	59%	Borderline
1959 Additio	_	1959	no	3			25,650	5.0 Educational Adequacy	cui	ity	200	100	50%	Borderline
1965 Additio	n	1965	no	2			12,720	6.0 Environment for Educa	tion	•				
1992 Atrium	_	1992	+	2			2,35	LEED Observations	uOl	<u>u</u>	200	78	39%	Poor
Total			1 1					Commentary			_	_	_	_
	*HA	= Hai	ndicar	ped Acc	ess			- Commentary Total			1000	517	 52%	— Borderline
	*Rating	=1 Sat	•	•					los	rarda Assas			52%	Bordenine
		=2 Ne		•				Enhanced Environmental F	az	ards Asses	sment Cost Estimate	<u>es</u>		
		-		eplacem	ent			C=Under Contract						
	*Const P/S			•		ruction		o chack contact						
FA	CILITY ASS						Dollar	Renovation Cost Factor						103.60%
	Cost Set				Rating	Asse	essment C	Cost to Renovate (Cost Fa						\$4,092,775.61
A. Heatir	ng System				3	\$875	,178.00 -	The Replacement Cost Per requested from a Master P			enovate/Replace rat	io are only	proviaea wnen ti	nis summary is
B. Roofin	ng				3	\$102	2,718.00 -		ian	<u> </u>				
C. Venti	lation / Air	Condit	ioning	9	2		\$0.00							
D. Electr	ical System	<u>s</u>			3	\$416	5,299.50 -							
E. Plumb	oing and Fix	tures			3	\$16	5,500.00 -							
F. Windo	<u>ows</u>				2	\$3	3,120.00 -							
G. Struct	ture: Founda	ation			1		\$0.00 -							
H. Struct	ture: Walls a	nd Chi	mneys	<u>s</u>	2	\$31	,500.00 -							
i. Struc	ture: Floors	s and F	Roofs		3		\$0.00							
J. Gene	ral Finishes				3	\$601	,725.00 -							
K. Interio	or Lighting				3	\$128	3,250.00 -							
L. Secur	rity Systems				2	\$47	,452.50 -							
M. Emer	gency/Egres	s Light	ting		3	\$25	,650.00 -							
M. Fire A	<u>larm</u>				3	\$44	,887.50 -							
O. Handi	icapped Acc	ess			2	\$219	,630.00 -							
	Condition				3	\$130	,164.48 -							
	ge System				1		\$0.00 -							
R. Water	r Supply				2		\$0.00							
S. Exteri					2	\$4	,000.00 -							
	rdous Mater	ial			1		\$0.00 -							
U. Life S	afety				3	\$155	,658.00 -							
U. Loose	Furnishing	<u>s</u>			3	\$76	,950.00 -							
W. Techr					3		5,231.50 -							
- X. Const	truction Con	tingeno Cost	<u>cy /</u>		-		5,641.13	1						
Total					.	\$3,950	,555.61	1						
						, ,,,,,,	,	1						

1965 Addition (1965) Summary

District. I	D = -161 Oits					0	-4	Owner America	t	:- (0)			
	Bedford City		hool			Cour	-		Iortheastern Oh	110 (8)			
	Central Prim	•				Cont		Ms. Monique Winston					
Address: 7		•				Phor		(440) 439-4225		A.A. J. E.E.D. A.D.			
	Bedford,OH	44146					•		(evin Harrison,	AIA, LEED AP			
Bldg. IRN: 5				1.		Date		, , , , , , , , , , , , , , , , , , ,	ndi Lease				
Current Grad			K-3	Acreage			7.00	Suitability Appraisal Summary					
Proposed G			N/A		ng Statio	ns:	26	Continu	Dain	ta Danaikia Dai		l Danasatana Da	4i O-4
Current Enro			449	Classro	oms:		24	Section	Poin	ts Possible Pol	nts Earned	d Percentage Ra	ting Category
Projected Er	rollment		N/A	L				Cover Sheet		100	_		— Dordorlino
<u>Addition</u>		Date	HA	Number Floo			t Square eet	1.0 The School Site	F	100	69	69%	Borderline
1905 Origina	.	1905	no	3				2.0 Structural and Mechanical I 3.0 Plant Maintainability	reatures	200 100	97 55	49% 55%	Poor Borderline
Construction		1905		3			10,40		. .				
1959 Additio	•	1959	no	3			25.65	4.0 Building Safety and Securit 5.0 Educational Adequacy	<u>ıy</u>	200	118	59%	Borderline
1965 Additio	_	1965	_	2			12.72	6.0 Environment for Education		200	100	50%	Borderline
1992 Atrium		1992		2			2,35			200	78	39%	Poor
Total			1 - 1				57,18	LLLD Observations		_	_	_	_
	*HA	= Har	ndican	ped Acc	ess		2.,.0	Commentary Total		4000			— Dondovii -
	*Rating	=1 Sat		•				2.11		1000	517	52%	Borderline
	·-······	=2 Nec						Enhanced Environmental Haza	ards Assessme	it Cost Estimate	<u>s</u>		
		-		eplaceme	ent			C=Under Contract					
	*Const P/S	-		•		ruction		5-5rider contract					
FA	CILITY AS			70.1000.0	00.100		Dollar	Renovation Cost Factor					103.60%
	Cost Set				Rating	Asse	essment	Cost to Renovate (Cost Factor					\$1,921,041.26
A. Heatir	ng System				3	\$434	4,006.40	The Replacement Cost Per SF requested from a Master Plan.	and the Renov	ate/Replace ration	o are only p	provided when thi	s summary is
B. Roofin	<u>ng</u>				3	\$71	1,831.60	- requested wern a master rian.					
C. Venti	lation / Air	Condit	ioning	1	2		\$0.00						
D. Electr	ical System	<u>s</u>			3	\$206	6,445.60						
E. Plumb	oing and Fix	tures			3	\$21	1,000.00						
F. Windo	<u>ows</u>				2	\$5	5,850.00						
G. Struct	ture: Founda	ation			1		\$0.00						
H. Struct	ture: Walls a	and Chi	mneys	<u>3</u>	2	\$18	3,760.00						
I. Struc	ture: Floor	s and F	Roofs		3		\$0.00						
	ral Finishes				3	\$209	9,792.00						
K. Interio	or Lighting				3	\$63	3,600.00						
L. Secur	ity Systems				2	\$23	3,532.00	_					
M. Emer	gency/Egres	ss Light	ing		3	\$12	2,720.00						
M. Fire A	<u>llarm</u>				3	\$22	2,260.00						
	capped Acc	ess			2	\$110	0,344.00						
	Condition Condition				3	\$63	3,282.18						
	ge System				1		\$0.00						
R. Water					2		\$0.00						
	ior Doors				2		\$0.00						
T. Hazar	rdous Mater	ial			1		\$0.00						
U. Life S					3	\$42	2,230.40						
U. Loose	Furnishing	<u>s</u>			3	\$38	3,160.00						
W. Techr	nology				3	\$146	6,407.20						
- X. Const	truction Con	tingenc Cost	:y /		-	\$364	4,065.55						
Total						\$1,854	4,286.93]					

1992 Atrium Addition (1992) Summary

District:	Bedford City					Cal	unty:	Cuyahoga A	۸ roa:	Northoaste	ern Ohio (8)				
	Central Prima	ary Sal	hool				ntact:	Ms. Monique Winston	AIGa.	Nottheaste	erri Oriio (6)				
		•					naci. one:	•							
Address:	799 Washing							(440) 439-4225		Karda Han	: AIA LEED /	ND.			
DIJ - IDN	Bedford,OH	44146					-		-	Andi Lease	ison, AIA, LEED A	AP .			
Bldg. IRN:				1.		Dat		1	<u> </u>		9				
Current Gra			K-3	Acreage			7.00	Suitability Appraisal Sun	nmary	/					
Proposed G			N/A	Teachin		ns:	26	Castian			Dainta Danaible	Deinte Ferne	d Davasutana I	Dating Catagony	
Current Enr			449	Classro	oms:		24	Section Section			Points Possible	Points Earne	u Percentage i	Rating Category	
Projected E	nrollment	_	N/A					Cover Sheet			400	_		— Dandadia	
<u>Addition</u>		Date	HA	Numbe			nt Square	1.0 The School Site		l ===+==	100	69	69%	Borderline Poor	
1905 Origin	val.	1005	-	Floor 3	15		Feet 16.466								
Construction		1905	110	3			10,400							Borderline	
1959 Addition		1959	no	3			25,650	4.0 Building Safety and		rity	200	118	59%	Borderline	
1965 Addition		1965	-	2			12,720	5.0 Educational Adequa		_	200	100	50%	Borderline Poor	
	m Addition	1992		2			2,351	0.5 Environment for Education							
Total		1					<u>57,187</u>	LLLD Observations			_	_	_	_	
	*HA	= Har	ndican	ped Acce	ess		2.,.01	Commentary			1000	 E47	E20/	— Dondarii -	
		=1 Sati				\neg		Total	al Lin-	zordo Assa	1000	517	52%	Borderline	
		=2 Nec						Enhanced Environmenta	аі наг	zards Asses	ssment Cost Estin	<u>iates</u>			
	I -	_		eplaceme	ent	-		C=Under Contract							
	*Const P/S	_		•		uction		o onaci conicaci							
F	ACILITY ASS						Dollar	Renovation Cost Factor						103.60%	
	Cost Set:				Rating	Ass	sessment C	Cost to Renovate (Cost I			D			\$325,199.04	
A. Heat	ting System				3	\$8	30,216.12 -	The Replacement Cost I requested from a Master			kenovate/kepiace	ratio are only p	oroviaea wnen ti	nis summary is	
B. Roof	Roofing 3				\$2	26,205.00 -	roquestou nom a master								
C. Vent	Ventilation / Air Conditioning 2			2		\$0.00 -									
D. Elect	trical Systems	<u>.</u>			3	\$3	88,156.73 -								
E. Plum	nbing and Fixt	ures			3		\$0.00 -								
F. Wind	dows				2		\$0.00 -								
G. Struc	cture: Founda	<u>tion</u>			1		\$0.00 -								
H. Struc	cture: Walls a	nd Chi	mney	<u>s</u>	2		\$500.00 -								
il. Struc	cture: Floors	and F	Roofs		3		\$0.00 -								
J. Gene	eral Finishes				3	\$1	1,519.90 -								
K. Interi	ior Lighting				3	\$1	1,755.00 -]							
L. Secu	urity Systems				2	9	64,349.35 -]							
M. Eme	rgency/Egres	s Light	ing		3	9	2,351.00 -								
	<u>Alarm</u>				3	9	64,114.25 -]							
O. Hand	dicapped Acce	ess			2	\$1	9,470.20 -								
	Condition				3	\$1	1,712.81 -								
	age System				1		\$0.00 -								
	er Supply				2		\$0.00 -								
S. Exte	rior Doors				2		\$0.00 -								
T. Haza	ardous Materia	<u>al</u>			1		\$0.00 -								
U. Life S	Safety				3	9	67,805.32 -								
U. Loos	se Furnishings				3	9	67,053.00 -								
👸 W. <u>Tech</u>	nnology				3	\$2	27,060.01 -]							
	struction Cont -Construction		<u>:y /</u>		-		61,630.00 -								
Total						\$31	3,898.69								

A. Heating System

Description:

The existing heating system for the 1905 original construction is a natural gas-fired hot water system. The boiler, manufactured by Weil McLain, was installed over 20 years ago and is in fair condition. The boiler is rated at 1,496,000 BTU/hr. The boiler is in the first-floor mechanical room. Existing controls are digital. Heating water is distributed to terminal units consisting of classroom unit ventilators. The existing 1905 original construction does not contain a central air conditioning system. The 1905 original construction does not contain window air conditioners. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the 1905 original construction consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1905 original construction contains louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork if required. The existing heating system for the 1959 addition are two natural gas-fired steam boilers. The boilers, manufactured by Cleaver Brooks, were installed in 1997 and are in fair condition. The boilers are rated at 2,510,000 BTU/hr each for a total of 5,120,000 BTU/hr. Existing controls are pneumatic and converted to a digital signal. Heating steam is distributed to terminal units consisting of classroom unit ventilators. The existing 1959 addition does not contain a central air conditioning system. The 1959 addition does contain 2 P-tac wall units in the administrative area. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the 1959 addition consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1959 addition contains louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. The existing system for the 1965 addition is a steam heat exchanger that gets steam from the 1959 steam boilers in fair condition. Existing controls are pneumatic and converted to digital signal The existing 1965 addition does not contain a central air conditioning system. The 1965 addition does not contain window air conditioners. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in 1965 addition consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1965 addition contains transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. The existing system for the 1992 addition is a roof mounted heating/venting unit in fair condition. Existing controls are digital. The energy control system located in the 1959 boiler room is digital and coordinates the whole system in the entire facility. The existing 1992 addition does not contain a central air conditioning system. The 1992 addition does not contain window air conditioners. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in 1992 addition consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1992 addition contains some louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations:

Provide new overall heating system, including air conditioning, to meet Ohio School Design Manual guidelines. Provide funding to convert existing non-ducted system to ducted air system in the overall facility. The clear area above finished ceilings will allow for the installation of ductwork.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction	(1959)	(1965)	Addition		
			_	(1905)	25,650 ft ²	12,720 ft ²	(1992)		
				16,466 ft ²			2,351 ft ²		
HVAC System	\$26.12	sq.ft. (of		Required	Required	Required	Required	\$1,493,724.44	(includes demo of existing system and
Replacement:		entire building							reconfiguration of piping layout and new controls,
		addition)							air conditioning)
Convert To	\$8.00	sq.ft. (of		Required	Required	Required	Required	\$457,496.00	(includes costs for vert. & horz. chases, cut
Ducted System		entire building							openings, soffits, etc. Must be used in addition to
-		addition)							HVAC System Replacement if the existing HVAC
									system is non-ducted)
Sum:			\$1,951,220.44	\$561,819.92	\$875,178.00	\$434,006.40	\$80,216.12		





Gas fired boiler Classroom unit ventilator

B. Roofing

Description:

The roof over the overall facility is a built up asphalt roof system that is over 7 years old, and is in fair to poor condition. There are areas of leaking reported by the district. Access to the roof is gained by an access ladders located in the 1959 addition and 1905 original construction, and is in fair to poor condition, without fall safety protection cages. There were no observations of standing water on the roof. Metal cap flashings are in fair condition. Stone copings on the 1905 original construction are in poor condition. Roof storm drainage is addressed through a system of roof drains and gutters, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. The roof over the gymnasium portion of the 1959 addition is a standing seam metal type roof in good condition. There are no areas of leaking reported by the district. There is a covered walkway attached to this structure, which is constructed of tubular steel and fabric, and in fair condition.

Rating: 3 Needs Replacement

Recommendations:

The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Stone coping at the 1905 original construction requires replacement due to condition. The flashing at the 1959 and 1965 additions requires replacement due to condition. Overflow roof drains are required throughout the overall facility. Provide for safety protection cage at the access ladder to the 1905 original construction and 1959 addition.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium Addition	Sum	Comments
			Building	Construction (1905)	(1959)	(1965)	(1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Membrane (all types):	\$8.70	sq.ft.		5,323 Required	8,620 Required	6,388 Required	2,150 Required	\$195,584.70	(unless under
		(Qty)							10,000 sq.ft.)
Repair/replace cap flashing and	\$18.40	ln.ft.		305 Required	610 Required	340 Required		\$23,092.00	
coping:									
Overflow Roof Drains and	\$2,500.00	each		4 Required	6 Required	4 Required	3 Required	\$42,500.00	
Piping:									
Roof Access Ladder with Fall	\$100.00	ln.ft.		35 Required	15 Required			\$5,000.00	(remove and
Protection Cage:									replace)
Sum:			\$266,176.70	\$65,422.10	\$102,718.00	\$71,831.60	\$26,205.00		





Asphalt roofing

Stone coping with straps

C. Ventilation / Air Conditioning

Description:

The existing heating system for the 1905 original construction is a natural gas-fired hot water system. The boiler, manufactured by Weil McLain, was installed over 20 years ago and is in fair condition. The boiler is rated at 1,496,000 BTU/hr. The boiler is in the first-floor mechanical room. Existing controls are digital. Heating water is distributed to terminal units consisting of classroom unit ventilators. The existing 1905 original construction does not contain a central air conditioning system. The 1905 original construction does not contain window air conditioners. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the 1905 original construction consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1905 original construction contains louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork if required. The existing heating system for the 1959 addition are two natural gas-fired steam boilers. The boilers, manufactured by Cleaver Brooks, were installed in 1997 and are in fair condition. The boilers are rated at 2,510,000 BTU/hr each for a total of 5,120,000 BTU/hr. Existing controls are pneumatic and converted to a digital signal. Heating steam is distributed to terminal units consisting of classroom unit ventilators. The existing 1959 addition does not contain a central air conditioning system. The 1959 addition does not contain window air conditioners. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in the 1959 addition consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1959 addition contains louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. The existing system for the 1965 addition is a steam heat exchanger that gets steam from the 1959 steam boilers in fair condition. Existing controls are pneumatic and converted to digital signal The existing 1965 addition does not contain a central air conditioning system. The 1965 addition does not contain window air conditioners. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in 1965 addition consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1965 addition contains transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. The existing system for the 1992 addition is a roof mounted heating/venting unit in fair condition. Existing controls are digital. The energy control system located in the 1959 boiler room is digital and coordinates the whole system in the entire facility. The existing 1992 addition does not contain a central air conditioning system. The 1992 addition does not contain window air conditioners. The system does not feature individual temperature controls in all spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The ventilation system in 1992 addition consists of unit ventilators and exhaust fans to provide outside air into interior spaces. The 1992 addition contains some louvered doors and transfer grilles for relief air venting. The system is not capable of providing the 15 CFM per person outdoor air requirements of the Ohio Building Code and Ohio School Design Manual. The existing ceilings will allow for the installation of ductwork. The facility does not contain adequate restroom exhaust system. The existing restroom exhaust system is in poor condition. The facility does contain a kiln for the art program. The existing art room kiln does not contain exhaust

Rating: 2 Needs Repair

Recommendations:

Provide an air conditioning system throughout the overall facility to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System. Provide new restroom exhaust systems. Restroom exhaust systems provided with complete HVAC system replacement. Provide exhaust for existing art room kiln.

Item	Cost	Unit	Whole Building	1905 Original Construction (1905)	1959 Addition (1959)	1965 Addition (1965)	1992 Atrium Addition (1992)	Sum	Comments
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Kiln Exhaust Systen	n:\$5,000.00	each	1	1 Required				\$5,000.00	
Sum:			\$5,000,00	\$5,000,00	\$0.00	\$0.00	90.00		



Classroom unit ventilator

D. Electrical Systems

Description: The electrical system for the overall facility is a 240-volt, 800-amp, 3-phase, 4-wire system in good condition. The main distribution equipment is

Siemens installed in 2000. The panel system is in adequate condition. The panel system was installed in 1959, 1965, 1992, and 2000 and cannot be expanded for additional capacity. The transformer is owned by the utility company and is in a locked transformer vault. Classrooms are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with adequate electrical outlets for building

maintenance. The facility does not contain lightning protection with grounding.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for classroom capacity and the addition of an air conditioning system. The emergency generator for life safety systems is included in the entire electrical system replacement funded in this

Item D - Electrical. Provide building lightning protection and grounding. Lighting protection and grounding is included in the entire electrical

system replacement funded in this Item D - Electrical.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction	(1959)	(1965)	Addition		
				(1905)	25,650 ft ²	12,720 ft ²	(1992)		
				16,466 ft ²			2,351 ft ²		
System	\$16.23	sq.ft. (of		Required	Required	Required	Required	\$928,145.01	(Includes demo of existing system. Includes generator
Replacement:		entire building							for life safety systems. Does not include telephone or
		addition)							data or equipment) (Use items below ONLY when the
									entire system is NOT being replaced)
Sum:			\$928,145.01	\$267,243.18	\$416,299.50	\$206,445.60	\$38,156.73		





Pole mounted transformers

Main distribution equipment

E. Plumbing and Fixtures

Description:

A back-flow preventer is provided. The facility contains a water treatment system. The system is a softening system and is in good condition. District does not report problems with the water treatment system. Domestic supply piping is copper in fair condition. Sanitary waste piping is cast-iron in fair condition. The domestic water heater in the 1959 boiler room is a gas 1.9-gallon unit with separate hot water storage tank in fair condition. The domestic water heater in the 1905 original building is a 75-gallon unit in fair condition. The facility contains 4 restrooms for girls, 4 restrooms for boys, 6 restrooms for staff, and 1 ADA restroom. Restrooms are in poor to fair condition. There are 8 drinking fountains in the facility from poor to fair condition. Existing toilets are wall and floor mounted in poor to fair condition. Existing urinals and urinal flush valves are in poor to fair condition. Existing sinks are wall mounted in poor to fair condition. Sink faucets are in poor to fair condition. The school does meet Ohio Building Code requirements for fixtures. ADA requirements are not met for fixtures and drinking fountains. There are no hose bibs provided on the 1905 original building. An adequate quantity of hose bibs exists on the 1959 and 1965 additions and they are in fair condition. Due to existing grade configuration, kindergarten restrooms are required, but are not present. Kitchen fixtures consist of 1 triple compartment sink, 1 lavatory sink, 1 garbage disposal unit, and 4 reach-in coolers, which are in good condition. The school does meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. For staff, per OBC and OSDM requirements, this facility should be equipped with 4 toilets, and 4 lavatory sinks. Observations revealed that the school is equipped with 5 toilets, and 5 lavatory sinks.

Rating: 3 Needs Replacement

Recommendations:

To facilitate compliance with OBC and OFCC fixture requirements, provide new toilets, new lavatory sinks, new urinals, and new electric water coolers. Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement. See Item O for issues related to ADA requirements. Provide exterior hose bibs in 1905 original building.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction (1905)	(1959)	(1965)	Addition (1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Toilet:	\$1,500.00	unit		4 Required	2 Required	2 Required	0 Required	\$12,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		3 Required	3 Required	8 Required	0 Required	\$21,000.00	(remove / replace)
Sink:	\$1,500.00	unit		4 Required	2 Required	4 Required		\$15,000.00	(remove / replace)
Other: Exterior	\$800.00	each		6 Required				\$4,800.00	Provide exterior hose bibs in 1905 original building.
hose bibs									
Other: Wall	\$2,000.00	each		0 Required	3 Required			\$6,000.00	Provide wall hung urinals in locations of current floor
patching at floor									mounted urinals. Provide wall patch at each wall to
urinal removal									wall hung urinal replacement.
Sum:			\$58,800.00	\$21,300.00	\$16,500.00	\$21,000.00	\$0.00		





Floor mounted urinals

Wall mounted lavatories

F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with a double glazed insulated type window system in good

ondition, which were replaced in 2011 & 2012. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds, in good condition. The window system is equipped with insect screens on operable windows, in good condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows, except for one wall at the 1992 atrium addition, which is a feature of this space, and provides light into the atrium, while screening views to the adjacent mechanical space. The exterior doors in the overall facility are equipped with aluminum frame vision panels, sidelights and transoms with a single glazed window system, in good condition. The school does not contain skylights, though the 1992 atrium addition utilizes an insulated translucent panel throughout the space, which provides light to this central space of the facility. Window security grilles are provided for ground floor windows. There is not a greenhouse associated with this school.

Rating: 2 Needs Repair

Recommendations: Replace single glazed window vision panels, transoms and sidelights in exterior doors of the overall facility with insulated and approved safety

glass. No work is required in the 1992 atrium addition.

Item	Cost	Unit	Whole	1905 Original Construction	1959 Addition	1965 Addition	1992 Atrium Addition	Sum	Comments
			Building	(1905)	(1959)	(1965)	(1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Insulated	\$65.00	sq.ft.		84 Required	48 Required	90 Required		\$14,430.00	(includes
Glass/Panels:		(Qty)							blinds)
Sum:			\$14,430.00	\$5,460.00	\$3,120.00	\$5,850.00	\$0.00		





Windows at 1905 original construction

Typical classroom windows

Facility Assessment

G. Structure: Foundation

Description:

The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural

1 Satisfactory Rating:

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

Item	Cost	Unit	Whole Building	1905 Original Construction (1905)1959 Addition (1959)1965 Addition (1965)	1992 Atrium Addition (1992)	Sum	Comments
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Sum			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Concrete masonry unit foundation



Brick foundation wall at 1905 original construction

H. Structure: Walls and Chimneys

Description:

The 1905 original construction has a brick and stone veneer on a masonry bearing wall system, which displayed several areas of deterioration, and is in generally fair condition, with some areas in poor condition. The exterior masonry appears to have sufficient control joints, as there is no cracking. The 1959 and 1965 additions have a brick veneer on a masonry bearing wall system, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The 1992 atrium addition has a masonry unit type wall system, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have sufficient control joints, as there is no cracking. The exterior masonry has not been cleaned and sealed in recent years.

Architectural exterior accent materials consist of stone, which is in good condition. Interior walls are concrete masonry units, glazed block, and wood framed partitions with plaster and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in fair condition. The window sills are stone, and are in good condition. The exterior lintels are steel, and are in good condition. A chimney at the 1959 addition is in good condition, and is still required for the boiler system. The 1905 original construction, 1959 and 1965 additions utilize grilles for outside air intake at unit ventilators.

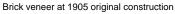
Rating: 2 Needs Repair

Recommendations:

Provide masonry cleaning and sealing as required throughout the overall facility. Provide masonry tuckpointing at the 1905 original construction due to condition. Provide for brick infill at exterior grilles following unit ventilator removal, including CMU back-up, rigid insulation, vapor barrier and exterior face brick.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction	(1959)	(1965)	Addition		
				(1905)	25,650 ft ²	12,720 ft ²	(1992)		
				16,466 ft ²			2,351 ft ²		
Tuckpointing:	\$5.25	sq.ft.		7,625 Required				\$40,031.25	(wall surface)
		(Qty)							
Exterior Masonry	\$1.50	sq.ft.		9,150 Required	12,200	6,800	200 Required	\$42,525.00	(wall surface)
Cleaning:		(Qty)			Required	Required			
Exterior Masonry	\$1.00	sq.ft.		9,150 Required	12,200	6,800	200 Required	\$28,350.00	(wall surface)
Sealing:		(Qty)			Required	Required			
Other: Masonry infills	s\$40.00	sq.ft.		32 Required	25 Required	44 Required		\$4,040.00	Provide for brick infill at exterior grilles following unit
at unit ventilators		(Qty)							ventilator removal, including CMU back-up, rigid
									insulation, vapor barrier and exterior face brick
Sum:			\$114,946.25	\$64,186.25	\$31,500.00	\$18,760.00	\$500.00		







Chimney at 1959 addition

I. Structure: Floors and Roofs

Description:

The base floor construction of the 1905 original construction is concrete slab on grade type construction, and is in fair condition. There is no crawl space. The floor construction of the intermediate floors is wood type construction with wood joists, and is in fair condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction is wood deck on wood joist type construction, and is in fair condition. The base floor construction of the 1959 and 1965 additions is concrete slab on grade type construction, and is in fair condition. There is a crawl space located under the 1965 addition. The floor construction of the intermediate floors is cast-in-place type 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 is metal form deck type construction, and is in good condition. The floor construction of the 1992 atrium addition is concrete slab on grade type construction, and is in good condition. The roof construction is metal form deck type construction, and is in good condition.

Rating: 3 Needs Replacement

Recommendations:

Provide for replacement of wood flooring system at the 1905 addition. Provide fire separation assembly for wood roof structure in the 1905 original construction. Refer to Item U for pricing of fire suppression system for wood structures. No work is required in the 1959, 1965 and 1992 additions at the present time.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction (1905)	(1959)	(1965)	Addition (1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Replace Wood Floor System	\$45.00	sq.ft.		10,977 Required				\$493,965.00	
		(Qty)							
Fire Rated Drywall over Existing	\$3.50	sq.ft.		5,490 Required				\$19,215.00	(per square feet of
Wood Ceiling Joists		(Qty)		-					required drywall)
Sum:			\$513,180.00	\$513,180.00	\$0.00	\$0.00	\$0.00		



Wood flooring system in 1905 original construction



Wood roof structure at 1905 original construction

J. General Finishes

Description:

The 1905 original construction features conventionally partitioned classrooms that were renovated in the mid 80's, with carpet type flooring, where carpet has been placed over original wood floors on the second and third floors, lay-in type ceilings, as well as drywall type wall finishes, and they are in fair condition. This portion of the facility has a central common space and corridors on each floor, which have carpet type flooring, lay-in type ceilings, as well as drywall type wall finishes, and they are in fair condition. Restrooms have quarry-tile type flooring, drywall type ceilings, as well as painted block type wall finishes, and they are in fair condition. Toilet partitions are metal and wood type construction, do not accommodate ADA requirements, and are in poor condition. A kiln is provided in the mechanical room for use by the art program, which is not provided with an adequate ventilation system. The 1959 and 1965 additions feature conventionally partitioned classrooms with 9" and 12" vinyl tile type flooring, lay-in type ceilings, as well as painted block type wall finishes, and they are in fair condition. This portion of the facility has corridors with 12" vinyl tile type flooring, plaster and lay-in type ceilings, as well as glazed block and painted block type wall finishes, and they are in fair condition. Restrooms have terrazzo and quarry tile type flooring, acoustical plaster and acoustical tile type ceilings, as well as painted block and ceramic tile type wall finishes, and they are in fair to poor condition. Toilet partitions are metal type construction, do not accommodate ADA requirements, and are in fair condition. The 1992 addition consists of an atrium type space that connects the 1905 original construction with the 1959 addition, providing an accessible route to the ground floor between each of the buildings. This space features vinyl tile type flooring, exposed bar joist and metal deck type ceilings, insulated translucent panel skylights, as well as exposed brick walls from the 1905 original construction and 1959 addition. Classroom casework in the overall facility is a combination of built-in wood and metal units with plastic laminate and metal tops, is inadequately provided, and in fair to poor condition. Classrooms are provided adequate chalkboards, markerboards, and tackboards, which are in fair condition. Student storage consists of classroom storage cubbies and coat hooks located in the classrooms, are adequately provided, and in fair to poor condition. The facility is equipped with wood non-louvered interior doors that are recessed and flush mounted without proper ADA hardware and clearances, and in fair condition. The gymnasium space has 12" vinyl tile type flooring, exposed bar joist and acoustical panel type ceilings, as well as painted and glazed block type wall finishes, and they are in fair condition. No seating is provided in the gymnasium. Gymnasium basketball backboards are fixed type, and are in fair to poor condition. The media center, located in a former classroom of the 1965 addition, has carpet type flooring, lay-in type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. Student dining shares the gymnasium space. The existing kitchen is full service, and the existing kitchen equipment, is over 20 years old, and is in fair to poor condition. Reach-in coolers and freezers are located within the kitchen space, and are in fair to poor condition.

Rating:

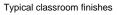
3 Needs Replacement

Recommendations:

Provide complete replacement of finishes and casework throughout the overall facility due to installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and due to condition. Provide for painting and acoustical ceiling at 1992 addition due to work outlined in Items A, C, D, E, K, L, M, N, T, and U. Provide plaster refinishing due to condition and work outlined in Items A, C, D, E, I, K, L, M, N, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for repairs to terrazzo flooring due to condition. Provide for removal and replacement of wood flooring in classrooms at the 1905 original construction. Provide for replacement of basketball backboards due to age and condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
		·		Construction	(1959)		Addition	C	
			Zunung		, ,	12,720 ft ²	(1992)		
				16.466 ft ²	20,000 11		2.351 ft ²		
Paint:	\$2.00	sg.ft. (of		10, 100 11			Required	\$4,702.00	(partial finish - floor area/prep and
		entire					1.04		installation)
		building							
		addition)							
Acoustic Ceiling:	\$2.90	sq.ft. (Qty)					2.351	\$6.817.90	(partial finish - drop in/standard 2 x 4 ceiling
Acoustic Ocining.	Ψ2.50	Sq.it. (Qty)					Required	. ,	tile per area)
Complete Replacement	\$15.90	sq.ft. (of		Required	Required	Required	rtoquirou		(elementary, per building area, with removal
of Finishes and	ψ10.50	entire		required	rtoquirou	required			of existing)
Casework		building							or oxioting)
(Elementary):		addition)							
	\$1,000.00	per stall		8 Required	6 Required	5 Required		\$19,000.00	(removing and replacing)
Toilet Accessory	\$0.20	sq.ft. (of		Required	Required	Required			(per building area)
Replacement	·	entire`		· '	· '			' '	,
1 .		building							
		addition)							
Plaster refinishing:	\$14.00	sq.ft. (Qty)		1,650 Required				\$23,100.00	
Lightweight Concrete	\$8.00	sq.ft. (Qty)		10,977 Required				\$87,816.00	(partial finish - includes removal of wood
Floor Infill at Wood									flooring and sleeper system)
Floor Removal:									' ' '
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)			300 Required			\$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard	\$6,500.00	each			2 Required			\$13,000.00	(electric)
Replacement									
Total Kitchen	\$190.00	sq.ft. (Qty)			854 Required			\$162,260.00	(square footage based upon only existing
Equipment									area of food preparation, serving, kitchen
Replacement:									storage areas and walk-ins. Includes
									demolition and removal of existing kitchen
									equipment)
Sum:			\$1,207,055.50	\$384,018.60	\$601,725.00	\$209,792.00	\$11,519.90		







Typical corridor finishes

K. Interior Lighting

Description:

The typical classrooms in the 1905 original construction are equipped with 2x4 lay-in fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 60 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the 1905 original construction are equipped with 2x4 lay-in fluorescent fixtures with single level switching. Corridor fixtures are in fair condition, providing an average illumination of 25 FC, thus complying with the 20 FC recommended by the OSDM. The typical classrooms in the 1959 and 1965 additions are equipped with 1x4 surface mount fluorescent fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 61 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the 1959, 1965, and 1992 additions are equipped with 1x4 and surface mount fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 29 FC, thus complying with the 20 FC recommended by the OSDM. The primary gymnasium space is equipped with 1x4 surface mount fluorescent fixtures type lighting, in fair condition, providing an average illumination of 27 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 48 FC, which is less than the 50 FC recommended by the OSDM. Student dining space is shared with the gymnasium. The kitchen spaces are equipped with 1x4 surface mount fluorescent fixture type lighting with multi-level switching. Kitchen fixtures are in fair condition, providing an average illumination of 52 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition. The typical administrative spaces in the overall facility are equipped with 2x4 lay-in and 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual guidelines due to age and condition, inadequate lighting levels, as well as lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, lack of multilevel switching, and installation of systems outlined

in Items A	۱, C, D,	I, J, L,	M, N,	and U.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction (1905)	(1959)	(1965)	Addition (1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Complete Building Lighting	\$5.00	sq.ft. (of entire		Required	Required	Required	Required	\$285,935.00	Includes demo of
Replacement		building addition)							existing fixtures
Sum:			\$285,935.00	\$82,330.00	\$128,250.00	\$63,600.00	\$11,755.00		





Lighting in gymnasium and student dining area

Lighting in media center

L. Security Systems

Description: The overall facility contains a security system consisting of security cameras, 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 adequate condition. The exterior security lighting consists of wall mounted fixtures. Exterior security lighting is in adequate condition and provides inadequate coverage.

Rating: 2 Needs Repair

Recommendations: Provide upgrade to building security systems including additional security cameras, glass break sensors, door contacts, and motion sensors as desired from the district to more thoroughly protect the building during school hours and after school hours and to meet Ohio School Design

Manual guidelines. Provide upgrade to exterior security lighting system to meet Ohio School Design Manual guidelines. Provide security fencing, as desired by the district, to more thoroughly protect the building during school hours and after school hours, by allocating a portion of the

comprehensive security systems funding provided in this Item L- Security Systems.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction (1905)	(1959)	(1965)	Addition (1992)		
			_	16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Partial Security	\$1.35	sq.ft. (of entire		Required	Required	Required	Required	\$77,202.45	(complete, area of building)
System Upgrade:		building addition)							
Other: Partial	\$0.50	sq.ft. (of entire		Required	Required	Required	Required	\$28,593.50	Provide upgrade to exterior security
exterior site lighting		building addition)							lighting system to meet Ohio School
upgrade									Design Manual guidelines.
Sum:			\$105,795.95	\$30,462.10	\$47,452.50	\$23,532.00	\$4,349.35		





Wall mounted exterior lighting fixture

Corridor mounted security camera

M. Emergency/Egress Lighting

The overall facility does contain an emergency/egress lighting system. The system is in poor condition and does not provide adequate coverage Description:

with exit signage or adequate illumination with emergency light fixtures.

3 Needs Replacement Rating:

Recommendations:

Provide complete replacement of emergency/egress lighting system to meet Ohio School Design Manual guidelines and as required to satisfy local fire and building officials as well as Ohio Building Code. Provide exit signage on separate electrical circuits. Supplement battery backup wall mounted emergency lighting fixtures to increase lighting levels in corridors and egress paths to at least 1.5-foot candles in all areas. Emergency

power generator is funded under Item D - Electrical.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction (1905)	(1959)	(1965)	Addition (1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Emergency/Egress	\$1.00	sq.ft. (of entire		Required	Required	Required	Required	\$57,187.00	(complete, area of
Lighting:		building addition)							building)
Sum:			\$57,187.00	\$16,466.00	\$25,650.00	\$12,720.00	\$2,351.00		





Emergency lighting

Exit signage

Facility Assessment

N. Fire Alarm

The entire facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and at exits. Horns and strobes are Description:

mounted in corridors, the gym, and assembly areas. Mechanical equipment does not contain automatic fire alarm devices. There are no horns and strobes in the classrooms. The system is not adequately provided throughout and does not have additional zone capabilities. The fire alarm

system does not meet NFPA requirements and Ohio School Design Manual guidelines.

3 Needs Replacement Rating:

Recommendations:

Provide complete replacement of fire alarm system consisting of manual fire alarm pull stations mounted at required heights, remote annunciator panels, automatic fire detection devices in all air devices and mechanical equipment, and horn/strobe devices located in all occupied spaces to

meet Ohio School Design Manual guidelines.

Item	Cost Unit		Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction (1905)	(1959)	(1965)	Addition (1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Fire Alarm	\$1.75sq.ft	t. (of entire		Required	Required	Required	Required	\$100,077.25	(complete new system, including
System:	build	ding addition)							removal of existing)
Sum:			\$100,077.25	\$28,815.50	\$44,887.50	\$22,260.00	\$4,114.25		





Fire alarm horn strobe device

Fire alarm pull station

O. Handicapped Access

Description:

Interior doors are not equipped with ADA hardware. All interior doors do not provide required ADA clear spaces on push and pull sides of doors. Exterior entrances are not ADA accessible. Exterior doors requiring ADA power assist hardware are equipped with ADA power assist hardware and are equipped with ADA hardware. Some classroom doors are recessed and open outward. Although the main entry has signage for wheelchair access, complete ADA signage is not provided on the exterior and interior of the building. Existing exterior ramps meet ADA requirements. Exterior walks along required accessible routes contain curbing. An ADA elevator is required and is not provided. There are 8 drinking fountains, none of which are completely ADA accessible due to mounting requirements. Toilet rooms and toilet room partitions do not meet ADA requirements.

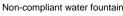
Rating: 2 Needs Repair

Recommendations:

Provide signage, elevators, drinking fountains, toilets, restroom accessories, sinks and toilet partitions to meet ADA requirements. Replace existing interior doors, door frames and door hardware. Rework narrow interior door openings to provide 3' x 7' door and hollow metal frame, door lite and hardware. Rework recessed interior doors and openings to allow for required clearances. Funding includes 3' x 7' door, hollow metal frame, door lite and hardware. Provide ADA door assist on exterior doors along accessible routes. Provide one elevator in the 1905 addition and one elevator in the 1959 addition.

Item	Cost	Unit	Whole Building	1905 Original Construction (1905) 16,466 ft ²	1959 Addition (1959) 25,650 ft ²	1965 Addition (1965) 12,720 ft ²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Signage:		sq.ft. (of entire building addition)		Required	Required	Required	Required	\$11,437.40	(per building area)
Elevators:	\$42,000.00	each		3 Required	2 Required			\$210,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$1,800.00	unit		1 Required	4 Required	2 Required	0 Required	\$12,600.00	(replacement double ADA)
Toilet/Urinals/Sinks:	\$1,500.00	unit		3 Required	8 Required	5 Required	0 Required	\$24,000.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		2 Required	3 Required	4 Required	0 Required		(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		1 Required	2 Required	1 Required	1 Required	\$37,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		33 Required	21 Required	4 Required	5 Required	\$81,900.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$5,000.00	leaf		15 Required	12 Required	15 Required	1 Required		(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Provide Toilet Accessories:	\$1,000.00	per restroom		2 Required	6 Required	5 Required		\$13,000.00	-
Sum:			\$614,437.40	\$264,993.20	\$219,630.00	\$110,344.00	\$19,470.20		







Non-compliant door hardware

P. Site Condition

Description:

The 7 acre relatively flat site is located in a small city residential setting with moderate tree and shrub type landscaping. There are no apparent problems with erosion or ponding. A separate shelter and storage building are located behind the school, which is used for the district safety town and storage, as well as outdoor education. The site is bordered by lightly traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone behind the school, which is separated from other vehicular traffic. Staff and visitor parking is facilitated by an asphalt parking lot in fair to poor condition, containing 87 parking places, which provides adequate parking for staff members and visitors. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers appears to provide adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in good condition are appropriately placed. Trash pick-up and service drive pavement appears to be heavy duty, is equipped with a concrete pad area for dumpsters, and is in good condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition, with some sidewalks damaged and in poor condition. The playground area is adequately separated from vehicular traffic areas. The door at the kitchen area does not have exterior steps and handrails as required. The playground equipment is in fair condition, though some pieces are damaged and aging, placed to provide compliant fall zones, and on a compliant soft surface of sufficient depth, with a hard surface play area adjacent to the playground. No athletic facilities are located on this schools site due to the small site size. Site features are suitable for outdoor instruction, which is enhanced through the district's provision of a shelter area and p

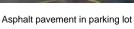
Rating: 3 Needs Replacement

Recommendations:

Provide for removal of playground equipment due to condition. Provide for replacement of playground equipment in poor condition. Provide for replacement of asphalt pavement in poor condition. Provide for replacement of heavy duty asphalt pavement in poor condition. Provide for replacement of concrete sidewalks in poor condition. Provide exterior steps and handrail at the kitchen area of the 1959 addition to meet safety requirements. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole	1905 Original	1959 Addition		1992 Atrium	Sum	Comments
			Building	Construction	(1959)	Addition	Addition		
				(1905)	25,650 ft ²	(1965)	(1992)		
				16,466 ft ²		12,720 ft ²	2,351 ft ²		
Playground Equipment:	\$1.50	sq.ft. (Qty)		16,466 Required	25,650	12,720	2,351	\$85,780.50	(up to \$100,000, per sq.ft. of
					Required	Required	Required		school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required				\$2,000.00	
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		432 Required	673 Required	334 Required	62 Required	\$45,930.60	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving	\$28.60	sq. yard		572 Required	890 Required	442 Required	82 Required	\$56,799.60	(including drainage / tear out for
(light duty):									light duty asphalt)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		624 Required	972 Required	482 Required	89 Required	\$10,163.23	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	ln.ft.			16 Required			\$688.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)			60 Required			\$1,920.00	
Base Sitework Allowance for	\$50,000.00	allowance		Required				\$50,000.00	Include this and one of the next
Unforeseen Circumstances									two. (Applies for whole building,
									so only one addition should have
									this item)
Sitework Allowance for	\$1.50	sq.ft. (of entire		Required	Required	Required	Required	\$85,780.50	Include this one or the next.
Unforeseen Circumstances for		building				-			(Each addition should have this
buildings between 0 SF and 100,000 SF		addition)							item)
Sum:			\$339,062.43	\$133,902.96	\$130,164.48	\$63,282.18	\$11,712.81		







Bus loading zone behind building

Facility Assessment

Q. Sewage System

Description: The building is served by a municipal sanitary sewage system. The district reports no problems with the sanitary sewage main.

Rating: 1 Satisfactory

Recommendations: No work required.

lter	n Cos	stUnit	Whole Building	1905 Original Construction (1905)	1959 Addition (1959)	1965 Addition (1965)	1992 Atrium Addition (1992)	Sum Comments
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²	
Sur	n:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is

non-galvanized. The water supply does contain a back-flow preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems with

water quality within this facility.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life

Safety. Provide funding for water quality testing.

Item	Cost	Unit	Whole	1905 Original Construction	1959 Addition	1965 Addition	1992 Atrium Addition	Sum	Comments
			Building	(1905)	(1959)	(1965)	(1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Water Quality	\$500.00	allowance		Required				\$500.00	(includes 2
Test									tests)
Sum:			\$500.00	\$500.00	\$0.00	\$0.00	\$0.00		





Water service meter

Water service back-flow preventor

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S. Exterior Doors

Typical entrance and exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Description:

Typical exterior doors feature single glazed tempered glass vision panels. A couple exterior doors showed signs of corrosion from salt, and are in poor condition. One exterior service door is a hollow metal door on a steel frame, which is in poor condition. There are no overhead doors in the

facility.

2 Needs Repair Rating:

Provide for replacement of doors in poor condition. See Item F for replacement of single glazed vision panels, transoms and sidelights. No work is required in the 1905 original construction, 1965 and 1992 additions at the present time. Recommendations:

Item	Cost	Unit	Whole	1905 Original Construction	1959 Addition	1965 Addition	1992 Atrium Addition	Sum	Comments
			Building	(1905)	(1959)	(1965)	(1992)		
			_	16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
Door Leaf/Frame and	\$2,000.00	per			2 Required			\$4,000.00	(includes removal of
Hardware:		leaf							existing)
Sum:			\$4,000.00	\$0.00	\$4,000.00	\$0.00	\$0.00		





Exterior door at service area

Typical entrance door

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T. Hazardous Material

Description: The district performed a previous project funded by a bond issue that removed hazardous materials. The district did provide the assessment team

with a 2012 AHERA Three-Year Inspection Report. The report was prepared by Middough, Inc. dated October 2012. The report does not indicate quantities of assumed hazardous flooring material, yet the on-site assessment observed assumed hazardous flooring materials present. Within the preface of the report it is indicated that this 3-year update report only includes conditions of hazardous materials that have changed since last

report. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 1 Satisfactory

Recommendations: The Ohio Facilities Construction Commission requires removal of all hazardous material within school facilities. The district performed a previous project funded by a bond issue that removed hazardous materials. OFCC will engage the services of an independent Enhanced Environmental

Assessment (EEA) Consultant to perform an EEA to confirm scope and budget.

Item	Cost	tUnit	Whole Building	1905 Original Construction (1905)	1959 Addition (1959)	1965 Addition (1965)	1992 Atrium Addition (1992)	SumComments
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²	
Sum	:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	





Assumed hazardous flooring material

Assumed hazardous flooring material

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U. Life Safety

Description:

The facility contains corridor security gates when in the closed position create dead-end corridors. The overall facility does not contain an automatic fire suppression system. Stairwells in the 1905 original construction are enclosed and the handrails do meet requirements. Stairwells in the 1959 addition are not enclosed, nor required to be enclosed, and the handrails do not meet requirements. The 1905 original construction and 1959 addition each contain exterior stairways which are open and exposed to weather. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an inadequate number of fire extinguishers. Existing fire extinguishers are not adequately spaced. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system.

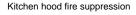
Rating: 3 Needs Replacement

Recommendations:

Remove corridor security gates which create dead-end corridors when in the closed position. Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines. Provide new handrails at interior stairways in the 1959 addition to meet Ohio School Design Manual guidelines. Provide stair enclosures at existing exterior stairways. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Provide back-flow preventer at water fire service. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General Finishes.

Item	Cost	Unit	Whole	1905 Original	1959 Addition	1965 Addition	1992 Atrium	Sum	Comments
			Building	Construction	(1959)	(1965)	Addition (1992)		
				(1905)	25,650 ft ²		2,351 ft ²		
				16,466 ft ²					
Sprinkler / Fire	\$3.20	sq.ft. (Qty)		16,466 Required	25,650	12,720	2,351 Required	\$182,998.40	(includes increase of service piping, if
Suppression					Required	Required			required)
System:									. ,
New Exterior Stair	\$42,500.00	per level		1 Required	1 Required			\$85,000.00	(all inclusive)
Enclosure				,					,
Water Main	\$40.00	ln.ft.			250 Required			\$10,000.00	(new)
Handrails:	\$5,000.00	level			3 Required			\$15,000.00	
Other: Back-flow	\$6,000.00	each		1 Required				\$6,000.00	Provide back-flow preventer at water fire
preventer at fire									service.
main									
Other: Fire	\$0.12	sq.ft. (of entire		Required	Required	Required	Required	\$6,862.44	Provide fire extinguishers and cabinets
extinguishers and		building							adequately spaced and mounted at
cabinets		addition)							required ADA mounting heights.
Other: Remove	\$1,500.00	per unit			2 Required			\$3,000.00	Remove corridor security gates which
corridor security									create dead-end corridors when in the
gate									closed position.
Sum:			\$308,860.84	\$103,167.12	\$155,658.00	\$42,230.40	\$7,805.32		







Fire extinguisher cabinet

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V. Loose Furnishings

Description: The typical classroom furniture throughout the overall facility is of relatively consistent design, and in generally good condition, consisting of

consistent student desks & chairs, miscellaneous teacher desks & chairs, file cabinets, reading table, computer workstation, bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual

required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost Unit	Whole	1905 Original Construction	1959 Addition	1965 Addition	1992 Atrium Addition	Sum	Comments
		Building	(1905)	(1959)	(1965)	(1992)		
			16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
CEFPI Ratin	g\$3.00sq.ft. (of entire building		Required	Required	Required	Required	\$171,561.00	
6	addition)							
Sum:		\$171,561.00	\$49,398.00	\$76,950.00	\$38,160.00	\$7,053.00		





Typical student desks and chairs

Typical teacher desk and workstation

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Facility Assessment

W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The

instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching stations provide through the telephone system and through a call switch/button system for two-way communication to the

administration area. The entire facility is provided with high speed wireless access.

Rating: 3 Needs Replacement

Recommendations: Provide partial technology upgrades, wiring and systems per Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole	1905 Original Construction	1959 Addition	1965 Addition	1992 Atrium Addition	Sum	Comments
			Building	(1905)	(1959)	(1965)	(1992)		
				16,466 ft ²	25,650 ft ²	12,720 ft ²	2,351 ft ²		
ES portion of building with total SF	\$11.51	sq.ft.		16,466 Required	25,650 Required	12,720 Required	2,351 Required	\$658,222.37	
50,000 to 69,360		(Qty)							
Sum:			\$658,222.37	\$189,523.66	\$295,231.50	\$146,407.20	\$27,060.01		





Classroom projector

Computer lab

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X. Construction Contingency / Non-Construction Cost

Renovat	\$7,704,593.14	
7.00%	\$539,321.52	
Subtotal		\$8,243,914.66
16.29%	Non-Construction Costs	\$1,342,933.70
Total Pro	oject	\$9,586,848.36

Construction Contingency	\$539,321.52
Non-Construction Costs	\$1,342,933.70
Total for X.	\$1,882,255.22

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,473.17
Soil Borings / Phase I Envir. Report	0.10%	\$8,243.91
Agency Approval Fees (Bldg. Code)	0.25%	\$20,609.79
Construction Testing	0.40%	\$32,975.66
Printing - Bid Documents	0.15%	\$12,365.87
Advertising for Bids	0.02%	\$1,648.78
Builder's Risk Insurance	0.12%	\$9,892.70
Design Professional's Compensation	7.50%	\$618,293.60
CM Compensation	6.00%	\$494,634.88
Commissioning	0.60%	\$49,463.49
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$92,331.84
Total Non-Construction Costs	16.29%	\$1,342,933.70

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Name of Appraiser	Andi Lease		Date of Appraisal	2018-05-23
Building Name	Central Primary S	School		
Street Address	799 Washington	St		
City/Town, State, Zip Code	Bedford, OH 4414	46		
Telephone Number(s)	(440) 439-4225			
School District	Bedford City			
Setting:	Small City			
Site-Acreage	7.00		Building Square Footage	57,187
Grades Housed	K-3		Student Capacity	474
Number of Teaching Stations	26		Number of Floors	3
Student Enrollment	449			
Dates of Construction	1905,1959,	1965,1992		
Energy Sources:	☐ Fuel Oil	Gas	☐ Electric	□ Solar
Air Conditioning:	☐ Roof Top	☐ Windows Ur	nits	Room Units
Heating:	Central	☐ Roof Top	☐ Individual Unit	☐ Forced Air
	Hot Water	Steam		
Type of Construction	Exterior Surfa	icing	Floor Constructio	n
Load bearing masonry	Brick		Wood Joists	
Steel frame	☐ Stucco		Steel Joists	
☐ Concrete frame	Metal		Slab on grade	
Wood	☐ Wood		Structural slab	
Steel Joists	☐ Stone			

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1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements	25	10
The site is 7 acres compared to 15 acres required by the OSDM.		
1.2 Site is easily accessible and conveniently located for the present and future population	20	16
The school is centrally located within the school district, and is easily accessible. The site is accessible from city streets that are su vehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.	itable for buses, cars, and s	service
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is well landscaped and developed to meet educational needs	10	8
The site is moderately landscaped with mature shade trees, which define the property and emphasize the building entrance. Lawn exceed 3:1 slope. The site has been developed with outdoor learning spaces to enhance the learning environment.	areas where mowing is req	uired do not
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking	10	8
Playground areas consist of metal type play equipment, which is in fair condition, with some older pieces that are deteriorating, and which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing the play area, which is in good condition, and provides proper separation of play areas from vehicular use areas.		
1.6 Topography is varied enough to provide desirable appearance and without steep inclines	5	4
The site is relatively flat with slopes for positive drainage, and is desirable.		
1.7 Site has stable, well drained soil free of erosion	5	4
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for special instructional needs , e.g., outdoor learning	5	4
The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.		
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	4
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and co	orrect slopes.	
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community	5	3
Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	69

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	4
Entire building is not ADA-compliant.		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	6
Roofs are generally aged and exceed the usable life cycle based on OSDM requirements.		
2.3 Foundations are strong and stable with no observable cracks	10	8
Foundations are in good condition with no observable cracks.		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	8
Exterior and interior walls are in good condition, have sufficient expansion joints, and are free from deterioration.		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	6
Multiple additions have created awkward corridor layouts.		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	4
Age of construction indicates minimal insulation throughout building envelope.		
2.7 Structure is free of friable asbestos and toxic materials	10	
Hazardous material report indicates hazardous materials are present in the building.		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	6
Interior walls throughout the facility are fixed walls and are not flexible.		
	Points	
Mechanical/Electrical	Allocated	Points
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	9
Light sources provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to	o overheating.	
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	10
Municipal water supply is adequate for current domestic but not future fire suppression requirements and does contain a backflow preventor.		
2.11 Each teaching/learning area has adequate convenient wall outlets, phone and computer cabling for technology applications	15	9
Classrooms have an inadequate number of electrical outlets and data outlets for technology applications.		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	
All electrical devices are equipped with disconnects within view of item served.		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	4
Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of restrooms meet requirements	10	8
The number and size of restrooms meet requirements.		
2.15 Drainage systems are properly maintained and meet requirements	10	9
District reports no problems with sanitary system.		
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	3
The fire alarm system does not meet requirements. Smoke detectors are not provided. The facility is not sprinkled.		

TOTAL - 2.0 Structural and Mechanical Features	200	97
Additional hose bibs are required.		
2.18 Exterior water supply is sufficient and available for normal usage	5	3
Two way communication is provided by telephone sets in the classrooms.		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance	15	12
Aluminum framed windows are in good condition, and are easily maintained. Aluminum framed doors require minimal maintenance.		
3.2 Floor surfaces throughout the building require minimum care	15	12
Flooring throughout the facility consists of VCT, wood, carpet, terrazzo, and ceramic tile, which is well maintained throughout the facility.		
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain	10	6
Lay-in type ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily	cleaned and resistant	to stain.
3.4 Built-in equipment is designed and constructed for ease of maintenance	10	4
Casework is wood and metal type construction that is original to the building, and is in poor condition.		
3.5 Finishes and hardware, with compatible keying system, are of durable quality	10	4
Door hardware varies throughout the facility, and does not meet ADA requirements.		
3.6 Restroom fixtures are wall mounted and of quality finish	10	6
Fixtures are floor and wall mounted and are of good quality but most are at the end of life.		
3.7 Adequate custodial storage space with water and drain is accessible throughout the building	10	6
Custodial spaces are provided near each restroom		
3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area	10	3
Electrical outlets are inadequately provided in corridors and do not allow for convenient routine cleaning.		
3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement	10	2
Outdoor light fixtures are inadequately provided, but are accessible for repair and replacement. Electrical outlets are inadequately provided facility.	l around the exterior o	f the
TOTAL - 3.0 Plant Maintainability	100	55

4.0 Building Safety and Security Points Allocated **Points**

Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	12
Student loading is separated from vehicular traffic and pedestrian walkways.		
4.2 Walkways, both on and offsite, are available for safety of pedestrians	10	8
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area	5	4
School signs and signals are located as required on adjacent access streets.		
4.4 Vehicular entrances and exits permit safe traffic flow	5	4
Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard	5	4

Playground equipment consists of plastic coated steel type equipment in fair condition, with some pieces aging in poor condition, appears to be free from hazard, and is located on an approved soft surface material to a sufficient depth.

Building Safety	Points Allocated	Points
4.6 The heating unit(s) is located away from student occupied areas	20	20
Heating systems are located on the areas that are not accessible by students.		
4.7 Multi-story buildings have at least two stairways for student egress	15	15
Two stairways are provided.		
4.8 Exterior doors open outward and are equipped with panic hardware	10	8
Exterior doors are properly equipped with panic hardware and open outward.		
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits	10	2
Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.		
4.10 Classroom doors are recessed and open outward	10	4
Many classroom doors are recessed without proper ADA clearances, and open outward.		
4.11 Building security systems are provided to assure uninterrupted operation of the educational program	10	8
Motion sensors, security cameras and door contacts are provided throughout.		
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition	5	4
Flooring appears to have been well maintained throughout the facility.		
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	5
Stair treads and risers are properly designed and meet requirements.		
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury	5	4
Glass at door transoms and sidelights is tempered for safety.		
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	3
Classroom doorways are not recessed and impedes traffic flow.		
4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	
Building contains security grilles which when in the closed position create dead-end corridor conditions.		

ilding contains security grilles which when in the closed position create dead-end corridor conditions.

Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	4
The facility is not sprinkled. Fire alarm devices are not adequately provided. Fire extinguishers are inadequately provided.		
4.18 There are at least two independent exits from any point in the building	15	
Building contains security grilles which when in the closed position create dead-end corridor conditions.		
4.19 Fire-resistant materials are used throughout the structure	15	3
The structure of the 1959, 1965, and 1992 additions is a masonry load bearing system with concrete deck. Interior walls are masonry. construction includes wood floor joists on the second and third floors, as well as a wood joist roof structure.	The structure of the 19	905 original
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	6
The fire alarm is provided with manual actuation, but is not provided with visual indicating devices in all required areas.		
TOTAL - 4.0 Building Safety and Security	200	118

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	22
The average classroom is 780 SF compared to 900 SF required by the OSDM.	20	22
5.2 Classroom space permits arrangements for small group activity	15	10
Undersized classrooms do not allow sufficient space for effective small group activities.	10	70
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	8
The gymnasium is properly isolated from the academic learning areas to reduce distractions.		-
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	6
Undersized classrooms do not permit privacy time for individual students.		
5.5 Storage for student materials is adequate	10	6
Lockers, located in the corridor, are inadequately provided for student storage.		
5.6 Storage for teacher materials is adequate	10	4
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 Size of special learning area(s) meets standards	15	6
Special education classrooms are undersized compared to standards.		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	5
Special education spaces are not adequately provided to meet instructional needs.		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	1
Limited book storage and display space is available.		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	2
The gymnasium is undersized for effective physical education instruction.		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	2
Pre-K and kindergarten spaces are undersized, and do not provide adequate instruction space.		
5.12 Music Program is provided adequate sound treated space	5	
No dedicated music space exists.		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	2
The Art Room is undersized and does not provide sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 Space for technology education permits use of state-of-the-art equipment	5	1
The facility is provided with computer a lab for student use but space within the classrooms does not provide for student technology use.		
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2
No spaces have been provided adjacent to classrooms for small groups or remedial instruction.		
5.16 Storage for student and teacher material is adequate	5	2

Lockers, located in the corridor, are inadequately provided for student storage. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	2
Teachers lounge is a converted classroom and not reflective of a professional space.		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	2
Cafeteria shares space with multi-purpose area.		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	4
Administrative offices are consistent with age os students served.		
5.20 Counselor's office insures privacy and sufficient storage	5	2
Counselors offices are not private and lack storage.		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	5
Clinic is adjacent to administrative office area.		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
Reception space is undersized for student population.		
5.23 Administrative personnel are provided sufficient work space and privacy	5	4
Administration personnel are provided with private space within a suite of spaces.		
TOTAL - 5.0 Educational Adequacy	200	100

6.0 Environment for Education

Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	8
No effort to coordinate colors and textures of materials is apparent.	13	Ü
6.2 Site and building are well landscaped	10	8
The site is moderately landscaped with mature shade trees, which define the property and emphasize the building entrance. Lan		
not exceed 3:1 slope. The site has not been developed with outdoor learning spaces to enhance the learning environment.	g	- 4
6.3 Exterior noise and poor environment do not disrupt learning	10	8
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	2
On-site walkways to accessory buildings are not covered.		
6.5 Building materials provide attractive color and texture	5	1
The mixture of materials is not attractive or sensitive to an overall design aesthetic.		
Interior Environment	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	8
The interior color palette is monochromatic and bland, which does not inspire learning.		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	2
The facility is not air conditioned to provide year-round temperature and humidity control.		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	4
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minin	mal noise into the teaching a	nd learning
areas.		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	8
The lighting system does not provide proper intensity in some areas. Diffusion of illumination is adequately provided by the light		
6.10 Drinking fountains and restroom facilities are conveniently located	15	6
Drinking fountains and restroom facilities are not conveniently located.		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	
No socialization and communication spaces have been provided throughout the facility.		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	
Corridors contain security gates when in the closed position create dead-end corridors.	40	
6.13 Areas for students to interact are suitable to the age group	10	
No socialization and communication spaces have been provided throughout the facility.	40	
6.14 Large group areas are designed for effective management of students	10	4
The gymnasium is undersized to allow effective management of large groups of students.	40	
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	4
Limited consideration has been given to acoustical treatment of classrooms and corridors.	40	0
6.16 Window design contributes to a pleasant environment	10	8
The windows are fairly well designed to contribute to a pleasant environment.		

Points Allocated

Points

6.17 Furniture and equipment provide a pleasing atmosphere	10	7
Classroom furniture is relatively consistent in design and in good condition.		
TOTAL - 6.0 Environment for Education	200	78

LEED Observation Notes

School District:Bedford CityCounty:CuyahogaSchool District IRN:43562

Building: Central Primary School

Building IRN: 556

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

CHALLENGES: Create public transportation when available. Provide high efficiency vehicle only parking. Provide bicycle racks. Reduce blacktop areas and provide impervious paving materials. Maximize open green spaces. Provide vegetated roof areas when possible. Store rainwater for irrigation and water use purposes. SSp1: PREREQUISISTE-Construction Activity Pollution Prevention Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins. SSc1: Site Selection Not Applicable with existing sites. SSc2: Development Density & Community Connectivity Not Applicable with existing sites. SSc3: Brownfield Redevelopment Not Applicable with existing sites. SSc4.1: Alternative Transportation, Public Transportation Access Not Applicable with existing sites. SSc4.2: Alternative Transportation, Bicycle Storage & Changing Rooms Design the building renovation with transportation amenities such as bicycle racks and showering/changing facilities. SSc4.3: Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles Design and provide transportation amenities such as alternative fuel refueling stations. Consider sharing the costs and benefits of refueling stations with neighbors. SSc4.4: Alternative Transportation, Parking Capacity Consider minimizing parking lot/garage size. Consider sharing parking facilities with adjacent buildings and or alternatives that will limit the use of single occupancy vehicles. SSc5.1: Site Development, Protect or Restore Habitat Carefully site any potential building additions to minimize disruption to existing ecosystems and design the addition to minimize its footprint. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors. Establish clearly marked construction boundaries to minimize disturbance of the existing site and restore previously degraded areas to their natural state. Design appropriate native or adapted plant materials and prohibit plant materials listed as invasive or noxious weed species. Native/adapted plants require minimal or no irrigation following establishment, do not require active maintenance such as mowing or chemical inputs such as fertilizers, pesticides or herbicides, and provide habitat value and promote biodiversity through avoidance of monoculture plantings. SSc5.2: Site Development, Maximize Open Space Select a suitable building location and design potential additions with a minimal footprint to minimize site disruption. Strategies include stacking the building program, tuck-under parking and sharing facilities with neighbors to maximize open space on the site. SSc6.1: Stormwater Management, Quantity Control Design any potential addition to maintain natural stormwater flows by promoting infiltration. Specify vegetated roofs, pervious paving, and other measures to minimize impervious surfaces. Reuse stormwater volumes generated for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses. SSc6.2: Stormwater Management, Quality Control Use alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) to reduce imperviousness and promote infiltration, thereby reducing pollutant loadings. Use sustainable design strategies to design integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff. SSc7.1: Heat Island Effect, Non-Roof 1 point Shade new constructed surfaces on the site with landscape features and utilize high-reflectance materials for hardscape. Consider replacing constructed surfaces (i.e., roof, roads, sidewalks, etc.) with vegetated surfaces such as vegetated roofs and open grid paving or specify high-albedo materials to reduce the heat absorption. SSc7.2: Heat Island Effect, Roof 1 point Consider installing high-albedo and vegetated roofs on existing building and any potential addition(s) to reduce heat absorption.

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

CHALLENGES: Install water efficient landscaping. Store and use rainwater for any required irrigation. Provide high efficiency plumbing fixtures. Provide water use reduction strategies when possible. WEc1.1: Water Efficient Landscaping: Reduce by 50% On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate plant material and design the landscape with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required, use high-efficiency equipment and/or climate-based controllers. WEc1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation On sites containing a potential addition/renovation(s) perform a soil/climate analysis to determine appropriate landscape types and design the landscape with indigenous plants to reduce or eliminate irrigation requirements. Consider using stormwater, graywater, and/or condensate water for irrigation. WEc2: Innovative Wastewater Technologies Design any potential addition/renovation(s) specifying high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or graywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural). Options for on-site wastewater treatment include packaged biological nutrient removal systems, constructed wetlands, and high efficiency filtration systems. WEc3.1: Water Use Reduction: 20% Design any potential addition/renovation(s) using high-efficiency fixtures such as composting toilet systems and nonwater using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and graywater for non-potable applications such as toilet and urinal flushing, mechanical systems and custodial uses.

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

CHALLENGES: Commission all building systems during any construction activities. Design and monitor performance of energy consumption and performance. Provide green power solutions where possible. EAp1: Fundamental Commissioning of the Building Energy Systems Design any potential building addition/renovation with a commissioning process completed for the following energy-related systems: 1 Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls. 2 Lighting and daylighting controls. 3 Domestic hot water systems. 4 Renewable energy systems (wind, solar, etc.). EAp2: Minimum Energy Performance Design any potential building addition/renovation to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004. EAp3: Fundamental Refrigerant Management When reusing existing HVAC systems in any potential building addition/renovation, conduct an inventory to identify equipment that uses CFC refrigerants and provide a replacement schedule for these refrigerants. For any additions, specify new HVAC equipment that uses no CFC refrigerants. EAc1: Optimize Energy Performance Design/redesign the existing building envelope and systems to maximize energy performance. Use a computer simulation model to assess the energy performance and identify the most cost-effective energy efficiency measures. Quantify energy performance as compared to a baseline building. EAc2: On-Site Renewable Energy Assess any potential building addition/renovation for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio gas strategies. When applying these strategies, take advantage of net metering with the local utility. EAc3: Enhanced Commissioning Provide enhanced commissioning in any potential building addition/renovation to include fundamental commissioning as well as a Commissioning design review, Commissioning submittal review, and Systems manual. EAc4: Enhanced Refrigerant Management In any potential building addition/renovation where mechanical cooling is used, utilize base building HVAC and refrigeration systems for the refrigeration cycle that minimizes direct impact on ozone depletion and global warming. Select HVAC&R equipment with reduced refrigerant charge and increased equipment life. Maintain equipment to prevent leakage of refrigerant to the atmosphere. Utilize fire suppression systems that do not contain HCFCs or Halons. EAc5: Measurement & Verification In any potential building addition/renovation develop an M&V Plan to evaluate building and/or energy system performance. Characterize the building and/or energy systems through energy simulation or engineering analysis. Install the necessary metering equipment to measure energy use. Track performance by comparing predicted performance to actual performance, broken down by component or system as appropriate. Evaluate energy efficiency by comparing actual performance to baseline performance. EAc6: Green Power In any potential building addition/renovation determine the energy needs of the building and investigate opportunities to engage in a green power contract. Green power is derived from solar, wind, geothermal, biomass or low-impact hydro sources.

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

CHALLENGES: Create dedicated recycling areas and program. Re-use existing building structure to reduce construction waste. Provide construction waste management program should any construction be provided. Specify recycled, regional, and rapidly renewable building materials. Use FSC certified wood products in any new design or renovation. MRp1: Storage & Collection of Recyclables In any potential building addition/renovation coordinate the size and functionality of the recycling areas with the anticipated collection services for glass, plastic, office paper, newspaper, cardboard and organic wastes to maximize the effectiveness of the dedicated areas. Consider employing cardboard balers, aluminum can crushers, recycling chutes and collection bins at individual workstations to further enhance the recycling program. MRc1.1(75%) and 1.2(95%). Building Reuse, Walls, Floors, Roof In any potential renovation monitor percentage reuse of structure, envelope and elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc1.3: Building Reuse, Maintain 50% of Interior Non-Structural Elements In any potential renovation monitor percentage reuse of structure, envelope and interior non-structural elements. Remove elements that pose contamination risk to occupants and upgrade components that would improve energy and water efficiency, such as mechanical systems and plumbing fixtures. Quantify the extent of building reuse. MRc2.1(50%) and 2.2(75%): Construction Waste Management In any potential building addition/renovation establish goals for building material diversion from disposal in landfills and incinerators and adopt a construction waste management plan to achieve these goals. Consider recycling cardboard, metal, brick, acoustical tile, concrete, plastic, clean wood, glass, gypsum wallboard, carpet and insulation. Designate a specific area(s) on the construction site for segregated or comingled collection of recyclable materials, and track recycling efforts throughout the construction process. Identify construction haulers and recyclers to handle the designated materials. Note that diversion may include donation of materials to charitable organizations and salvage of materials on-site. MRc3.1(5%) and 3.2(10%): Resource Reuse In any potential building addition/renovation identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items. MRc4.1(10%) and 4.2(20%): Recycled Content In any potential building addition/renovation establish a project goal for recycled content materials and identify material suppliers that can achieve this goal. During construction, ensure that the specified recycled content materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc5.1 (10%) and 5.2 (20%): Regional Materials In any potential building addition/renovation establish a project goal for locally sourced materials and identify materials and material suppliers that can achieve this goal. During construction, ensure that the specified local materials are installed. Consider a range of environmental, economic and performance attributes when selecting products and materials. MRc6: Rapidly Renewable Materials In any potential building addition/renovation establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed. MRc7: Certified Wood In any potential building addition/renovation establish a project goal for FSC-certified wood products and identify suppliers that can achieve this goal. During construction, ensure that the FSC-certified wood products are installed and quantify the total percentage of FSC-certified wood products installed.

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

CHALLENGES: Prohibit smoking in the building and site. Measure carbon dioxide and make any corrective action required. Design heat recovery options when available. Monitor indoor air quality during construction and avoid contaminating permanent HVAC equipment during construction. Flush building after construction. Specify low emitting materials in any construction activities. Provide controllable lighting and HVAC systems. Provide any changes to building envelope to increase performance. Design daylighting strategies to maximize views and provide indoor lighting solutions. EQp1: Minimum IAQ Performance Design ventilation systems to meet or exceed the minimum outdoor air ventilation rates as described in the ASHRAE standard. Balance the impacts of ventilation rates on energy use and indoor air quality to optimize for energy efficiency and occupant health. EQp2: Environmental Tobacco Smoke (ETS) Control Prohibit smoking in the facility or effectively control the ventilation air in smoking rooms. EQc1: Outdoor Air Delivery Monitoring Install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system to trigger corrective action or to trigger alarms. EQc2: Increased Ventilation Use heat recovery, where appropriate, to minimize the additional energy consumption associated with higher ventilation rates. EQc3.1: Construction IAQ Management Plan, During Construction Adopt an IAQ management plan to protect the HVAC system during construction. Sequence the installation of materials to avoid using permanently installed air handlers for temporary heating/cooling during construction. EQc3.2: Construction IAQ Management Plan, Before Occupancy Perform a building flush-out or test the air contaminant levels in the building. EQc4.1: Low-Emitting Materials, Adhesives & Sealants Specify low-VOC materials. Products to evaluate include adhesives, sealants, and caulking. EQc4.2: Low-Emitting Materials, Paints & Coatings Specify low-VOC paints and coatings. Track the VOC content of all interior paints and coatings during construction. EQc4.3: Low-Emitting Materials, Carpet Systems Specify requirements for product testing and/or certification. Select products that are either certified under the Green Label Plus program or for which testing has been done by qualified independent laboratories. EQc4.4: Low-Emitting Materials, Composite Wood & Agrifiber In any potential building addition/renovation specify wood, agrifiber products, and adhesives that contain no added urea-formaldehyde resins. EQc5: Indoor Chemical & Pollutant Source Control Design facility cleaning and maintenance areas with isolated exhaust systems for contaminants. Maintain physical isolation from the rest of the regularly occupied areas of the building. EQc6.1: Controllability of Systems, Lighting Design the building with occupant controls for lighting. Strategies to consider include lighting controls and task lighting. Integrate lighting systems controllability into the overall lighting design, providing ambient and task lighting while managing the overall energy use of the building. EQc6.2: Controllability of Systems, Thermal Comfort Design the building and systems with comfort controls to allow adjustments to suit individual needs or those of groups in shared spaces. EQc7.1: Thermal Comfort, Design and EQc7.2 Thermal Comfort, Verification: Design building envelope and systems with the capability to deliver performance to the comfort criteria under expected environmental and use conditions. Evaluate air temperature, radiant temperature, air speed, and relative humidity in an integrated fashion and coordinate these criteria with EQ Prerequisites. EQc8.1: Daylighting & Views, Daylight 75% of Spaces Design the building to maximize interior daylighting. Predict daylight factors via manual calculations or model daylighting strategies with a physical or computer model to assess foot-candle levels and daylight factors achieved. EQc8.2: Daylighting & Views, Views for 90% of Spaces Design the space to maximize daylighting and view opportunities. Strategies to consider include lower partition heights, interior shading devices, interior glazing, and automatic photocell-based controls.

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

CHALLENGES: Provide strategies that provide energy and water efficiency solutions. Incorporate the services of a LEED Accredited Professional (AP) for any future renovation or additions. IDc1.1, IDc1.2, IDc 1.3, and IDc 1.4: Innovation in Design Substantially exceed a LEED for New Construction performance credit such as energy performance or water efficiency. Apply strategies or measures that demonstrate a comprehensive approach and quantifiable environment and/or health benefits. IDc2: LEED Accredited Professional At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

Building Name and Level: **Central Primary School** K-3 Building features that clearly exceed criteria: 1. None. 2. 3. 4. 5. 6. Building features that are non-existent or very inadequate: 1. Building is not fire suppressed. 2. Building is not ADA compliant. Building is not air conditioned. 3.

Justification for Allocation of Points

4.5.6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Bedford City
Facility:	Central Primary School
Date of Initial Assessment:	May 23, 2018
Date of Assessment Update:	Jun 21, 2018
Cost Set:	2018

District IRN:	43562
Building IRN:	5561
Firm:	Harrison Planning Group

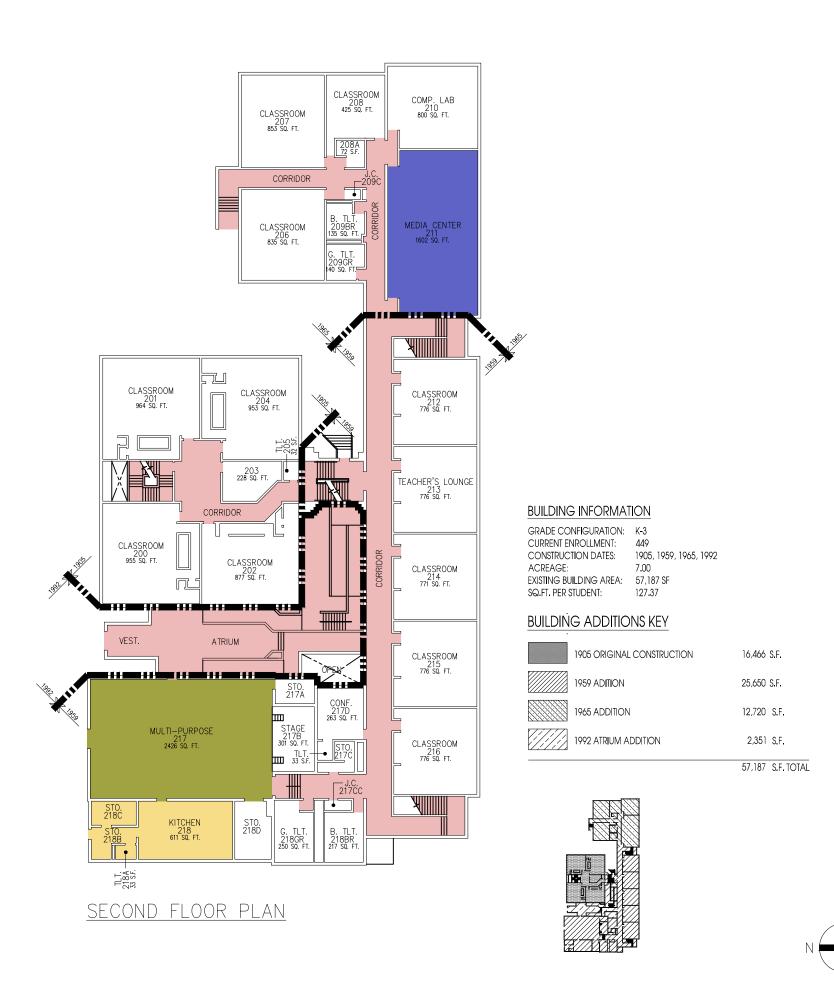
Scope remains unchanged after cost updates.

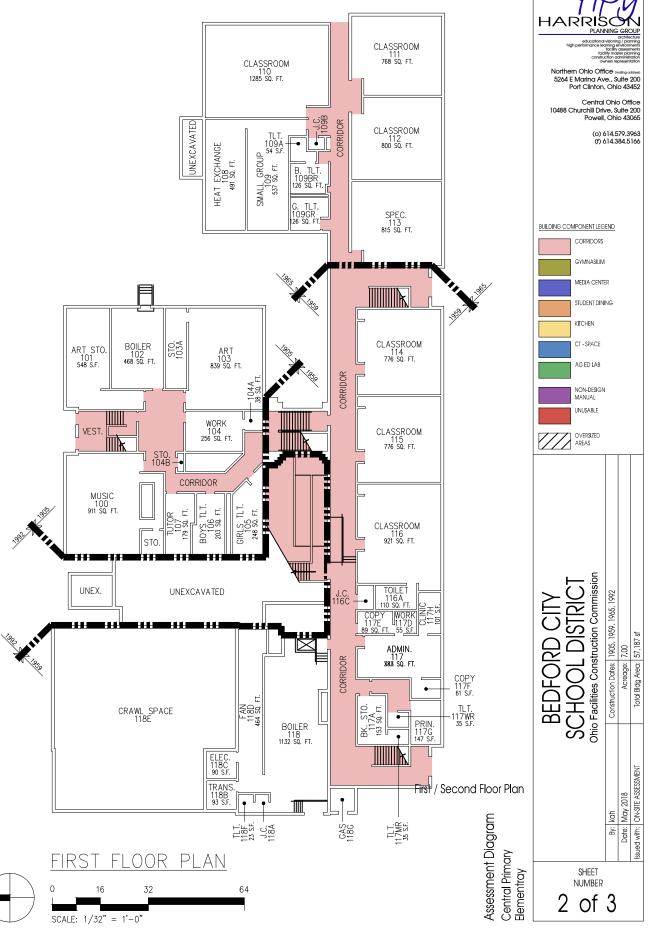
Duildin a Addition	Total of Environmental Ha		A - -	Total of Environmental Hazards Assessment Cost Estimat	
Building Addition	Addition Area (sf)	Renovation	Demolition		
1905 1905 Original Construction	16,466	\$0.00	\$0.00		
1959 1959 Addition	25,650	\$0.00	\$0.00		
1965 1965 Addition	12,720	\$0.00	\$0.00		
1992 1992 Atrium Addition	2,351	\$0.00	\$0.00		
Total	57,187	\$0.00	\$0.00		
Total with Regional Cost Factor (103.60%)	_	\$0.00	\$0.00		
Regional Total with Soft Costs & Contingency	_	\$0.00	\$0.00		





Northern Ohio Office (mailing addasse) 5264 E Marina Ave., Suite 200 Port Clinton, Ohio 43452 Central Ohio Office 10488 Churchill Drive, Suite 200 Powell, Ohio 43065 (o) 614.579.3963 (f) 614.384.5166 BUILDING COMPONENT LEGEND OVERSIZED AREAS BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission Site Plan Assessment Diagram Central Primary Elementray SHEET NUMBER 1 of 3





BUILDING INFORMATION

GRADE CONFIGURATION: K-3
CURRENT ENROLLMENT: 449

CURRENT ENROLLMENT: 449

CONSTRUCTION DATES: 1905, 1959, 1965, 1992

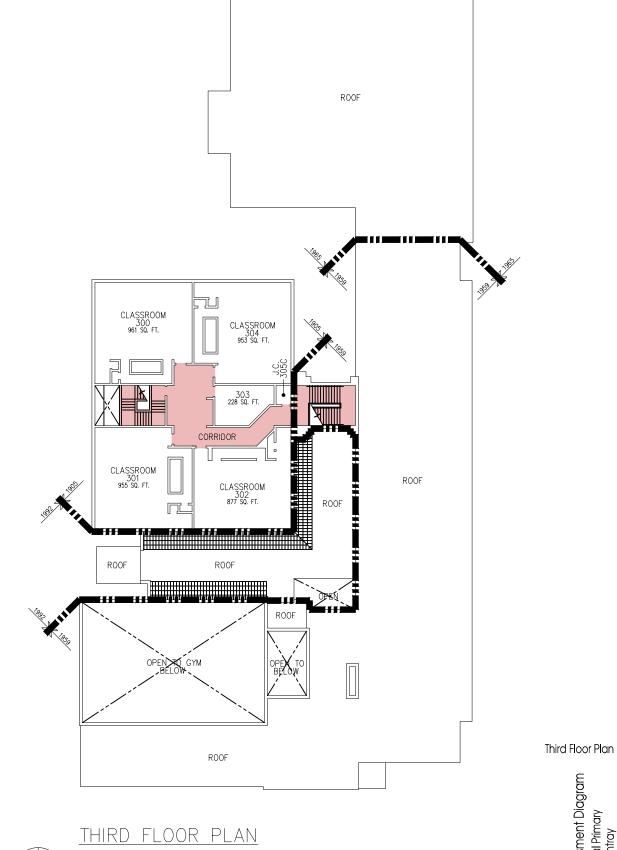
ACREAGE: 7.00

EXISTING BUILDING AREA: 57,187 SF SQ.FT. PER STUDENT: 127.37

BUILDING ADDITIONS KEY

	57,187	S.F. TOTAL
1992 ATRIUM ADDITION	2,351	S.F.
1965 ADDITION	12,720	S.F.
1959 ADITION	25,650	S.F.
1905 ORIGINAL CONSTRUCTION	16,466	S.F.





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



Northern Ohio Office (mailing adduss) 5264 E Marina Ave., Suite 200 Port Clinton, Ohio 43452

Central Ohlo Office 10488 Churchill Drive, Suite 200 Powell, Ohlo 43065

BUILDING COMPONENT LEGEND

CORRIDORS

GYMNASIUM

MEDIA CENTER
STUDENT DINING
KITCHEN
CT - SPACE

AG ED LAB

NON-DESIGN MANUAL UNUSABLE

OVERSIZED AREAS

(o) 614.579.3963 (f) 614.384.5166

DISTRICT DOCUMENTATION

OFCC Assessment

May 2018

Bedford High School

OFCC Assessment

May 2018

INFORMATION SHEETS

BEDFORD HIGH SCHOOL

BUILDING INFORMATION 2017

PLEASE COMPLETE THIS INFORMATION FOR EACH BUILDING IN DISTRICT. COPY THIS FORM AS NEEDED.

District and County:	Bedford City Schools														
District IRN:	043562														
Building Name:	Bedford High School IRN 002022														
Building Current Enrollment:	1,013														
	LITTLE STATE		M ² /M	Students	s per G	rade				les.	100				
Building Grade Configuration:	Pre-K	К	1	2	3	4	5	6	7	8	9	10	11	12	
											Х	Х	X	Х	
Building Site Acreage:	58 ac	res													
Underground fuel tanks on site?	Yes		No X		Туре	/Size:	:			Sti	iii In use? Yes No				
Site In Flood Plain:	Yes	Yes No X								!					
Years of Construction	Year		Vest	Roof	Site Utilitie										
read or constitution			l real	Instaltation Years	He Fu	eating	Storm Sewer		Sanitary Sewer		Power		Water		
Original Construction			1954	Attached	Type Natural Gas		Type: Ci	Type: City		Type: City		Type: First Energy		Type City	
Addition 1			1958	Attached											
Addition 2		1971	Attached	1											
Addition 3			1994	1994	7										
Addition 4					1										
Addition 5					1										
Addition 6					On		On Site		On Site		On Site		On Site:		
Addition 7		•			Off Site		Off Site		Off Site:		Off Site		Off Site:		
List Known Problems with Building or	Site – All ner	ed replac	· cement -	' Window syste		VAC: Roo	fing Flec	teical: R	estrooms	· ADA co	ımpliance		1		
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List Recent or Planned Improvements	<u> </u>	Se	cope of V	Vork							I Annea	-leste '	Total Cost		
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List Work Under Contract									£3		1				
LIST WORK UNDER CONTRACT		Sc	ope of W	/ork				_		-	Approx	imate 3	Total Cost	5	
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				<u>.</u> .											
-															

Completed by: Jerry Zgrabik, Business Manager May 1,2018

Date:

Title:

Bedford High School

Flat Roof Replacement:

North House 1971 Addition (1989)

South House 1971 Addition (2001)

LRC 1954 Construction (1994, 1996)

Pool and Locker Rooms 1971 Addition (1992)

Vocational Wing 1958 Addition (1993)

Kitchen 1954 Construction (1998)

Auditorium 1958 Addition (1994)

Standing Seam Roof Construction over the Classroom Wings

1954 Construction (1997)

Gym 1958 Addition (2006)

Cafeteria 1954 Construction (2010)

1992 Bond Issue:

Outdoor Athletic Facilities

New Gym Bleachers

New Auditorium Seating

Renovate Science Labs

Renovate Business Labs

Construct Auxiliary Gym

Renovate Band/Music Rooms

Gym Ceiling Replacement (2006)

Gym Entrance Renovation (2010)

Pool Door Replacement (2010)

Pool Bleachers Replaced (2010)

Pool Filter Replaced (2008)

Elevator Upgrade (2008)

Carpet Replacement, North and South Houses (1998)

Carpet Replacement Media Center (1998)

Retaining Wall and Staircase Replacement at Loading Dock Area (1997)

Fire Alarm Replacement (1998)

CCTV Wiring

Surveillance System (2003)

Cooling Tower Replacement (2006)

Window Replacement and Masonry Repairs - West Front (2003)

Tower Replacement and Stack Tuck-pointing (2007)

Weight Room Renovations (2005)

Auditorium Sound System (2005)

Outdoor Track Refinished (2006)
PA System Replaced (2007)
Cafeteria Windows (2010)
Cafeteria Furniture (2010)
Clock-tower Replacement (2013)
Outdoor Track Resurfacing (2014)
Stadium Turf Replacement (2017)

Year:

2017

Project School(s):

Description:

Cost:

Bedford High School Bearcat Stadium

Turf replacement project.

All costs were appropriated from the general fund.

\$ 416,866 Total Cost:

Year: **2016**

Furniture replacement and general refurbishing

Bedford High School North Large Group Instruction Room

The original furniture was replaced, carpeting was replaced

Description:

School(s):

Project

and technology was added. General repairs and painting was

completed and new lighting installed.

All costs were appropriated from the general fund.

Furniture – \$ 35,959.45 (State term pricing)

Martin Public Seating

Carpeting – \$ 8,685

Whitmore Carpet

Painting - \$2,900

Unipro Painting

Supplies and Board Employees Labor - \$1,878

Technology – \$ 4,879.00

Total Cost:

\$ 54,301.45

2014 Year:

Track Resurfacing

Project

Bedford High School School(s):

Track resurfaced Description:

\$302,459

Cost:

Year: 2013

Clock-tower Renovations, Refrigeration Equipment Replacement Project:

School(s): Bedford High School

The clock-tower was in such bad shape it was feared it would collapse. The work Description:

included significant masonry repairs. The original refrigeration equipment in the

kitchen was replaced.

Cost: \$ 43,758 Clock-tower

\$108,200 Refrigeration Equipment

Year: 2010

Project: Windows, Doors, Pool Bleachers, Roofing

Canopy and Front Door Replacement

School(s): Bedford High School Gymnasium Entrance

Administration Center

The original doors and windows were replaced at the Gym entrance, the interior lobby was renovated and the adjacent rooms were painted and the flooring Description:

doors in the gym and at the pool were replaced. The roof over the adjacent rooms replaced. The windows on the south side were replaced. The original interior

was replaced. There was some asbestos removal as well.

At the Administration Center, the original canopies were replaced, the original front entrance was replaced, and new outdoor lighting was installed.

ost: \$608,307

Year: 2010

Project:

Roof Replacement, Window Replacement, New Furniture

School(s): Bedford High School Cafeteria

The original windows were replaced and the original roof was replaced with a Description:

standing seam design. New cafeteria tables were purchased.

Cost: \$139, 832 Roof

\$ 48,500 Tables

Windows were included in the gym entrance project.

Year: 2008

Project: Pool Filter Replacement

Elevator Upgrade

School(s): Bedford High School

The original pool filter was past its useful life and in need of replacement. The Description:

elevator upgrade was due to the age of the equipment and new regulations.

Cost: \$76,000 Pool Filter

\$27,908 Elevator

Year: 2007

PA System Replacement

Project:

School(s): Bedford High School

Description: The original PA system was replaced.

Cost: \$58,296

May 2018

FLOOR PLANS
FIRE ESCAPE ROUTES

LOCATION: 481 NORTHFIELD ROAD

2CVIE: 1/25 = 1,-0...

SCHOOL NAME:

FIRST FLOOR

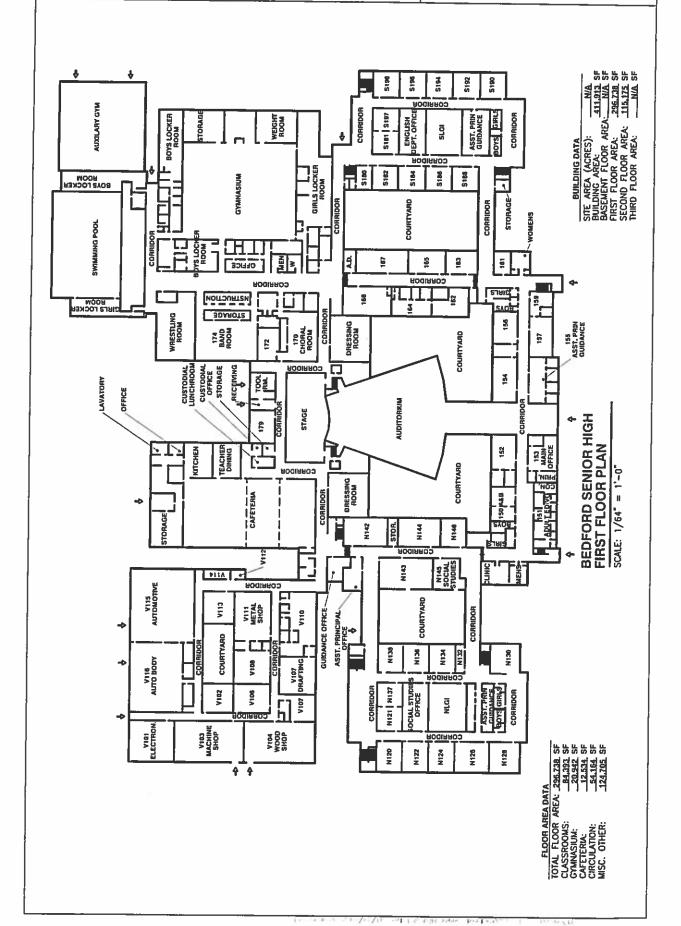
ВЕДЬОКД ЗЕИГОК НІСН ЗСНООГ

DEPMINE:

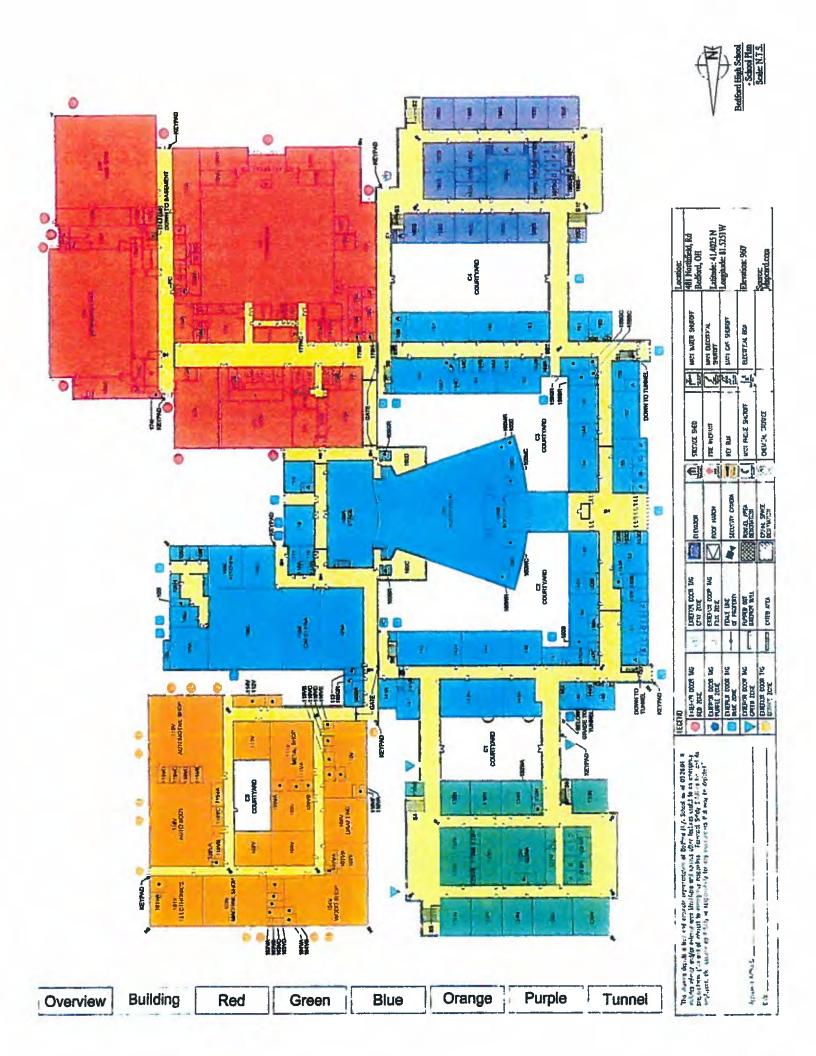


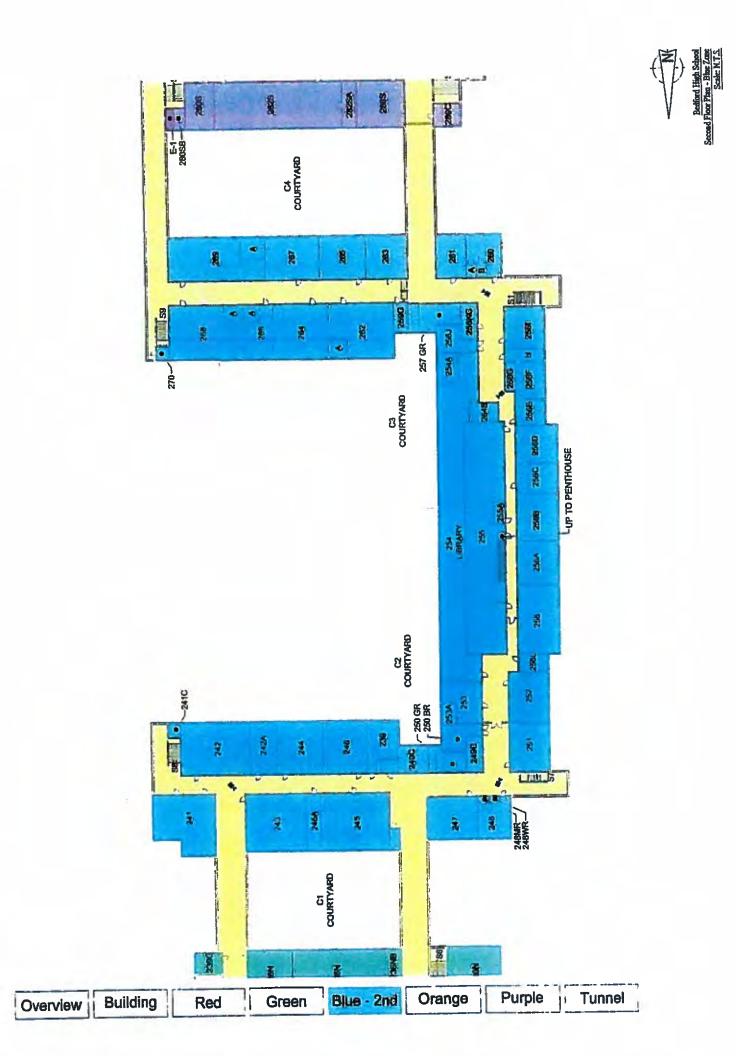






NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY. 2CYFE: 1/25 =1,-0. POHIC PACTOR OFFICE TACK Bedford City School District LOCATION: 481 NORTHFIELD ROAD DRAWING: SECOND L'OOR ВЕDLOKD SENIOR НІСН ЗСНООГ SCHOOL NAME: HEALTH & FORIEGN LANG, OFFICE \$292 5236 5234 5290 \$295 5291 CORRIDOR 1925 S283. 5285 2280 S2B2 ART \$286 STORAGE COURTYARD CORRIDOR 8 267 265 263 281 сонивоя 262 3 268 8 COURTYARD OFFICE DIST, TECH. SECOND FLOOR PLAN
SCALE: 1/64" = 1'-0" LIBRARY RESOURCE CENTER CONFERENCE XEROX ROOM WORK OFFICE N242 N248 N241 N247 WOMENS STORAGE COURTYARD CORRIDOR N236 AFIT N238 N230 N235 BOYS CIRLS M221 N237 N231 N223 T M225 MATH FLOOR AREA DATA.
TOTAL FLOOR AREA: 115.175, SF CLASSROOMS: 41.875, SF CAFETERIA: NAS SF CIRCULATION: 34.450, SF MISC. OTHER: 38.849, SF N220 N222 M224 N226 N228





May 2018

LIFE SERVICES REPORT



Cuyahoga County Board of Health 5550 Venture Drive Parma OH 44130 (216)201-2000 www.CCBH.net



School Environment Inspection Report

Name of School Bedford High School	Grades Served 9,10,11,12	Date 11/1/2017
Address 481 Northfield Road Bedford, OH 44146	School District Bedford/Bedford Heights	District Type Public
Principal/Manager Samuel Vawters	Phone (440)439-4848	Cuyahoga County Board of Health School Code 301

Indicate areas of deficiency by marking appropriate box

Grounds and building exterior	Industrial arts classrooms	Training or weight lifting rooms
PlayGrounds	Stage and set design areas	Restrooms
Solid waste disposal areas	Music Rooms(s)	Custodial Closets
Outdoor athletic facilities	Family and consumer science	Mechanical rooms
All school indoor environments	Auditoriums and student dining	Attics/Mezzanines/Crawls
Hallways and stairwells	Library/Media center	Water/waste water
Science Classrooms	Indoor athletic facilities	Health care areas
Visual arts classrooms	Locker rooms	Admin Areas/Rules and protocols

Recommendations/Comment(s)

This school facility was found to be satisfactory at the time of this inspection		
		1
	···	

Matthew Johnson, R.S. 2709		Cuyahoga County Board of Health	
Name of School Staff Accompanying Inspector Paul Zeller	Custodian	Phone (440)439-4848	

Inspection / Hazard Correction Notic	e: Notice No:
Address: 481 North-Eveld	Occupant: Bedfird Age School Contact Person: Laul Zellus
Business Phone: 440-786-3335	Contact Person: face Zeller
Emergency Contact 1	Phone 445-336 0248
Emergency Contact 2	Phone
	the following safety violations to exist. Pursuant to the Codified revention Code, you are hereby ordered to correct these conditions on or . Failure to
	PE OF HAZARD
Fire Sprinklers:annual test;heads blogauges;standpipes accessible; Fire alarm:annual test; Noperational;test records;	other. al;accessible; type:
Knox box;other. 11. Heating appliances:operational;clea 22. Electrical:defective fixtures; No multi-adapters;access to panels;sto propage storage:other.	ructions;exit lights;emergency lighting;aisle width; rance;chimney;vent;relief valve;other. defective wiring;exposed wiring;extension cords;other. rage;proper labels;cylinders secure;waste disposal; accumulation;vegetation;ceiling/wall openings;other.
PERMITS Required:	Fee:
REMARKS (explanation of above violations)	
	e-extoguishero 41/
Energeney its in turnel, schence has	Unray # 10
" North horse tunnel	# 10
Band room breaker bed needs breaker	Tuspelled # 12
Stadium (A) -#10-Emergency Light - 1/19/19 (A) -#10-" - Home (A) -#10-" - Home (A) -#10-" - Home #12+ \$14- Access to lands, move; electoral room;	ART (soll locker room. - Locker room - Locker roo
Date: 10 - 24 - 17	Inspected by: At Type Viers
CIT	Y OF BEDFORD OHIO



Division of Fire Fire Prevention Bureau 165 Center Road Bedford, Ohio 44146

Office No.: (440) 735-6541

Fax No.: (440) 232-1905

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May 2018

BACK FLOW REPORT

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	A	_		BEDFO		OHIO Prevention As	HS
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er/Offi	cer (Printed)			Signature			Phone No.
					Date:		
	City of Bedford						9
	•	nartment Backflo	₩		Phone:	(440) 735 6588	
_	20 Solon Rđ. edford, Ohio 44	1146			Fa x # E-Mail	(440) 232 6613 Backflow@Bed	fordOh.Gov

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		prop	er working condi	tion.			2 2		7
r Name (Prin	ited) /	Ary SI		~ .	1.1-		1.1		
pany Name:	Pale I	3/1/4/1000	Ohio Cert. No	Signatur	e Ma	19-7 10-81	47/1/10	Phone No. 6	63.6070
•		V	_	//\	- Contract	CTOL 146	723	Date _	6/15
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I	noperative or	removed withou to ensure the abo	t proper authoriz	ation. I furt.	her certify	that []	have the author	ity and	- 1
		o ensure the app	ive.						.
r/Officer (Pri	nted)			Signature				Phone No	
o to : City of I	Bedford, Ohi	0			Date:				
		ent Backflow			Phone:	(440) 735 6588		0.22
120 Soloi	n Rd.				Fax#) 232 6613		
Bedford,	Ohio 44146				E-Mail		kflow@Bedfor	dOh.Gov	

		_	CITY OF				HS.
	P	Inpual Test & I	Maintenance.	Report for Ba	ckflow P	revention Asse	mblies
Facility	Name: 💯	Sections	Salant	Addres	s: 🥠	18/11/24	MILLEN
Contact	Person:	11 - Charact		Phone l		441-139-	
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	respons	ioiiity to ensure the	: apove.				
ner/Offic	cer (Printed)			Signature			Phone No.
e:					Date:		
	City of Bedfor	•				4440	
		partment Backflo) PV		Phone:	(440) 735 6588	
	20 Solon Rd.				Fax#	(440) 232 6613	ardOb Cov
В	edford, Obio	14140			E-Mail	Backflow@Bedfo	<u> </u>

			. (CIT	Y OF B	EDFC	RD	ОНІ	0		HS
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e:	(* 1)						Date:				
_	City of	Bedford, O	hio	<u> </u>			•				576.5
A	ttn: W	ater Depart	tment Backflo	W			Phone:		735 6588		95.0
	20 Solo						Fax#	, ,	232 6613	-101.0	
В	edford,	Ohio 4414	6				E-Mail	Back	low@Bedfo	rdOn.Gov	

		. <u>C</u>	ITY OF B	EDFC	RD	OHIO	145
		Annual Test & M	faintenance R	eport for Ba	ckflow	Prevention As	semblies
Facility	y Name:	Bill sul	9-1116	Addres	c. /	1811	11/1.160-
	t Person:	64 10	36	Phone l	-	11/11/1-1	120-01/10
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e:	(114400)			_ Signature .	Date:		Phone No.
_	City of Bedfo	rd, Ohio	· - · - ·				
A	ttn: Water D	epartment Backflow			Phone:	(440) 735 6588	*
	20 Solon Rd.				Fax#	(440) 232 6613	
В	edford, Obio	44146			E-Mail	Rackflow@Red	tordOh Gov

May 2018

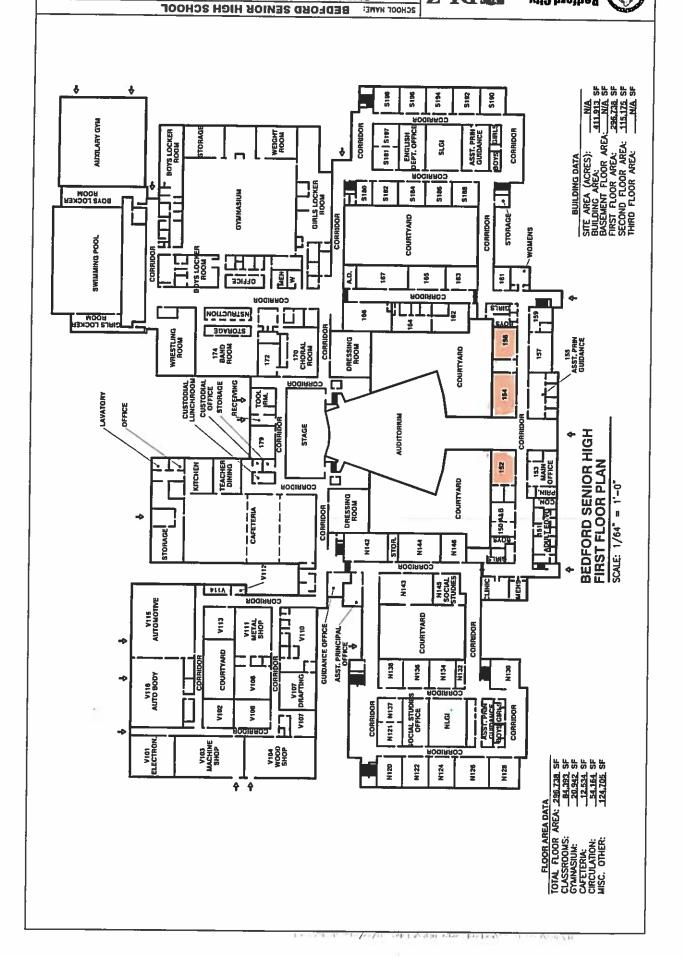
SPECIAL ED INFORMATION

LOCATION: 481 NORTHFIELD ROAD

- - - tankunana

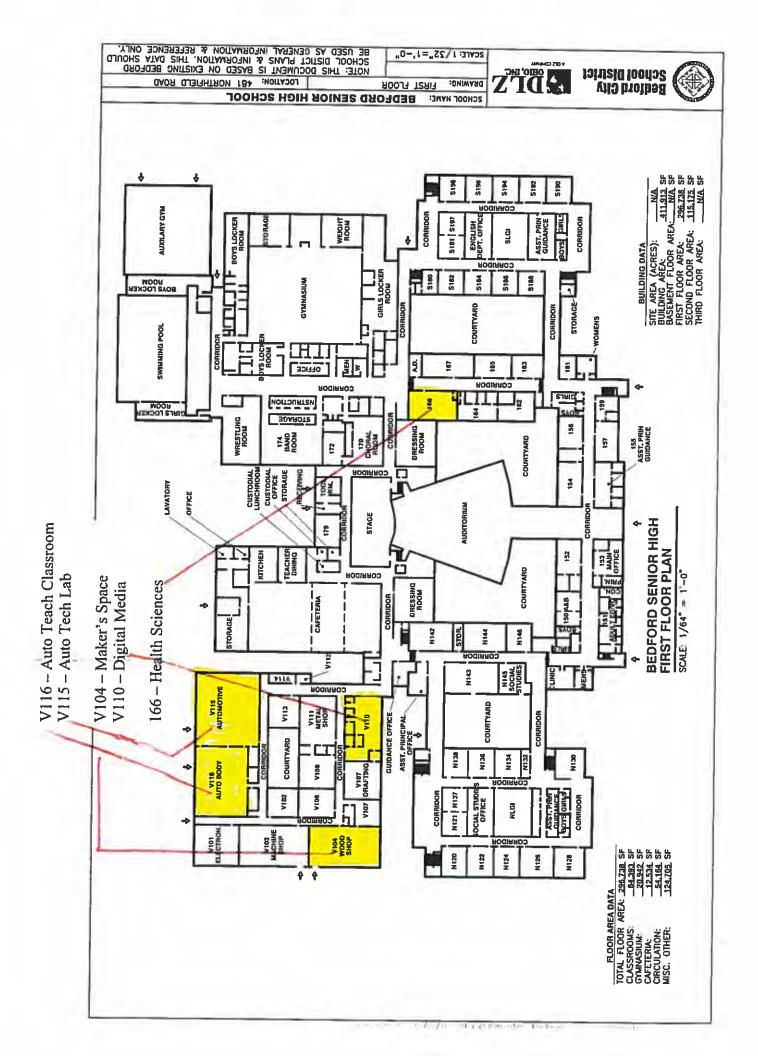
DRAWING: FIRST FLOOR

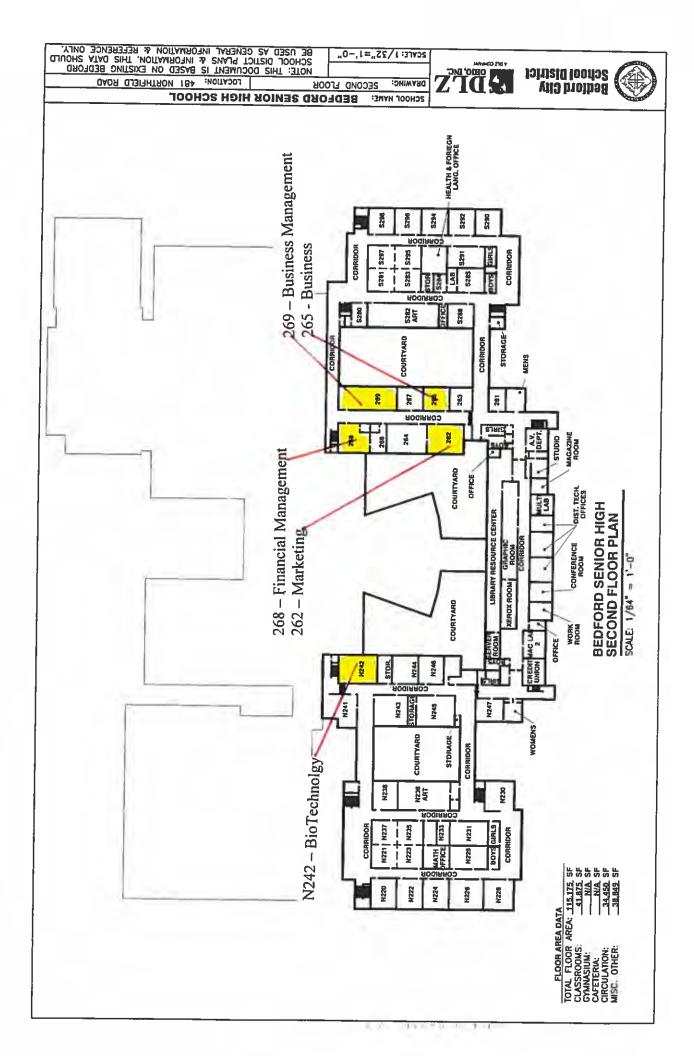




May 2018

CAREER TECH INFORMATION





May 2018

Carylwood Intermediate School

May 2018

INFORMATION SHEETS

CARYLWOOD INTERMEDIATE SCHOOL

BUILDING INFORMATION 2017

PLEASE COMPLETE THIS INFORMATION FOR EACH BUILDING IN DISTRICT. COPY THIS FORM AS NEEDED.

District and County:		City Sc	hools											
District IRN:	04356	2					-							
Building Name:		od Inter	mediate	Elementary I	RN 00504	1								
Building Current Enrollment:	335													
				Studen	s per Gra	ade			a will					
Building Grade Configuration:	Pre-K	К	1	2	3	4	5	6	7	8	9	10	11	12
			1			Х	Х	Х						
Building Site Acreage:	9		•				•	•	•					
Underground fuel tanks on site?	Yes	_	No X		Type/S	Size:	Τ			Sti	ll in use?	Yes	No	
Site in Flood Plain;	Yes		No X		!									
			П	Roof		11.5		Q 3	Site I	Jtilities	W.			
Years of Construction	n		Year	Installation Years	Heatin	g Fuel	Storm	Sewer	Sanitar	y Sewer	Pov	ver	Wa	ler
Original Construction			1955	Attached	Туре		Туре		Туре	<u> </u>	Туре:		Type:	
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Addition 2]							
Addition 3		-												
Addition 4														
		_		-	33				i					
Addition 5				1			1				1		ł	
Addition 5 Addition 6					On Site:		On Site		On Site:		On Site:		On Site	
<u> </u>					On Site		On Site		On Site		On Site:		On Site	
Addition 6 Addition 7	Site ADA Co	mpliane	e Interio	r furnishings	Off Site		 		_					
Addition 6	Site ADA Co	mplianc	e; Interio	r furnishings	Off Site		 		_					
Addition 6 Addition 7	· Site ADA Co	mpliano	e; Interio	r furnishings	Off Site		 		_					
Addition 6 Addition 7	Site ADA Co	mpliano	e; Interio	r furnishings	Off Site		 		_					
Addition 6 Addition 7	Site ADA Co	mpilane	ee; Interio	r furnishings	Off Site		 		_					
Addition 6 Addition 7 List Known Problems with Building or		mpliand	e; Interio	r furnishings	Off Site		 		_					
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Addition 6 Addition 7 List Known Problems with Building or List Recent or Planned Improvements			e; Interio		Off Site		 		_		Off Site	(imate T		\$
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Addition 6 Addition 7 List Known Problems with Building or List Recent or Planned Improvements		Si	cope of V	łork	Off Site		 		_		Off Site		Off Site	- 4
Addition 6 Addition 7 List Known Problems with Building or List Recent or Planned Improvements e attached. List Work Under Contract		Si		łork	Off Site		 		_		Off Site		Off Site	7
Addition 6 Addition 7 List Known Problems with Building or List Recent or Planned Improvements e attached.		Si	cope of V	łork	Off Site		 		_		Off Site		Off Site	7
Addition 6 Addition 7 List Known Problems with Building or List Recent or Planned Improvements e attached. List Work Under Contract		Si	cope of V	łork	Off Site		 		_		Off Site		Off Site	- 4

Completed by: Jerry Zgrabik, Business Manager, May 7, 2018

Date:

Title:

Carylwood School

Flat Roof Replacement 1955 Construction, 1965 Addition (1993)
Standing Seam Roof Construction over the Gym 1955 Construction (1994)
Extensive Masonry Tuck-pointing and Brick Replacement (1993)

Electrical Service Upgrade (2000)

Playground Improvements (2001)

Handicapped Restroom Construction (1996)

Boiler Replacement (2005)

Window Replacement (2013)

Fire Alarm (2013)

Site Work and Canopy Installation (2014)

Masonry Repairs (2014)

Window Replacement, Phase II (2016)

Year: **2016**

Window Replacement, Phase II

Project

School(s): Carylwood School, North Wing

The original windows and doors were replaced Description:

Cost: \$508,970

Contractor: Capital Aluminum and Glass

Architect: CT Consultants

Year:

2014

Site Improvements

Project

School(s): Carylwood School

Sidewalks, curbing, installation of front canopy and other site improvements. Description:

Cost: \$190,659

Year: **2014**

Project Masonry Repairs

School(s): Carylwood and Glendale Octagon

Tuck-pointing, brick replacement and washing and sealing Description:

Cost: \$44,000

Year: 2013

Project: Window Replacement

School(s): Carylwood and Columbus Schools

The original windows were replaced in the south wing at Carylwood. The original Description:

windows in the multi-purpose room and in the main hallway were replaced at

Columbus and a canopy was installed and connected to a newly constructed

vestibule.

Cost: \$514,118

Year: 2013

Fire Alarm Replacement, Two-way Radio Replacement Project:

School(s): Carylwood and Glendale, The Entire District

The orginal fire alarm system at both Glendale and Carylwood failed and were in Description:

need of replacement due to the unavailability of repair parts. The district's radios

were replaced including those on board the bus fleet. The purchased was financed

over a five year period.

\$ 66,413 Fire Alarms

\$274,577 Two-way Radios

May 2018

FLOOR PLANS
FIRE ESCAPE ROUTES

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY. SCALE: 1/32"=1"-0" DIS Bedford City School District LOCATION: 1387 CARYL DRIVE DKAWING: FIRST FLOOR САКУГМООД ЕГЕМЕИТАКУ SCHOOL SCHOOL NAME: SULDING DATA

SITE AREA (ACRES):
BUILDING AFFA:
BASEMEN FLOOR AREA:
31296 SF
FIRST FLOOR AREA:
SECOND FLOOR AREA:
THIRO FLOOR AREA:
NIA SF STOR. K-1 MULTI-IAKDICAPPED 조립 ₽ Q3 **(-**TEACHERS TANG CLINIC PHIN. P.A. MAIN OFFICE CASST. OFFICE ART RDOM ТРА ИВ УПОЩ PSYCH. OFFICE CORRIDOR CARYLWOOD ELEM. FIRST FLOOR PLAN SCALE: 1/32" = 1'-0" 6 GIRLS BOYS **\$** .M OFFICE W TEACH. <u></u> 빤 2 = CORRIDOR MULTI-PURPOSE GYMNASIUM AU. FACULTY
RESTROOM 14 UBHARY 12 LIBRARY KITCHEN 5 2 KITCHEN STORAGE / FLOOR AREA DATA

TOTAL FLOOR AREA: 33,296 SF
CLASSROOMS: 16,100 SF
CAMMASIUM: 2,137 SF
CAFETERIX: MA SF
CIRCULATION: 6,828 SF
MISC. OTHER: 8,031, SF

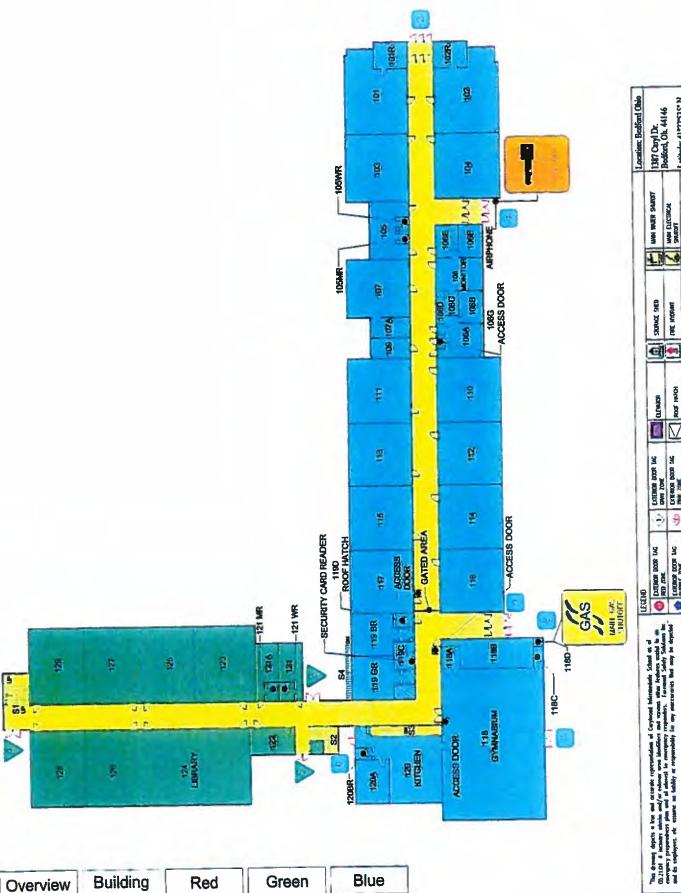
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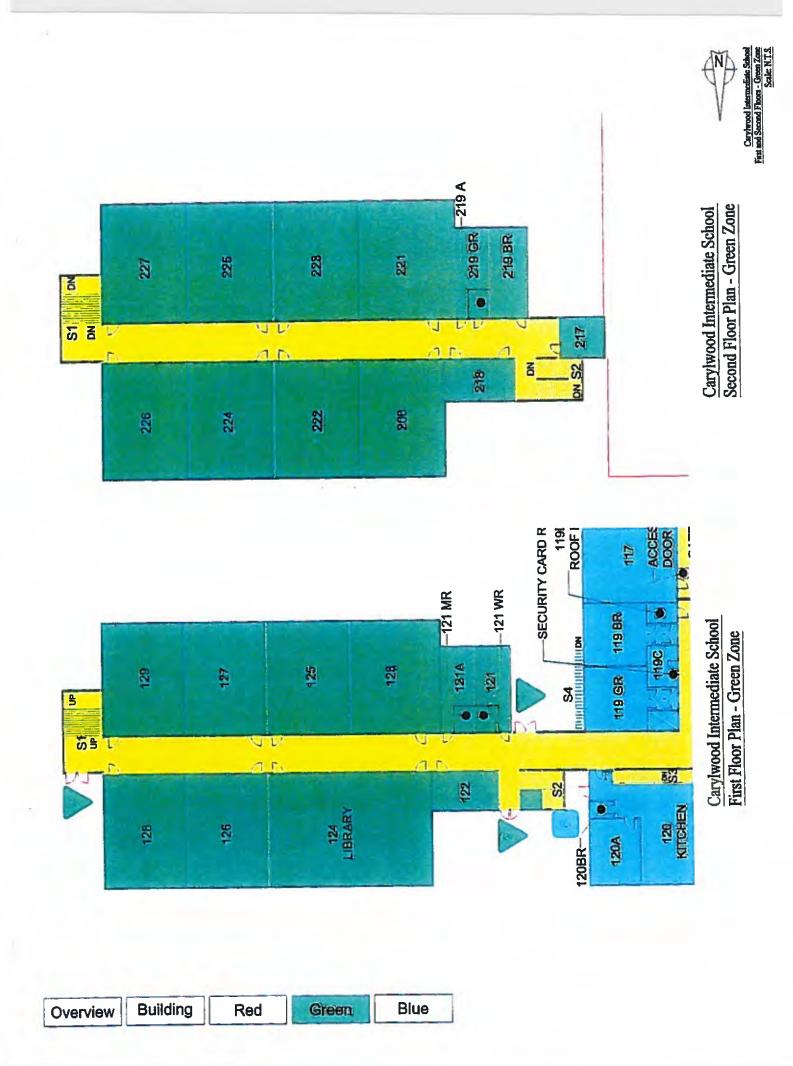
NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION & REFERENCE ONLY. 2CVTE: 1/25, =1,-0. DIS Bedford City School District LOCATION: 1387 CARYL DRIVE DEAWING: SECOND LFOOR САКУГМООД ЕLEMENTARY SCHOOL SCHOOL NAME: CARYLWOOD ELEM.
SECOND FLOOR PLAN
SCALE 1/32" = 1'-0" GIRLS LAV. BOYS LAVATORY N 5 RIM 36 24 R 23 CLOSET FLOOR AREA: 9.672 SF CLASSROOMS: 6.000 SF CYMAKSIUM: NIA SF CAFETERA: 2.320 SF MISC, OTHER: 1.359 SF STORAGE

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION & REFERENCE ONLY.

BE USED AS GENERAL INFORMATION & REFERENCE ONLY. 2CVIE: 1/25 = 1,-0, Z IC Bedford City School District LOCATION: 1387 CARYL DRIVE BASEMENT PLAN DRIWARD: САКУLWOOD ELEMENTARY SCHOOL SCHOOL NAME: CARYLWOOD ELEM.
BASEMENT PLAN
SCALE: 1/32" = 1'-0" BOLER FAN СОЯНГООЯ METER TOTAL FLOOR AREA: 2.862 SF CLASSROOMS: 6.000 SF GYMASIUM: N/A SF CAFTERIA: N/A SF CIRCULATION: 813 SF MISC. OTHER: 2029 SF 71 7 10-12 1 1-1 4 1







May 2018

LIFE SERVICES REPORT



Cuyahoga County Board of Health 5550 Venture Drive Parma OH 44130 (216)201-2000 www.CCBH.net



School Environment Inspection Report

	•	
Name of School Carylwood Elementary	Grades Served 4, 5, 6	Date 10/31/2017
Address 1387 Caryl Drive Bedford, OH 44146	School District Bedford/Bedford Heights	District Type Public
Principal/Manager Kenneth Elder	Phone (440)439-4509	Cuyahoga County Board of Health School Code

Indicate areas of deficiency by marking appropriate box

Grounds and building exterior	Industrial arts classrooms	Training or weight lifting rooms
PlayGrounds	Stage and set design areas	Restrooms
Solid waste disposal areas	Music Rooms(s)	Custodial Closets
Outdoor athletic facilities	Family and consumer science	Mechanical rooms
All school indoor environments	Auditoriums and student dining	Attics/Mezzanines/Crawls
Hallways and stairwells	Library/Media center	Water/waste water
Science Classrooms	Indoor athletic facilities	Health care areas
Visual arts classrooms	Locker rooms	Admin Areas/Rules and protocols

Visual arts classrooms	Locker rooms	Admin Areas/Rules and protocols
Recommendations/Cor	mment(s)	
This school facility was found to I	be satisfactory at the time of this inspection	n
		1
aspected by	Health Distric	ages and the same of the same

Matthew Johnson, R.S. 2709		Health District Cuyahoga County Boat	rd of Health
Name of School Staff Accompanying Inspector Steve Fowler	Custodian		(440)439-4509

Inspection / Hazard Correction Notice: Notice No
Address: 1387 Ccty) Occupant: Ccty/word Short
Business Phone: 439-6400 Contact Person: Steel
Emergency Contact 1Phone
Emergency Contact 2Phone
A fire inspection of the above premises revealed the following safety violations to exist. Pursuant to the Codified Ordinances of the City of Bedford, PART 15. The Fire Prevention Code, you are hereby ordered to correct these conditions on or before
TYPE OF HAZARD FIRE PROTECTION
t. Fire Extinguishers:out dated;lack of;discharged;mounted;blocked;other. Fire Sprinklers:annual test;heads blocked;risers blocked;alarm;ID plates/tags;gauges;standpipes accessible;FD connection;standpipe test;other. Fire alarm:annual test;Noperational;panel accessible;detectors;other. Fire pump:operational;test records;other. Suppression systems:tested;operational;accessible; type:
8.
GENERAL PRECAUTIONS 10. Exits / access:doors operational;obstructions;exit lights;emergency lighting;aisle width;Knox box;other. 11. Heating appliances:operational;clearance;chimney;vent;relief valve;other. 12. Electrical:defective fixtures; Ndefective wiring;exposed wiring;extension cords;multi-adapters;access to panels;other. 13. Flammable Liquids/compressed gases:storage;proper labels;cylinders secure;waste disposal;propane storage;other. 14. Miscellaneous:houskeeping;rubbish accumulation;vegetation;ceiling/wall openings;other.
16.
PERMITS Required: Fee:
REMARKS (explanation of above violations) AND VIOLATIONSK
Date: 10-11-17 Inspected by: 1
CUTY OF REDECIED OWN



CITY OF BEDFORD OHIO

Division of Fire Fire Prevention Bureau 165 Center Road Bedford, Ohio 44146

Office No.: (440) 735-6541

Fax No.: (440) 232-1905

May 2018

BACK FLOW REPORT

		<u>CI</u>	TY OF B	EDFC	RD	ОНЮ	CA
	Aı	nnual Test & Ma	intenance Re	port for Ba	ckflow	Prevention Ass	emblies
	ty Name: /S	Fillipel	Schoel	Addres Phone 1		APULING	
	Assembl	y Information			_	Installation Inform	
Make:			5				
Model	: 74.7			Meter Pit		Basement [Floor Number:
Size:	41'			Penthouse			Room Number:
Serial)	Number /5	11645		Mechanical F	C moos	Protection Provid	ed
	Double Check A		Reduce	d Pressure	Assembly	Pres	sure Vacuum Breaker
Initial	Outlet	Pass 🗆	lst	5.2	Pass		1
Test	Valve 1st	Fail 🗆	Check Valve	1	Fail	□ Valve	psig Fail 🗆
	Check	Pass 🗆	Relief Valve Opening	1 .	Pass 1	Check Valve	Pass D
- 1	Valve	Fail	Point	2.0		U [vaive	psig Fail
- 0	2 nd		2nd Check	د آسو	Pass 5	-	
Date	Check	Pass []	Valve	5.0		<u> </u>	
	Valve	Fail	Outlet Valve	Pass B	Fail		
Repairs							
Materials	:]		1			224	
Jsed		1					
							12
	ouble Check As			Pressure A			ure Vacuum Breaker
Initial	Outlet	Pass []	Ist	psid	Pass D		Pass 🗆
Test	Valve	Fail 🗆	Check Valve Relief Valve		Fail- C	Valve Check	psig Fail- □ Pass □ ·
	Check	Pass 🗆	Opening	psid	Pass D	Valve	psig Fail O
	Valve	Fail O	Point		Fail		
	2 nd		2nd Check		Pass 🗆	7	
Date	Check	Pass 🗆	Valve		Fail 🛛		2.
	Valve	Fail 🔾	Outlet Valve	Pass 🗆	Fail [
	PRESSURE		PS1				
TESTER	CERTIFICAT				ct and tha	t the backflow previ	ention device is in
		prope	er working condit	ion	11	/ 11	1
Tester Nan	ie (Printed)	GARY	Caith	Signatura	Ha	easter The	Phone No. 663-5690
	Name: Palay	Gliry S	Ohio Cert. No.		Contract	er No.	Date 6/16
		V	_				37,1
FACILITY	_	ertify that the above t	backflow prevent	ion device has	been in c	onstant use at this l	ocation during the
<u>Certificati</u>		cribed interval betwe	•	_	_		-
	_	e or removed without	• •	ation. I furthe	r certify ti	hat I have the outho	rity and.
	responsibil	ity to ensure the abo	ve.				
ner/Offic	eer (Printed)			Signature _			Phone No.
Lide: _					Date:		
	City of Bedford,			-		(110) 537 (500	
	ttu: Water Depa	rtment Backflow			hone:	(440) 735 6588	
	20 Solon Rd. edford, Obio 441	46			°a x # ⊱Mail	(440) 232 6613 Backflow@Bedfo	ordOh Gov
Di	LULUI U, VIIIU 441	TU		r.	-ittali	Packuowimpenin	10011.004

May 2018

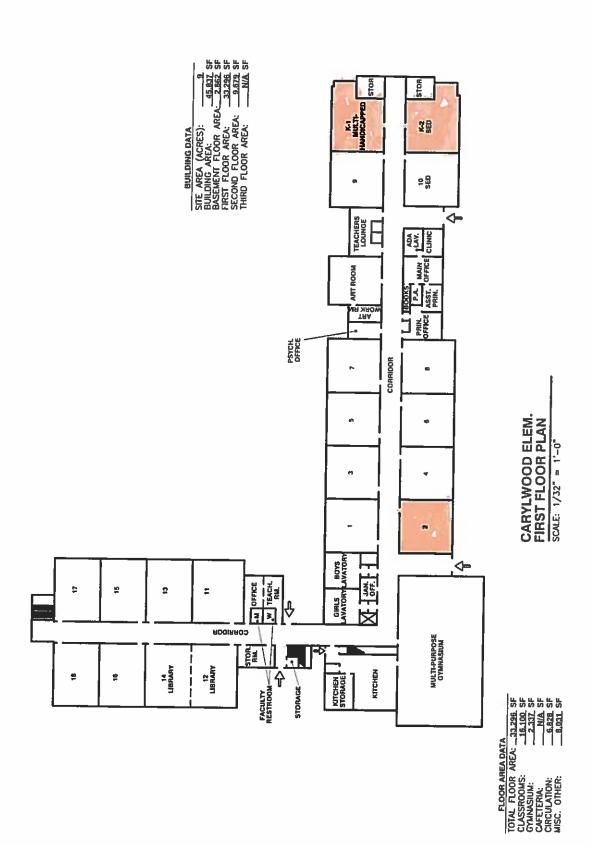
SPECIAL ED INFORMATION

Bedford City
School District
April Color City
School District
April Color City
School City

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD BE USED AS CENERAL INFORMATION & REFERENCE ONLY.

LOCATION: 1387 CARYL DRIVE

DEVANING: CREAT FLOOR LECEMENTARY SCHOOL CARY



Charles to the prographs and a company

BE OZED PZ CENEUPT INFORMATION & BEFEBENCE ONLY.
NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD
NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD
NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD 2CVE: 1/25 = 1,-0... POHIO INC. Bedford City School District DEPMING: SECOND LTGOR САRYLWOOD ELEMENTARY SCHOOL SCHOOL NAME: SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0" 27 ĸ R 5 CORRIDOR HE SO . 7 ន 8 STORAGE JANITOR 8,629 SF 6,000 SF N/A SF N/A SF 2,320 SF 1,359 SF Culstrations of the weight of the

May 2018

Central Primary School

May 2018

INFORMATION SHEETS

CENTRAL PRIMARY SCHOOL

BUILDING INFORMATION 2017

PLEASE COMPLETE THIS INFORMATION FOR EACH BUILDING IN DISTRICT. COPY THIS FORM AS NEEDED.

														-
District and County:		Bedford City Schools												
District IRN:	04356	043562												
Building Name:	Central Elementary IRN 005561													
Building Current Enrollment:	449													
		-		Student	s pe	r Grade					WI 3			
Building Grade Configuration:	Pre-K	К	1	2	;	3 4	5	6	7	8	9	10	11	1
		Х	Х	Х)	(
Building Site Acreage:	7						- 0,		1					
Underground fuel tanks on site?	Yes		No X		Τv	pe/Size:	<u> </u>	_		Sii	Il In use?	Yes	No	
Site In Flood Plain:	Yes		No X							3,1	111 0361	163	140	_
	1.00		T		Т				CIA	utilities	71			
Years of Construction	n		Year	Roof Installation			61	Sewer		4000				
Original Construction			4000	Years	4	Heating Fuel				y Sewer	Pow	er	Water	
Original Construction				Attached	4	Type: Natural Gas	Type Ci	ity	Type: C	ity	Type: Firs Energy	t	Type: Cit	У
Addition 1			-	Attached	4									
Addition 2				Attached	_									
Addition 3			1997	Attached	_									
Addition 4					╛									
Addition 5					_									
Addition 6	_				_ (On .	On Site:		On Site:		On Site		On Site	
Addition 7					9	Off Site:	Off Site		Off Site:		Off Site		Off Site	
								•		•	. ,			
List Known Problems with Building or	Site -ADA Co	omplian	ce; Interi	or furnishings	: No	A/C								
List Known Problems with Building or	Site -ADA Co	omplian	ce; Interi	or furnishings	, No	A/C								_
List Known Problems with Building or	Site -ADA Co	omplian	ce; Interi	or furnishings	, No	A/C								
List Known Problems with Building or	Site -ADA Co	omplian	ce, Interi	or furnishings	, No	A/C								
List Known Problems with Building or	Site -ADA Co	omplian	ce; Interi	or furnishings	s; No	A/C								_
List Known Problems with Building or	Site -ADA Co	omplian	ce; Interi	or furnishings	, No	A/C								
List Known Problems with Building or		omplian	ce; Interi	or furnishings	, No	AIC								
List Recent or Planned Improvements			ce; Interi		, No	AIC					Арргох	imate T	otal Cost	\$
					, No	AIC					Арргох	imate T	otal Cost	\$
List Recent or Planned Improvements					, No	A/C					Approx	imate T	otal Cost	\$
List Recent or Planned Improvements					; No	AIC					Арргох	imate T	otal Cost	\$
List Recent or Planned Improvements		Sc	cope of W		, No	A/C					Approx	imate T	otal Cost	\$
List Recent or Planned Improvements			cope of W		s; No	AIC					Арргох	imate T	otal Cost	\$
List Recent or Planned Improvements Attached List Work Under Contract		Sc	cope of W	/ork	, Na	A/C								æ_
List Recent or Planned Improvements Attached		Sc	cope of W	/ork	, No	AIC							otal Cost	
List Recent or Planned Improvements Attached List Work Under Contract		Sc	cope of W	/ork	; No	AIC								æ_
List Recent or Planned Improvements Attached List Work Under Contract		Sc	cope of W	/ork	, No	A/C								æ_

Completed by: Jerry Zgrabik, Business Manager, May 4, 2018

Date:

Title:

Central School

Complete Renovation 1905 Building (1990, 1991)

Masonry Tuck-pointing 1905 Building (1991, 1992)

Boiler Replacement 1905 Building (1992)

Waterproofing 1905 Building (1991)

Standing Seam Roof Construction over the Gym 1959 Construction (1994)

Atrium Addition (1997)

Boiler Replacement (1997)

Floor Tile Replacement (1997)

Electrical Service Upgrade (2000)

Roof Replacement Main Building and South Wing 1959 Construction and 1965

Addition (2001)

Handicapped Restroom Construction (1998)

Site Improvements (2004)

Window Replacement (2011, 2012)

Masonry Repairs (2011)

Chronologic History of Building Improvements and Renovations **Bedford City School District**

2012 Year:

Window Replacement and Masonry Renovation Project:

Central and Glendale School School(s):

The original windows were replaced and extensive tuck-pointing and stone repairs Description:

were made. This was phase two that included the Octagon at Glendale and the

1905 Building at Central.

\$489,992 Cost:

Chronologic History of Building Improvements and Renovations **Bedford City School District**

2011 Year:

Window Replacement and Masonry Renovation Project:

Central and Glendale School School(s):

The original windows were replaced and extensive tuck-pointing and stone repairs Description:

were made. This was phase one that included the main classroom sections at both

buildings.

\$626,217 Cost:

May 2018

FLOOR PLANS
FIRE ESCAPE ROUTES

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION & REFERENCE ONLY.

BE USED AS CENERAL INFORMATION & REFERENCE ONLY.

LOCATION: 799 WASHINGTON STREET

2CYTE: 1/25 =1,-0.

SCHOOL NAME:

FIRST FLOOR DRAWING: СЕИТВА Е Е Е МЕНТАКУ ЗСНООГ

DIE

Bedford City School District



SITE AREA (ACRES):

BUILDING AREA:

BASEMENT FLOOR AREA:

REST FLOOR AREA:

SECOND FLOOR AREA:

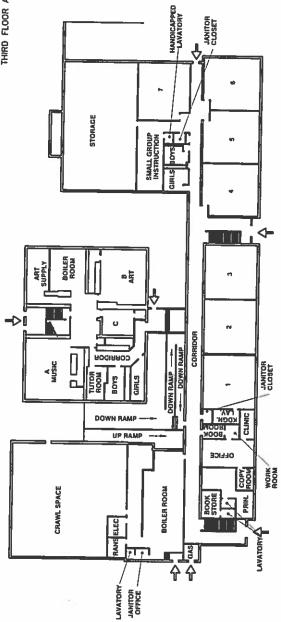
THIRD FLOOR AREA:

S. 22.162. SF

THIRD FLOOR AREA:

S. 1720. SF

BUILDING DATA



CENTRAL ELEMENTARY FIRST FLOOR PLAN SCALE: 1/32" = 1'-0"

22.762 SF 9018 SF N/A SF 14501 SF 9.143 SF FLOOR AREA DATA
TOTAL FLOOR AREA: 22
CLASSROOMS: 8
GYMNASUM: 6
CAFETERA: CRCULATION: 4
MISC. OTHER: 9

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NOTE: THIS DOCUMENT: IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD SCHOOL DISTICT BASED INFORMATION & REFERENCE ONLY.

LOCATION: 799 WASHINGTON STREET

2CVE: 1/25 = 1,-0.

DEAMING: SECOND LICOUR CENTRAL ELEMENTARY SCHOOL SCHOOL NAME:

ZIG THE





ROTINAL PROTAVAL LIBRARY 4 GIRLS LAVATORY 2 12 TEACHER LOUNGE Ξ DOWN RAMP UP RAMP 9 MULTI-PURPOSE ROOM STAGE 4 GYM OFFICE GIRLS KITCHEN LAVATORY

SECOND FLOOR PLAN
SCALE, 1/32" - 1'-0"

FLOOR AREA: 28.815 SF CLASSROOMS: 13.186 SF CYMNASIUM: N/8 SF CAFETERIA: 2.851 SF CIRCULATION: 7.151 SF MISC. OTHER: 5.742 SF

(1) or 1000

CENTRAL ELEMENTARY SCHOOL

1'-0"

GEUSED AS GENERAL INFORMATION, THIS DATA SHOULD

LOCATION: 799 WASHINGTON STREET

LOCATION S

2CALE: 1/32"=1"-0"

DEPMINE: THIRD FLOOR SCHOOL NAME: CENTR

Z TO THO THE





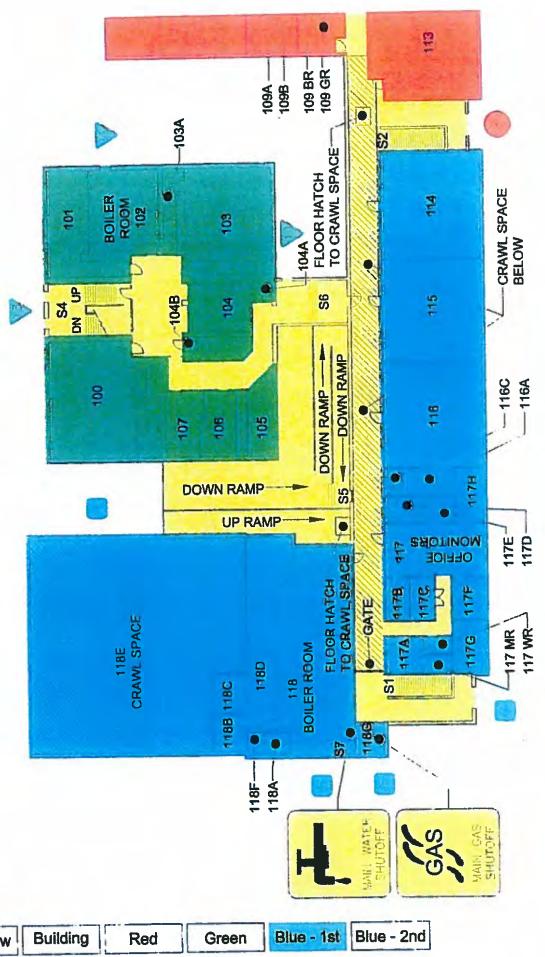
JANITOR

CENTRAL ELEMENTARY
THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"

FLOOR AREA: 5.720 SF CLASSROOMS: 4.254 SF CASSROOMS: NIA SF CAFETERIA: NIA SF CIRCULATION: 1.290 SF MISC. OTHER: 186 SF

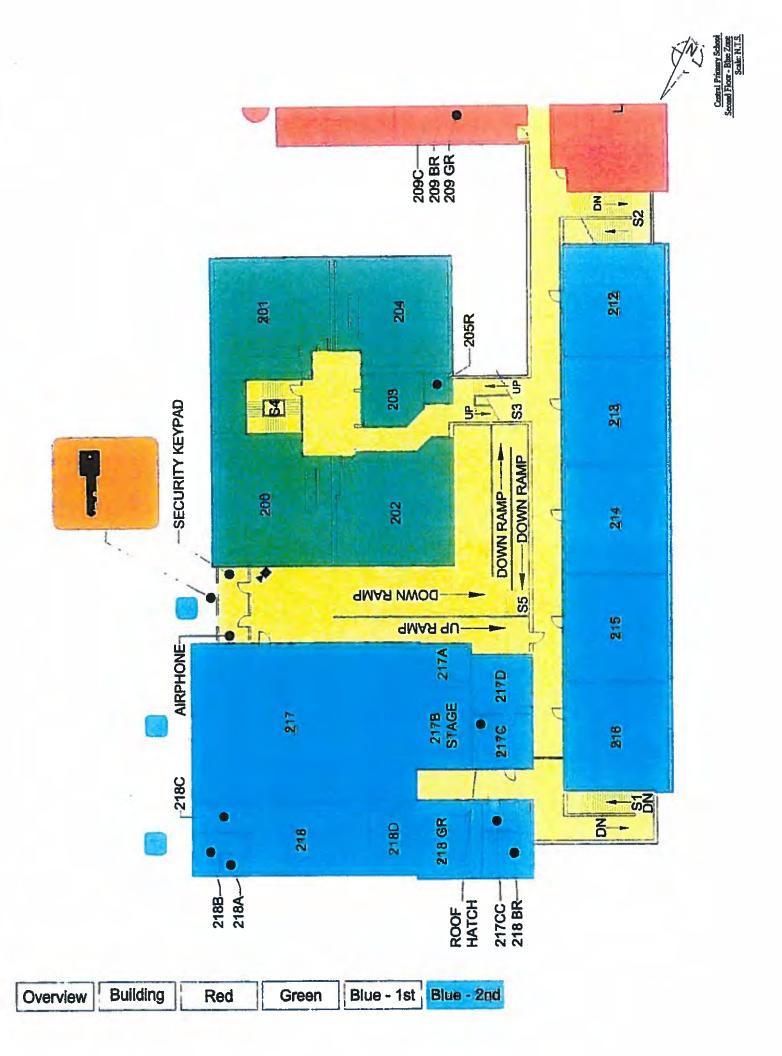
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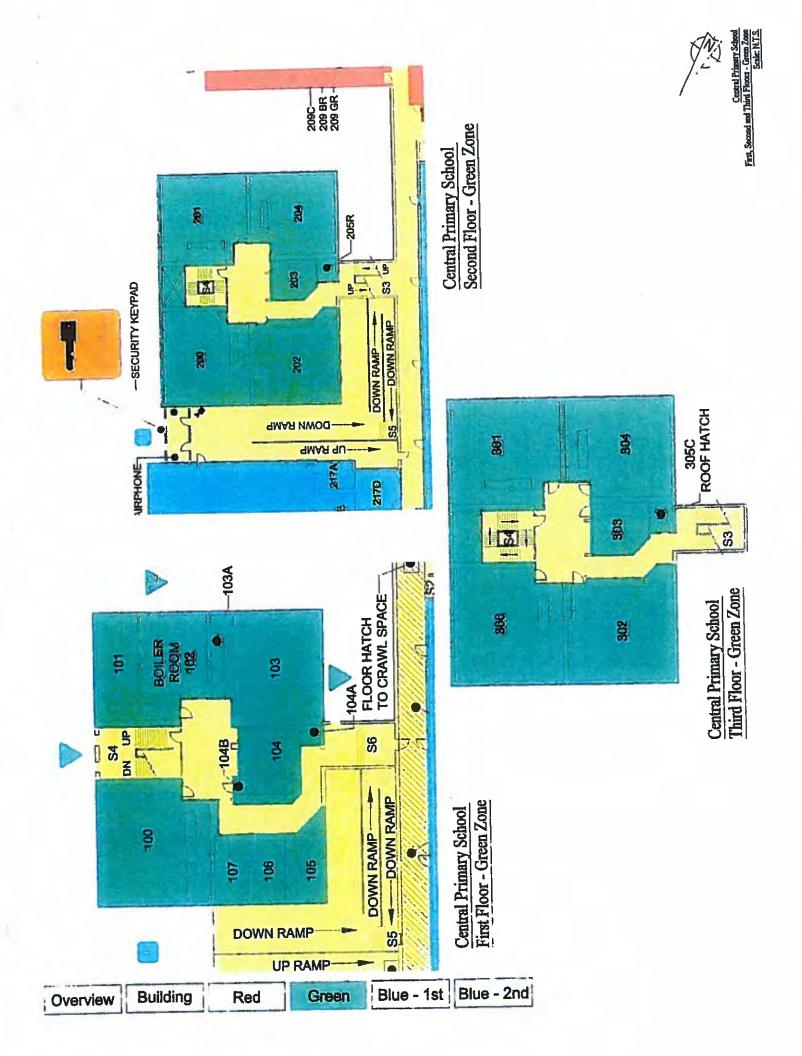




Overview







May 2018

LIFE SERVICES REPORT



Cuyahoga County Board of Health 5550 Venture Drive Parma OH 44130 (216)201-2000 www.CCBH net



School Environment Inspection Report

Name of School	Grades Served	Date
Central Elementary	K,1,2,3	10/30/2017
Address 799 Washington St. Bedford, OH 44146	School District Bedford/Bedford Heights	District Type Public
Principal/Manager	Phone	Cuyahoga County Board of Health School Code
Monique Winston	(440)439-4225	303

Indicate areas of deficiency by marking appropriate box

Grounds and building exterior	Industrial arts classrooms	Training or weight lifiting rooms
PlayGrounds	Stage and set design areas	Restrooms
Solid waste disposal areas	Music Rooms(s)	Custodial Closets
Outdoor athletic facilities	Family and consumer science	Mechanical rooms
All school indoor environments	Auditoriums and student dining	Attics/Mezzanines/Crawls
Hallways and stairwells	Library/Media center	Water waste water
Science Classrooms	Indoor athletic facilities	Health care areas
Visual arts classrooms	Locker rooms	Admin Areas/Rules and protocols

Playgrounds — Observed heavy metal wear on a few of the chains at the swings. Replace the worn chains and similar equipment where needed.

Matthew Johnson, R.S. 2709		Health District Cuyahoga County Board of Health
Name of School Staff Accompanying Inspector Eli Conner	Custodian	Phone (440)439-4225

Inspection / Hazard Correction Notice:	
Address: 799 Washington	Occupant: Central Schaul Contact Person: Eli Consc
Business Phone: 47 402	Contact Person: Eli Conc
	Phone
	Phone
A fire inspection of the above premises revealed the	following safety violations to exist. Pursuant to the Codified ention Code, you are hereby ordered to correct these conditions on or Failure to
FIRE PROTECTION 1. Fire Extinguishers:out dated;lack of; 2. Fire Sprinklers:annual test;heads blockedgauges;standpipes accessible;FI 3. Fire alarm:annual test;Noperational; 4. Fire pump:operational;test records; 5. Suppression systems:tested;operational;other 7.	t;risers blocked;alarm;ID plates/tags; connection;standpipe test;otherpanel accessible;detectors;otheraccessible; type: cons;exit lights;emergency lighting;aisle width; e;chimney;vent;relief valve;other. ctive wiring;exposed wiring;extension cords:
16.	
PERMITS	
Required:	Fee:
REMARKS (explanation of above violations) # 10-15+ Floor Energy 112 # D. Code will be character	M 0.05 For exit Step e, Kiton
Date: 11-1-1-1 Ir	ispected by: La Dan Dan Dan Dan Dan Dan Dan Dan Dan Da
Acc A	•



CITY OF BEDFORD OHIO

Division of Fire Fire Prevention Bureau 165 Center Road Bedford, Ohio 44146

Office No.: (440) 735-6541

Fax No.: (440) 232-1905

May 2018

BACK FLOW REPORT

ļ		CI	TY OF B	EDFO	RD	OH	IO	•	Œ
	An	nual,Test & M	aintenance Rep	ort for Ba	ckflow	Preve	ention Asse	mblies	
Facilit	y Name: 0	Becky	1 School	Address		79	Was	Brite	المراقع المراقع
Contac	et Person:	1 10000		Phone N	۷o	44	0-11-17	4/10,	
	Assembly	<u>Information</u>	_			Instal	lation Inform		
Make: Model:	001				General de	itenta			STATE OF THE PROPERTY OF THE PARTY OF THE PA
Size:	2111	<u> </u>		leter Pit enthouse			isement □ er Room □	Floor Number Room Numb	
	Number 6-6-8	33			_		ction Provide		
	Double Check A	ssembly	Reduce	i Pressure A	Assem bl	ly	Press	ure Vacuum	Breaker
Initial	Outlet	Pass 🗷	Ist		Pass		Air Inlet	P	ass 🛘
Test	Valve	Fail 🗆	Check Valve		Fail		Valve	psig F	
1	Ist		Relief Valve		9		Check		ass 🛘
	Check /, 4	Pass 🗉	Opening		Pass		Valve	psig F	ail 🛛
100	Valve	Fail 🗆	Point 2nd Check		Fail Pass				
Date	2 nd Check / /	Pass 🗷	Valve						
Date	Check / 2	Fail D	Outlet Valve	Pass 🛘		허			
Repairs	1					\equiv		<u> </u>	
Materials	1		ŀ				92		
Jsed			7G				4		
	4 334		0						
D	ouble Check As	sembly =	Reduced	Pressure A	ssem bly	,	Pressu	ire Vacuum B	reaker
Initial	Outlet	Pass 🗆	Ist	- psid	Pass [Air Inlet	Pa	ss 🛘
Test	Valve !-	Fail 🗆	Check Valve	138	Fail=		Valve	psig Fa	=-
	1st 2	_	Relief Valve		_	.	Check		ss 🛘
	Check Valve	Pass 🗆	Opening Point	psid	Pass C	5.45	Valve	psig Fai	i1 O
	2 nd	Fail 🛘	2nd Check		Pass [)			
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			per working conditi						
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ompany t	Name: ////	7216336389	Onto Cert No.	77.4	Contrac	JUL 110	•	Date _p_	
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<u>ertificati</u>	 -		veen test periods a	-	-				
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vner/Offi	cer (Printed)			Signature _				Phone No.	
lie:					Date:				
	City of Bedford, (_					
	ttn: Water Depar	rtment Backflow			hone:		735 6588		
	20 Solon Rd. edford Objo 441:	16			Pax# P_Mail) 232 6613 :flow@Bedfo:	dOh Gay	
	en 10070, 17000 AALS	411		H	-17 (M (I	ndi *		GRAIL CIUY	

		CI	TY OF B	EDFC	RD	ОНО	CE	
		Annual Test & Ma	aintenance Rep	ort for Ba	ackflow	Prevention Asse	emblies	
Facili	ty Name:	Dell red.	School	Addres	is:	199 W	Shader.	
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	Valve 2 nd	Fail O	Point 2nd Check		Fail C			
Date	Check	Pass 🗆	Valve		Fail C	ı		
	Valve	Fail 🗆	Outlet Valve	Pass 🗆	Fail [3	8	
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company	Name: 1.	le V Pluse kinen	Ohio Cert. No.	- 9/3	Contrac	for No.	Phone No. 463-500 Date 6/16	\vdash
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wner/On .le:	ficer (Printed		 	Signature	Date:		Litone Ido.	\dashv
	City of Bed	ford, Ohio		- 0			5	
	Atta: Water	Department Backflow		4	Phone:	(440) 735 6588		
	120 Solon Ro			5.0	Fax#	(440) 232 6613	ord∩h Gov	
	Bedford, Ob	10 44140			E-Mail	Backflow@Bedfo	JIGOII.GOV	

May 2018

SPECIAL ED INFORMATION

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION & REFERENCE ONLY.

2CYTE: 1/25 ... = 1,-0...

DEFMING: FIRST FLOOR

DI'S DIEC

Bedford City School Bistrict

LOCATION: 799 WASHINGTON STREET SCHOOL NAME: CENTRAL ELEMENTARY SCHOOL

SITE AREA (ACRES):

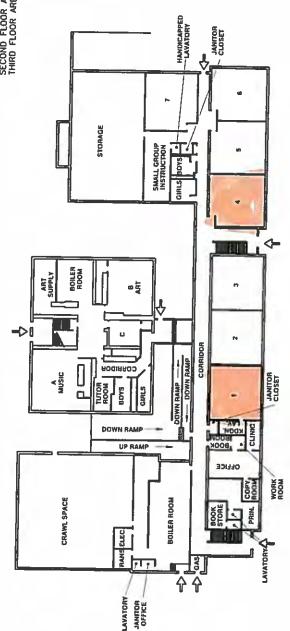
BUILDING AREA:
BASEMENT FLOOR AREA:

SECOND FLOOR AREA:

SECOND FLOOR AREA:

THIRD FLOOR AREA:

\$2.20. SF BUILDING DATA



CENTRAL ELEMENTARY FIRST FLOOR PLAN SCALE: 1/32" = 1'-0"

FLOOR AREA: 22,782. SF CLASSROOMS: 9.018. SF CAMASIUM: N.M. SF CAFETERIN: N.M. SF CRCULATION: 4.811. SF MISC. OTHER: 9,143. SF

THE RESERVE

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

LOCATION: 799 WASHINGTON STREET

SCYFE: 1/25,=1,-0,,

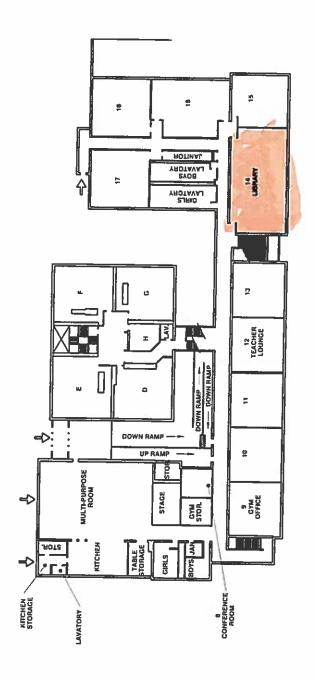
DEAWING: SECOND FLOOR

SCHOOL NAME: CENTRAL ELEMENTARY SCHOOL

DI COMO' INC.







SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

FLOOR AREA: 28,935 SF CLASSROOMS: 13,186 SF CYMNASIUM: WAS SF CAFETERA: 2,851 SF CRCULATION: 7,151 SF MISC. OTHER: 5,742 SF

May 2018

Columbus Intermediate School

May 2018

INFORMATION SHEETS

COLUMBUS INTERMEDIATE SCHOOL

BUILDING INFORMATION 2017

PLEASE COMPLETE THIS INFORMATION FOR EACH BUILDING IN DISTRICT. COPY THIS FORM AS NEEDED.

	Bedford City Schools															
District IRN: 043562			562													
Building Name:	Columbu	Columbus Intermediate Elementary IRN 007070														
Building Current Enrollment:	400															
				Studen	ts per Gr	ade	guy	R C					-/4			
Building Grade Configuration:	Pre-K	К	1	2	3 4		5 6		7	8	9	10	11	12		
						Х	Х	Х								
Building Site Acreage:	9							•	•							
Underground fuel tanks on site? Yes			No X Type/Siz			Size:				Sti	Still in use? Yes No.					
te in Flood Plain: Yes			No X													
				Roof					Site	Utilities		7				
Years of Construction			Year	Installation Years	Heatir	g Fuel	Storm	Sewer	Sanita	y Sewer	Pov	ver	Wa	iter		
Original Construction			1962	Attached	Type: Na	tural Gas	Type: City		Type: City		Type: First Energy		Type: City			
Addition 1			1965	Attached	1											
Addition 2			1995	NA												
Addition 3		_	2001	NA												
Addition 4																
Addition 5																
Addition 6					On Site:		On Site		On Site		On Site:		On Site			
Addition 7					Off Site:		Off Site		Off Site:		Off Site:		Off Site:			
List Recent or Planned Improvements		Si	con of W	/ork						W	Acres		-1-1-0	•		
List Recent or Planned Improvements e attached.		Sc	cope of W	/ork						W.	Арргох	imate T	otal Cost	\$		
		So	cope of W	fork							Арргох	imate T	otal Cost	\$		
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e attached.	2	So	cope of W	ork						W.	Арргох	imate T	otal Cost	\$		
e attached. List Work Under Contract			cope of W							5			otal Cost			
										53						
e attached. List Work Under Contract	35									and the second						
e attached. List Work Under Contract										53						

Completed by: Jerry Zgrabik, Business Manager, May 7, 2018

Date:

Title:

Columbus School

Flat Roof Replacement 1962 Construction, 1965 Addition (1999)

Electrical Service Upgrade (2000)

Fire Alarm Replacement (2000)

Playground Improvements (2001)

Installation of a Modular Classroom Addition (2001)

Purchase of (1995) and Renovations to the Auditorium (2002)

Handicapped Restroom Construction (1997)

Front Entrance Renovation/Canopy Installation (2013)

Gym Window Replacement (2013)

North Wing Window Replacement (2014)

South Wing Window Replacement (2015)

Year: 2015

Window Replacement – Phase III

Project

School(s): Columbus School – South Wing

Description: Remove and Replace the Window Systems

Cost: \$384,000

Contractor: Capital Aluminum and Glass

Architect: CT Consultants

Year: **2014**

Window Replacement

Project

School(s): Columbus School Phase II

The windows in the north wing were replaced. Description:

Cost: \$177,550

2013 Year:

Window Replacement Project:

Carylwood and Columbus Schools School(s):

The original windows were replaced in the south wing at Carylwood. The original Description:

windows in the multi-purpose room and in the main hallway were replaced at

Columbus and a canopy was installed and connected to a newly constructed

vestibule.

Cost:

May 2018

FLOOR PLANS
FIRE ESCAPE ROUTES

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD
SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD
BE USED AS CENERAL INFORMATION & REFERENCE ONLY.

СОГИМВИЅ КОАР ЕLEMENTARY SCHOOL

FOCATION: 23600 COLUMBUS ROAD

2CYTE: 1/25 = 1,-0.

SCHOOL NAME:

FIRST FLOOR

DEVAING

Bedford City School District

PDF Z

PR 22 PR 22 55,121 46,537 6,788 য SITE AREA (ACRES):
BUILDING AREA:
BASEMENT FLOOR AREA:
FIRST FLOOR AREA:
THIRD FLOOR AREA: 4 **BUILDING DATA** AAT 8 8 LIBRARY 'n MUSIC TESA T 7 OFFICE CORRIDOR 7 9 · СОЯНІВОЯ подіняор BOYS 2 9 JANITOR COLUMBUS ROAD ELEM. FIRST FLOOR PLAN SCALE: 1/32" = 1'-0" GIRLS TEACHERS Ŷ KITCHEN ORC STORAGE A SHOTTA S S GYMHASIUM/AUDITORIUM СОЯВІВОЯ COMPUTER MOORESAUD 4> STORAGE 21.365 SF 10.175 SF 2.736 SF 5.923 SF 6.338 SF Ŷ FLOOR AREA: 46. CLASSROOMS: 21. CLASSROOMS: 21. CAVETERIA: 20. CAVETERIA: 21. CAV MOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY. 2CVE: 1/25 = 1,-0. PORT COMMENT ANCE School District SECOND FLOOR DRAWING COLUMBUS ROAD ELEMENTARY SCHOOL SCHOOL NAME: 24 СОЯВІВОЯ COLUMBUS ROAD ELEM. SECOND FLOOR PLAN SCALE: 1/32" = 1'-0" ដ 5 8 FLOOR AREA: 6.788 SF CLASSROOMS: 4.918 SF CTANASIUM: NIA SF CAFETERIA: NIA SF CIRCULATION: 1.126 SF MISC. OTHER: 744 SF

-11 1 (1.7) 2.0 -10.3c 2000 2

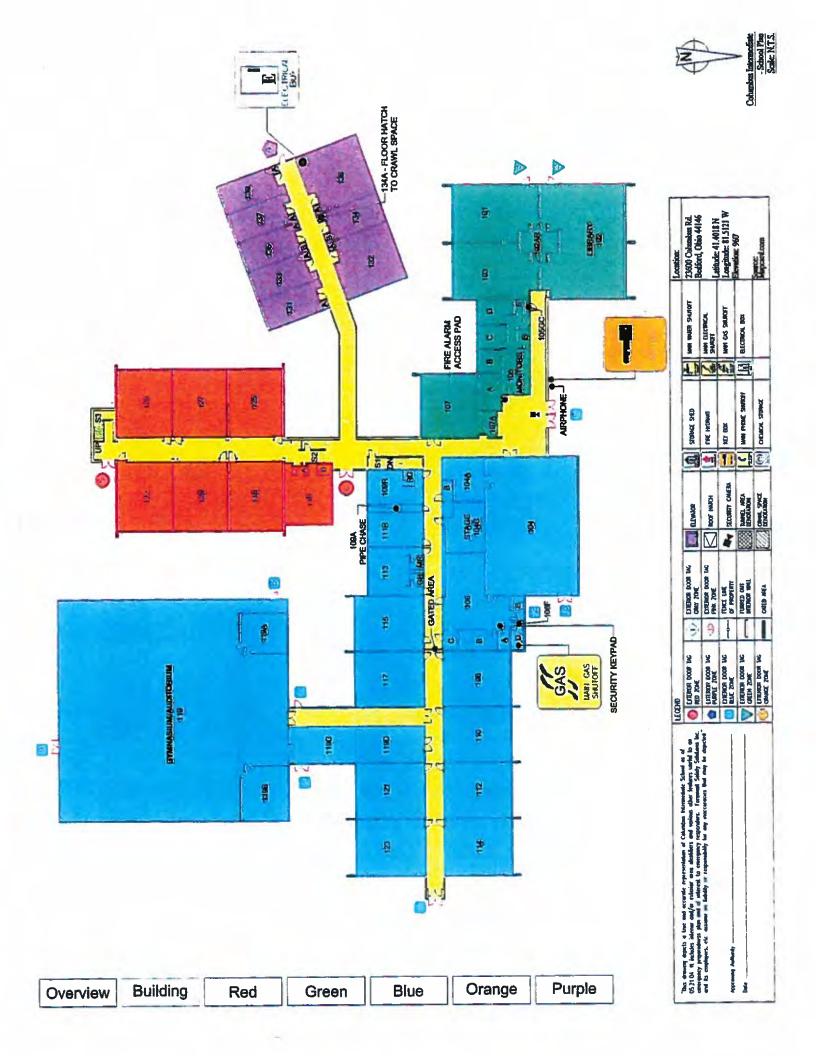
NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION & REFERENCE ONLY.

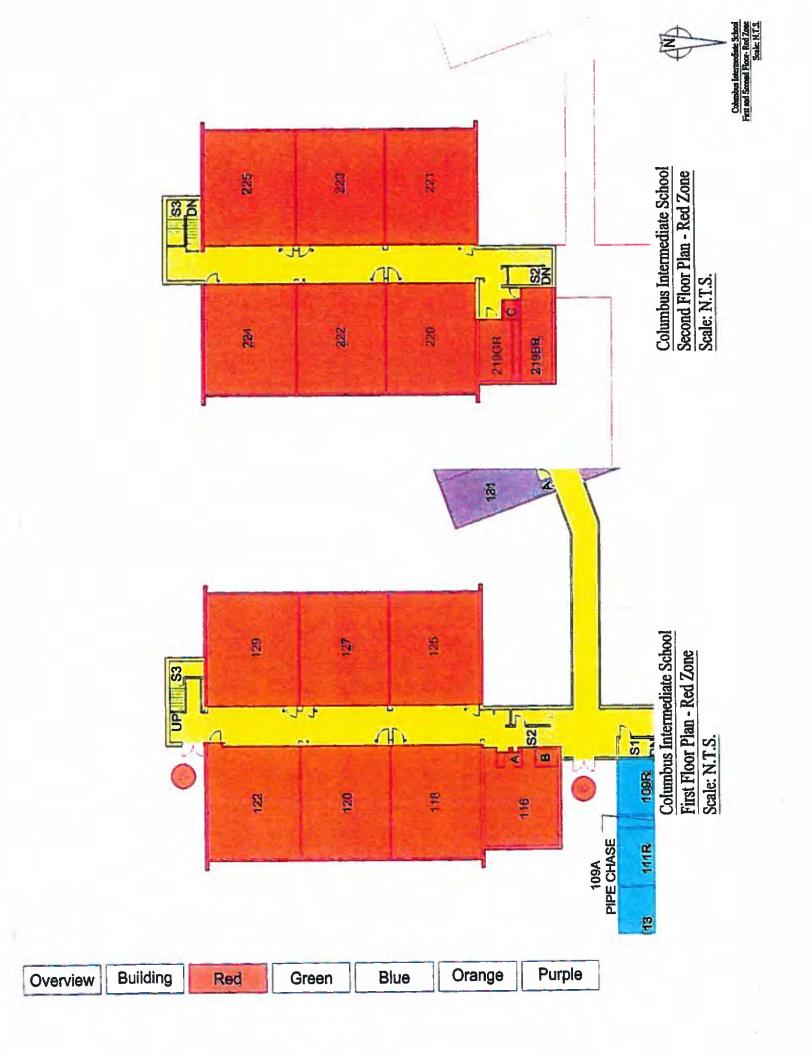
BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

SCALE: 1/32"=1"-0"

DE DES Bedford City School District LOCATION: 23600 COLUMBUS ROAD DEYMING: DASEMENT SCHOOL NAME: COLUMBUS ROAD ELEMENTARY SCHOOL RITER THANS. COLUMBUS ROAD ELEM. BASEMENT PLAN SCALE: 1/32" = 1'-0" BOILER JANTOR 555555 FLOOR AREA: 1.796 SF TOTAL FLOOR AREA: 1.796 SF CLASSROOMS: NIA SF GYMNASIUM: NIA SF CAFETRIA: 1.101 CRCULATION: 212 SF MISC. OTHER: 1.584 SF

 $(\chi+1) = (-1+\zeta_1), \quad \chi_1/\pi = 2 \text{ at } \chi = \zeta_1 \otimes \{\chi_1 \text{ pr} : 1 \text{ qual}\} = 1$





May 2018

LIFE SERVICES REPORT



Cuyahoga County Board of Health 5550 Venture Drive Parma OH 44130 (216)201-2000 www CCBH.net



School Environment Inspection Report

Name of School Columbus Intermediate School	Grades Served 4, 5, 6	Date 10/24/2017
Address 23600 Columbus Rd. Bedford Heights, OH 44146	School District Bedford/Bedford Heights	District Type Public
Principal/Manager Karla Robinson	Phone (440)786-3322	Cuyahoga County Board of Health School Code 402

Indicate areas of deficiency by marking appropriate box

Grounds and building exterior	Industrial arts classrooms	Training or weight lifiting rooms	
PlayGrounds	Stage and set design areas	Restrooms	
Solid waste disposal areas	Music Rooms(s)	Custodial Closets	
Outdoor athletic facilities	Family and consumer science	Mechanical rooms	
All school indoor environments	Auditoriums and student dining	Attics/Mezzanines Crawls	
Hallways and stairwells	Library/Media center	Water/waste water	
Science Classrooms	Indoor athletic facilities	Health care areas	
Visual arts classrooms	Locker rooms	Admin Areas/Rules and protocols	

Recommendations/Comment(s)

This school facility was found to b	e satisfactory at the time of	this inspection	 	
<u> </u>				

Matthew Johnson, R.S. 2709		Health District Cuyahoga County Board of Health
Name of School Staff Accompanying Inspector Bob Balkovec	Custodian	Phone (440)786-3322



The City of Bedford Heights

FIRE PREVENTION BUREAU 5661 PERKINS ROAD BEDFORD HEIGHTS, OHIO 44146 PHONE: 440-786-3250 FAX: 440-786-3276



Fire Inspection/Violation Report

Company: Columbus Road School	Management: John Sommers
Address: 23600 Columbus	Phone:
Date: August 23, 2017	

Category	Areas of violation (comments)
Egress/Exit way	Exit signs in modular portion of building are in need of repair must be illuminated.
	Remove partial bifold in egress way to emergency exit in auditorium.
Emergency Lighting	Exterior steps outside emergency exit from auditorium need repair. These stairs require railings as well. All emergency lighting must be tested by turning off primary power to the units allowing a burn time of
Occupancy	at least 90 minutes. This should be done and logged regularly. See below
Unapproved Cond.	

Sign and return form upon correction(s) of violations

Comments:

Auditorium was found to have 500+ chairs set-up for occupants.

Area of use approximately 100 x 70 feet 7000 sq. feet /

500 occupants non-fixed seating requires 3500 square feet

You are in compliance but with current door arrangement would try to never go higher than 500 occupants in this area at one time.

Thomas G. Spape Fire Inspector August 23, 2017

Date

Occupant

Date

May 2018

BACK FLOW REPORT

City of Cleveland Division of Water

Backflow Prevention Assembly Test and Maintenance Report

Customer Information

Customer / Property Name:

Columbus School

Contact Name:

Property Address:

23600 Columbus Rd

Bedford Heights, OH 44146-2954

Assembly Information

Type: Size:

3"

Model #:

350 J22257

Serial#:

Domestic

Hazard:

Location:

Manufacturer:

bsmt.boiler rm.

Wilkins

Test Date: 2017-07-07

Assembly Test Information

Initial Test Check Valve #1

(X) Closed Tight/Held

() Leaked

Check Valve #2

2.0

(X) Closed Tight/Held

() Leaked

Final Test

Check Valve #1

2.2

(X) Closed Tight/Held

() Leaked

Check Valve #2

2.0

(X) Closed Tight/Held

() Leaked

As the tester of record, I affirm this test as: Passed [X] Failed [] Repairs Made: No Additional comments or repairs made / materials (parts) used:

(no comments)

Tester Information

Tester Name:

OBESTER III. JOHN

Tester License Expiration:

03-25-2018

Certification#:

1505

Test Kit Serial #:

129809

Test Kit Date Tested for

02-05-2018

Accuracy:

Test Kit Mfr. & Mod. #:

Watts TK9A

Testing Co Name:

PALEY PLUMBING & HEATING

COMPANY

Phone:

(216) 663-5090

Address:

23524 MILES ROAD

CLEVELAND, OH 44128

^{**}The above tester certifies that all information submitted for this report is true and accurate

May 2018

SPECIAL ED INFORMATION

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

COLUMBUS ROAD ELEMENTARY SCHOOL

LOCATION: 23600 COLUMBUS ROAD

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

FIRST FLOOR

OHIO, INC. FIR.

44- 111

Bedford City School District

SITE AREA (ACRES):
BASEMENT FLOOR AREA: 1296, SF
FIRST FLOOR AREA: 46.312 SF
SECOND FLOOR AREA: 6.788 SF
THIRD FLOOR AREA: MIA SF ধ Ŷ BUILDING DATA APIT 8 LIBRARY E E 22 T T PRIN. Y CORRIDOR HOOK BOOK CLINK OFFICE CORRIDOR 0 5 PSYCH. 9 -4 Anopal An ROGIRHOD CORRIDOR P.E. OFICE STORAGE BOYS 2 9 JANITOR COLUMBUS ROAD ELEM. FIRST FLOOR PLAN SCALE: 1/32" = 1'-0" STAGE GIRLS TEACHERS ₽ KITCHEN Ŷ STORAGE S K KITCHEN S **GYMNASIUM/AUDITORIUM** CORRIDOR COMPUTER CLASSROOM ➾ . STORAGE 21,365 SF 10,175 SF 2,736 SF 5,923 SF 6,338 SF 分 FLOOR AREA DATA
TOTAL FLOOR AREA: 46
CLASSROOMS: 21
GYMNASIUM: 2
CAFETRA: 2
CRCULATION: 6
MISC. OTHER: 6

May 2018

Glendale Primary School

May 2018

INFORMATION SHEETS

GLENDALE PRIMARY SCHOOL

BUILDING INFORMATION 2017

PLEASE COMPLETE THIS INFORMATION FOR EACH BUILDING IN DISTRICT. COPY THIS FORM AS NEEDED.

District IRN:		
Building Name: Glendale Primary Elementary IRN 013607	Yes No.	er
Still In use? Still In use?	Yes No.	er
Building Grade Configuration: Pre-K K 1 2 3 4 5 6 7 8 9	Yes No.	er
Building Grade Configuration: Pre-K K 1 2 3 4 5 6 7 8 9	Yes No.	er
Building Site Acreage: Underground fuel tanks on site? Yes No X. Type/Size: Still in use? Site In Flood Plain: Years of Construction Year Pear Pruel Original Construction 1953 Attached Type: Natural Gas Type: City Type: City Type: City Type: City Type: City Type: City Type: First Energy Type: City Yes No.	er	
Building Site Acreage: 4.5 Underground fuel tanks on site? Yes No X. Type/Size: Still in use? Site in Flood Plain: Yes No X Years of Construction Years Original Construction 1953 Attached Addition 1 1959 Attached	ver Wat	
Underground fuel tanks on site? Yes No X. Type/Size: Still in use? Site In Flood Plain: Year Sof Construction Year Pear Fuel Original Construction 1953 Attached Addition 1 Type/Size: Still in use? Site Utilities Heating Fuel Type: Natural Gas Type: Natural Gas Type: City Type: City Type: City Type: City Type: City Type: First Energy	ver Wat	
Site in Flood Plain: Year Sof Construction 1953 Attached Type: Natural Gas Type: City Type: City Type: City Type: First Energy Addition 1 1959 Attached	ver Wat	
Years of Construction Year Roof Installation Years Heating Fuel Storm Sewer Sanitary Sewer Power Power Original Construction 1953 Attached Type: Natural Gas Type: City Type: City Type: City Type: City Type: City Type: First Energy		
Years of Construction Year Roof Installation Years Heating Fuel Storm Sewer Sanitary Sewer Power Power Original Construction 1953 Attached Type: Natural Gas Type: City Type: City Type: City Type: City Type: City Type: First Energy		
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Original Construction 1953 Attached Type: Natural Gas Type: City Type: City Energy	t Type: City	
Addition 1 1959 Attached Gas Energy		
Addition 3		
Addition 4		
Addition 5		
Addition 6 On On Site On Site On Site	On Site:	
	Off Site	
I I ISite I I I I I I	1011 0110	
List Known Problems with Building or Site ADA Compliance; No A/C		
		
List Recent or Planned Improvements		
Scope of Work Approxi	imate Total Cost \$	
See attached.		
List Work Under Contract		
	imate Total Cost \$	
None		N

Completed by: Jerry Zgrabik, Business Manager, May 4, 2018

Date:

Title:

Glendale School

Flat Roof Replacement Entire Building (1994)
Boiler Replacement (2002)
Site Improvements (2007)
Electrical Service Upgrade (2000)
Window and Door Replacement (2011, 2012)
Tuck-pointing (2011)
Fire Alarm (2013)
Masonry Repairs at Octagon (2014)

Year: 2014

Project Masonry Repairs

Carylwood and Glendale Octagon

School(s):

Tuck-pointing, brick replacement and washing and sealing Description:

Cost: \$44,000

Year: 2013

Fire Alarm Replacement, Two-way Radio Replacement Project:

School(s): Carylwood and Glendale, The Entire District

The orginal fire alarm system at both Glendale and Carylwood failed and were in Description:

need of replacement due to the unavailability of repair parts. The district's radios

were replaced including those on board the bus fleet. The purchased was financed

over a five year period.

Cost: \$ 66,413 Fire Alarms

\$274,577 Two-way Radios

Year: 2012

Project:

Window Replacement and Masonry Renovation

School(s): Central and Glendale School

The original windows were replaced and extensive tuck-pointing and stone repairs Description:

were made. This was phase two that included the Octagon at Glendale and the

1905 Building at Central.

Cost: \$489,992

Year: 2011

Window Replacement and Masonry Renovation Project:

School(s): Central and Glendale School

The original windows were replaced and extensive tuck-pointing and stone repairs Description:

were made. This was phase one that included the main classroom sections at both

buildings.

Cost: \$626,217

Year: 2007

Project: Site Improvements

School(s): Glendale

The entire site was reworked to accommodate a separate area for school bus Description:

traffic and parent/visitor traffic, a new playground and an outdoor storage area.

Cost: \$1,304,072

May 2018

FLOOR PLANS
FIRE ESCAPE ROUTES

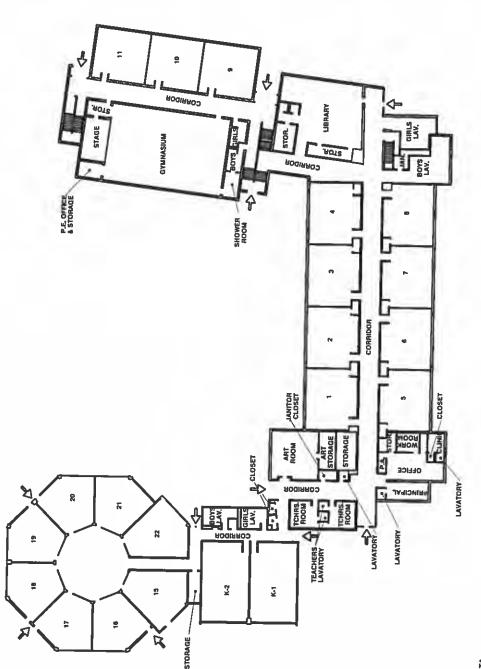
DIT SOHO INC.

Bedford City School District



SCHOOL NAME: GLENDALE PRIMARY SCHOOL

SCHOOL NAME: GLENDALE PRIMARY SCHOOL



BUILDING DATA

SITE AREA (CARES):

STER AREA (CARES):

BUILDING AREA:

SECOND FLOOR AREA:

THIRD FLOOR AREA:

NAME SF

GLENDALE PRIMARY FIRST FLOOR PLAN SCALE 1/32" = 1'-0'

FLOOR AREA: 38.768 SF CLASSROOMS: 19.022 SF CLASSROOMS: 3.720 SF CAPTERA. N.A SF CIRCULATION: 6.318 SF MISC. OTHER: 7.528 SF

PTA 0 91

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

2CALE: 1/32"=1'-0"

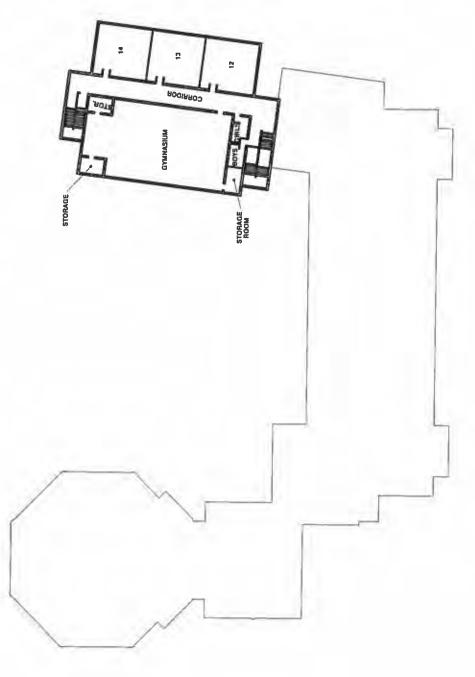
LOCATION: 400 WEST GLENDALE AVENUE

SECOND LTOOK DRAWING: GLENDALE PRIMARY SCHOOL SCHOOL NAME:









FLOOR AREA: 8.386 SF CLASSROOMS: 2.572 SF CANNASIUM: 2.550 SF CAFETERN: NA SF CIRCULATION: 2.091 SF MISC. OTHER: 823 SF

SECOND FLOOR PLAN
SCALE. 1/32" # 1'-0'

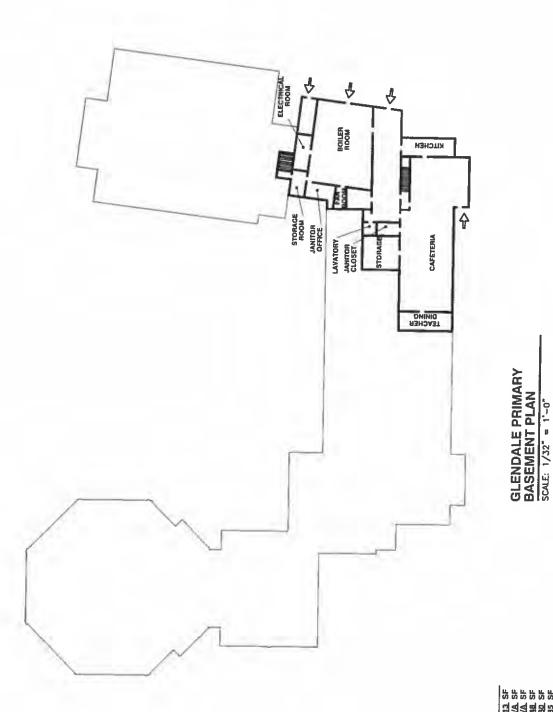
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2CVE: 1/25"=1"-0"

DRAWING BASEMENT **CLENDALE PRIMARY SCHOOL** SCHOOL NAME:

OHIO INC

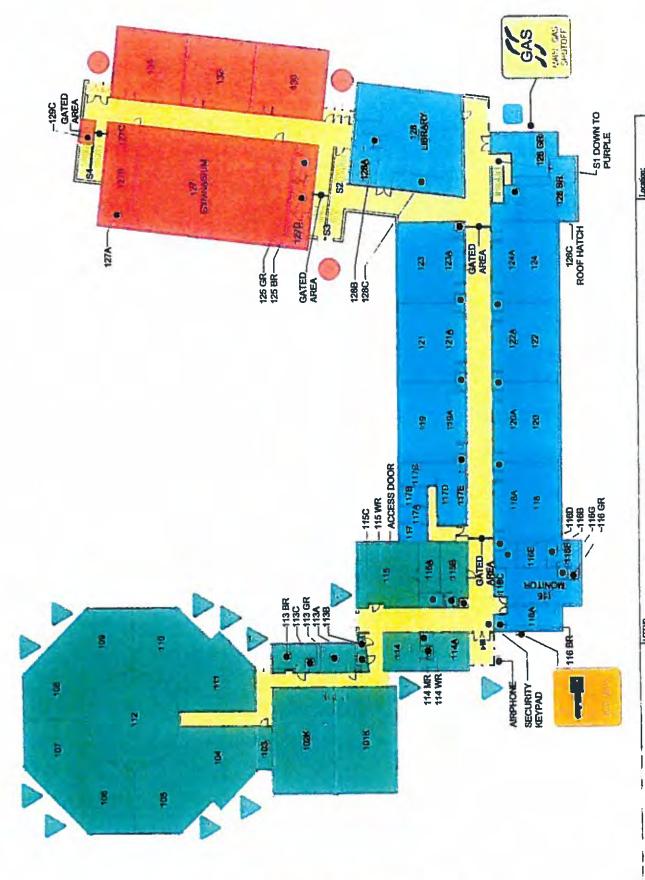
Bediord City School District



COVER NO PERSON

FLOOR AREA: 7.113 SF CASSROOMS: N/A SF GYMNASIUM: N/A SF CAFETERN: 2.748 SF CIRCULATION: 1.182 SF MISC. OTHER: 3.185 SF





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Mary Barrier

Overview

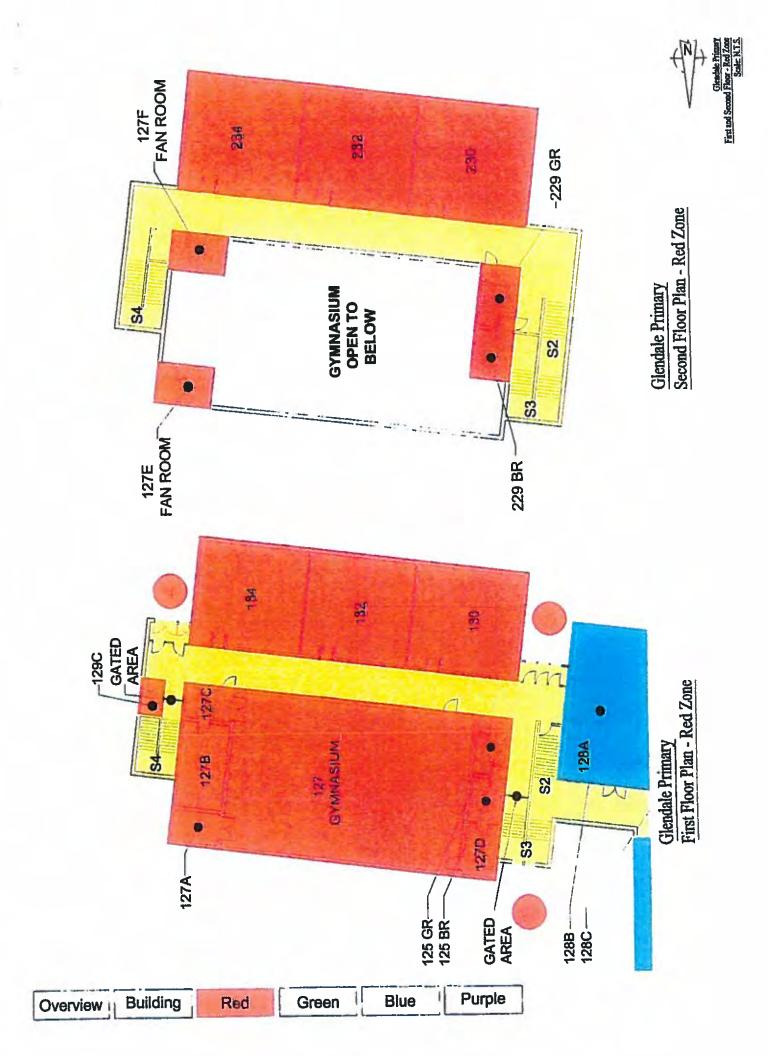
Building

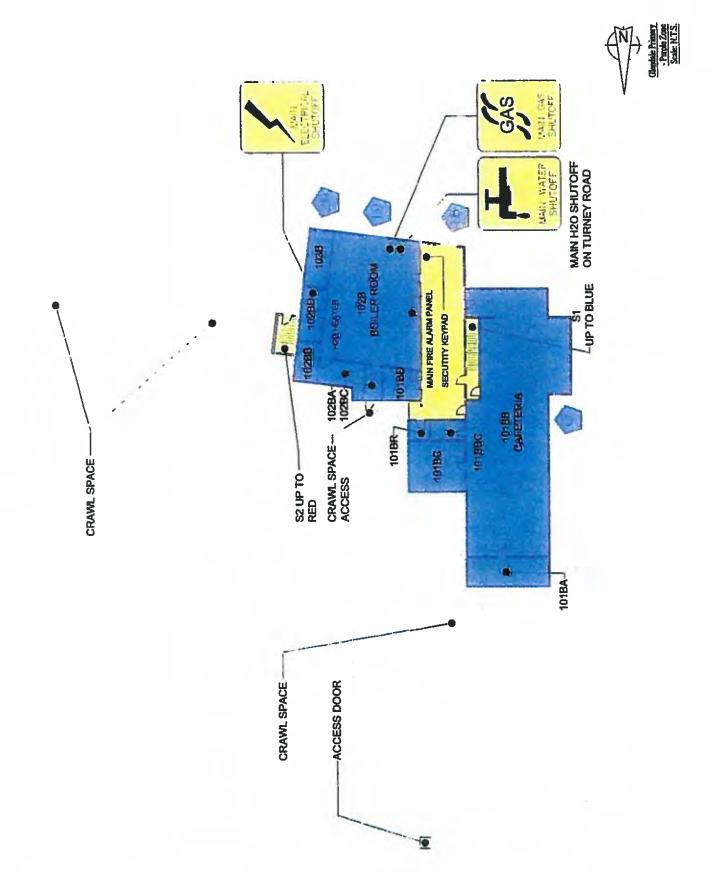
Red

Green

Blue

Purple





Overview

Building

Red

Green

Blue

Purple

May 2018

LIFE SERVICES REPORT

Inspection / Hazard Correction Notice	e: Notice[No:
Address:	
Business Phone:	Contact Person: Pack STOKTZ (MAINT)
nergency Contact 1	Phone 4.336.0916
Emergency Contact 2 Bro Realizants	Phone 4.336.0916 Phone 4-804-6929
A fire inspection of the above premises revealed t	the following safety violations to exist. Pursuant to the Codified Prevention Code, you are hereby ordered to correct these conditions on ordered to correct these conditions or ordered to correct the correct these conditions or ordered to correct the correct th
TY	PE OF HAZARD
FIRE PROTECTION 1. Fire Extinguishers:out dated;lack of; 2. Fire Sprinklers:annual test;heads bloogauges;standpipes accessible; 3. Fire alarm:annual test;Noperational;test records;4. Fire pump:operational;test records;5. Suppression systems:tested;operational;6. Fire doors:tested;operational;6. 7. 8.	panel accesible;detectors;otherother. al;accessible; type:
GENERAL PRECAUTIONS	5
Knox box;other. 11. Heating appliances:operational;clear 12. Electrical:defective fixtures; Nd multi-adapters;access to panels; 13. Flammable Liquids/compressed gases:stor propane storage;other. 14. Miscellaneous:houskeeping;rubbish ad 15. 16.	ructions;exit lights;emergency lighting;aisle width; rance;chimney;vent;relief valve;other. lefective wiring;exposed wiring;extension cords; other. age;proper labels;cylinders secure;waste disposal; ccumulation;vegetation;ceiling/wall openings;other.
PERMITS Required:	Fee:
Cor install multiple outlets.	Whole Electrical Eaugent, NHIII,
Storage in Maint office	
note. 11/11/17	Inspected hir LT / March



Cuyahoga County Board of Health 5550 Venture Drive Parma OH 44130 (216)201-2000 www CCBH net



School Environment Inspection Report

Name of School Glendale Elementary	Grades Served PreK,1,2,3	Date 10/30/2017
Address 400 West Glendale Bedford, OH 44146	School District Bedford/Bedford Heights	District Type Public
Principal/Manager Nora Beach	Phone (440)439-4227	Cuyahoga County Board of Health School Code 304

Indicate areas of deficiency by marking appropriate box

Grounds and building exterior	Industrial arts classrooms	Training or weight lifiting rooms
PlayGrounds	Stage and set design areas	Restrooms
Solid waste disposal areas	Music Rooms(s)	Custodial Closets
Outdoor athletic facilities	Family and consumer science	Mechanical rooms
All school indoor environments	Auditoriums and student dining	Attics/Mezzanines/Crawls
Hallways and stairwells	Library/Media center	Water'waste water
Science Classrooms	Indoor athletic facilities	Health care areas
Visual arts classrooms	Locker rooms	Admin Areas/Rules and protocols

Recommendations/Comment(s)	
This school facility was found to be satisfactory at the time of this inspection	

Matthew Johnson, R.S. 2709		Health District Cuyahoga County Board of Health
Name of School Staff Accompanying Inspector Paul Stoltz	Custodian	Phone (440)439-4227

May 2018

BACK FLOW REPORT

		<u>CI</u>	TY OF B	EDF	ORL	OH	IO	GL	
	<u></u>	inual Test & M	aintenance Re	port for E	ackflov	v Prev	ention As:	semblies	
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ner/Office	r (Printed)			Signature				Phone No.	
.2:					Date:				
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	n: Water Depart	ment Backflow			Phone:		735 6588		8.5
	Solon Rd.	5			Fax#		232 6613		
реп	lford, Obio 4414)			E-Mail	Racki	low@Bedfo	rdOn.Gov	

May 2018

SPECIAL ED INFORMATION

LOCATION: 400 WEST GLENDALE AVENUE

FIRST FLOOR DEFMING: **CLENDALE PRIMARY SCHOOL**

ZIG SCHOOL NAME:





SITE AREA (ACRES): 412 BUILDING AREA: 52.282 SF BUILDING AREA: 51.113 SF FRIST FLOOR AREA: 31.188 SF SECOND FLOOR AREA: 8.388 SF THIRD FLOOR AREA: N. N. A. SF CORRIDOR LIBRARY GYMNASIUM STOR CORRIDOR CORRIDOR GLENDALE PRIMARY FIRST FLOOR PLAN SCALE: 1/32" = 1'-0" CLOSET STORAGE AROW MOOR OFFICE TCHRS. ROOM TCHRS. 5 СОЛЯПООЯ ЕВТ ЕВТ TEACHERS LAVATORY LAVATORY ដ LAVATORY 2 3 3 ņ -STORAGE .

TO 25 TO 10
FLOOR AREA: 36.768 SF CLASSROOMS: 18.032 SF CYMINASIUM: 37.799 SF CAFETERIX: N.A. SF CIRCULATION: 6.318 SF MISC. OTHER: 7.628 SF

May 2018

Heskett Middle School

May 2018

INFORMATION SHEETS

HESKETT MIDDLE SCHOOL

BUILDING INFORMATION 2017

PLEASE COMPLETE THIS INFORMATION FOR EACH BUILDING IN DISTRICT. COPYTHIS FORM AS NEEDED.

Date:

Title:

District and County:	Bedford	City So	chools											
District IRN:	04356	2												
Building Name:	Heskett I	Viddle	School (i	RN 015974										
Building Current Enrollment:	526								-					
	7 8 x 1	4-8	while	Students	per G	rade			Tik					
Building Grade Configuration:	Pre-K	К	1	2	3	4	5	6	7	8	9	10	11	12
								Х	Х	Х				
Building Site Acreage:	26.5			30-17									1	
Underground fuel tanks on site?	Yes		No X	Ţ	Type/	Size:	Τ.			Sti	ll in use?	Yes	No	
Site in Flood Plain:	Yes		No X											
	<u>i</u>		$\overline{}$					i e	Sita	Utilities	0.00			
Years of Construction	п		Year	Roof Installation Years		ating	Storm	Storm Sewer Sanitary 5			Pov	ver	Water	
Original Construction			1968	Attached		Natural	Type: Ci	ty	Type: Ci	ty	Type: Fin	st	Type: Cit	у
Addition 1					gas						Energy			-
Addition 2	<u>.</u>				1									
Addition 3					1									
Addition 4					1									
Addition 5					1									
Addition 6					On		On Site		On Site.		On Site:	_	On Site	
Addition 7	<u>.</u>				Off		Off Site	_	Off Site		Off Site:		Off Site	
List Known Problems with Building or furnishings; Parking and Hard surface	replacement	needed	d; Window	ry restoration replacement	needed	i; Roof r	eplaceme	nt neede	ed; Electri	cal servi	ce upgrad	e neede	d; Interior	
List Recent or Planned Improvements		s	cope of V	/ork			-	-			Approx		otal Cost	\$
ee attached.														
List Work Under Contract	- 1-							335						
one.		S	cope of W	ork							Арргоз	imate T	otal Cost	\$
JIIC.								_					<u> </u>	
	. <u> </u>						_							
ry Zgrabik, Business Manager, May 4, 2018														

Heskett School

Athletic Field Construction 1992
Running Track Construction 1992
Softball Field Construction 1992
New Gym Bleachers 1993
Renovate Science Labs 1993
HVAC Replacement (2005)
Flat Roof Replacement Entire Building (1989)
Outdoor Track Coating (2003)
Outdoor Track Resurfacing (2015)

Chronologic History of Building Improvements and Renovations **Bedford City School District**

Year: 2015

Outdoor Track Repair and Resurfacing

Project

School(s): Heskett Middle School

Repair and Resurfacing of the Outdoor Track Description:

Cost: \$226,000

Contractor: FiledTurf (Vasco Asphalt)

Architect: AEPA Term Pricing

May 2018

FLOOR PLANS
FIRE ESCAPE ROUTES

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS CENERAL INFORMATION & REFERENCE ONLY. SCALE: 1/32"=1'-0" DDI. Bedford City School District LOCATION: 5771 PERKINS ROAD DRAWING: FIRST FLOOR HESKELL WIDDLE SCHOOL SCHOOL NAME: MATCHLINE MATCHLINE MATCHLINE MATCHLINE КІДСИЕМ 210 Ë 214 PINING 515 312 CAFETERIA EAST CAFETERIA WEST ROTE 212 503 COURTYARD ROGIRROD 213 330 CORRIDOR **PCIENCE** 308 208 PEACHERS CENTER 8 CORRIDOR 204 36 208 HTAM 8 соннюов RESOURCE CENTER 8 2 8 8 8 CONF. **БЫИСІРА** Š. CORRIDOR CORRIDOR HOON ₽ 200 ğ 8 303 4 8 Š 5 分 BOOM MOBK BOYS AD. CLINIC 8 GUID. OFFICE STHID **→**|| HESKETT FIRST FLOOR PLAN SCALE: 1/64" = 1'-0" E 5 8 MUSIC REHEARSAL ROOM AUDITORIUM ē CORRIDOR CORRIDOR 112 2 28 28 28 E SITE AREA (ACRES):

BUILDING AREA:

BASEMENT FLOOR AREA:

THST FLOOR AREA:

THIRD FLOOR AREA:

SECOND FLOOR AREA:

SHIRD FLOOR вооиноэ R R R R R R 흅 FLOOR AREA: 85.232 SF CLASSROOMS: 38.814 SF GYMNASIUM: WA SF CAFERRA: 6442 SF CRCULATION: 7.058 SF MISC. OTHER: 32.918 SF Ξ 90 107 ğ 8 를 ā

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NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION, THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY. LOCATION: 5771 PERKINS ROAD

2CYTE: 1/25 ... = 1,-0...

DEAWING: FIRST FLOOR SCHOOF HYME: HESKELL WIDDLE SCHOOL

OBIO, INC.





♦ MATCHLINE MATCHLINE

HESKETT FIRST FLOOR PLAN SCALE: 1/32" = 1'-0"

FLOOR AREA: 18,268 SF CLASSROOMS: MIA SF CANNASIUM: 6,347 SF CAFETERA: NA SF CIRCULATION: 6,421 SF MISC. OTHER: 6,421 SF

MOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION & REFERENCE ONLY.

BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

SCALE: 1/32"=1"-0"

DRAWING: SECOND LTOOR HESKETT MIDDLE SCHOOL SCHOOL NAME:

DE DESTRUCTORY



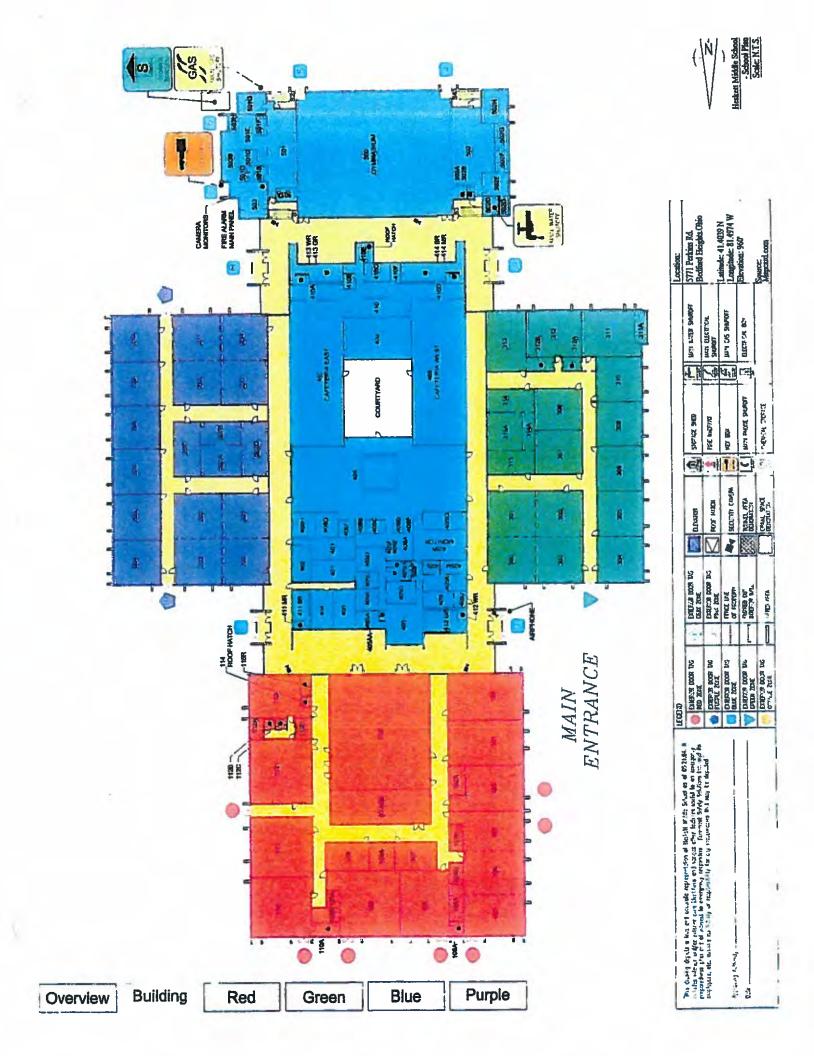


1001801 100011 CIRLS AUXILARY GYM BOYS AUXILARY GYM

SECOND FLOOR PLAN SCALE. 1/32" = 1'-0"

R 22 22 22 22 22 FLOOR AREA: 5.882 SF CLASSROOMS: CLASSROOMS: MLA SF CAFILIUM: 4.228 SF CAFIERA: NLA SF CREULATION: 380 SF MISC. OTHER: 1.154 SF

eracioni concurrant



May 2018

LIFE SERVICES REPORT



Company: Heskett Middle School

The City of Bedford Heights

FIRE PREVENTION BUREAU
5661 PERKINS ROAD
BEDFORD HEIGHTS, OHIO 44146
PHONE: 440-786-3250 FAX: 440-786-3276



Fire Inspection/Violation Report

Custodian: Treleen Canganelli

Address:5771 Perkin	s Phor	Phone:				
Date: August 16, 201'	7					
Category		f violation (comments)				
Egress/Exit way	Main sidewalk front of building has several co	racks. Repair to remove tripping hazard.				
Emergency Lighting						
Electrical Hazards						
Extension Cords						
Extinguishers						
Fire Rated Assembly.						
Accumulation of Waste						
Fire Detection System						
Fire Suppression System						
LPG						
Welding						
Storage of Materials						
Permit Required						
City Registration Req.						
Occupancy						
Unapproved Cond.						

Sign and return form upon correction(s) of violations

# 'A	ヘ	m	777	α	ts:
W .1	10				13.

Tho	mas	G.	Spape	
Fire	Inspe	ecto	ÞΓ	

Date

Occupant

Date



Cuyahoga County Board of Health 5550 Venture Drive Parma OH 44130 (216)201-2000 www.CCBH net



School Environment Inspection Report

Name of School	Grades Served	Date
Heskett Middle School	7, 8	10/24/2017
Address 5771 Perkins Rd. Bedford Heights, OH 44146	School District Bedford/Bedford Heights	District Type Public
Principal/Manager	Phone	Cuyahoga County Board of Health School Code
Virginia Golden	(440)439-4450	403

Indicate areas of deficiency by marking appropriate box

Grounds and building exterior	Industrial arts classrooms	Training or weight lifiting rooms
PlayGrounds	Stage and set design areas	Restrooms
Solid waste disposal areas	Music Rooms(s)	Custodial Closets
Outdoor athletic facilities	Family and consumer science	Mechanical rooms
All school indoor environments	Auditoriums and student dining	Attics/Mezzanines/Crawls
Hallways and stairwells	Library/Media center	Water/waste water
Science Classrooms	Indoor athletic facilities	Health care areas
Visual arts classrooms	Locker rooms	Admin Areas/Rules and protocols

Recommendations/Comment(s)

Grounds and Building Exterior The damaged concrete walkway along the front of the building should be repair	red to prevent possible fall hazards
The semileges consists wanted along the none of the building andula be repair	red to prevent possible fail flazards.

Matthew Johnson, R.S. 2709		Cuyahoga County Board of Health		
Name of School Staff Accompanying Inspector Treleen Canganelli	Custodian	Phone (440)439-4450		

May 2018

BACK FLOW REPORT

City of Cleveland Division of Water

Backflow Prevention Assembly Test and Maintenance Report

Customer Information

Customer / Property Name:

Heskett Middle School

Contact Name:

N/A

Property Address:

5771 Perkins

Bedford Heights, OH 44146-2560

Assembly Information

Type:

DC

Model #:

350

Size: Manufacturer:

4"

Serial#:

U05490

Location:

Wilkins

Hazard:

Domestic

Rm #502d

Assembly Test Information

PASS

Test Date: 2017-07-07

Initial Test Check Valve #1 Check Valve #2 4.8 4.2 (X) Closed Tight/Held (X) Closed Tight/Held () Leaked () Leaked Final Test Check Valve #1 Check Valve #2 **4.B** 4.2

(X) Closed Tight/Held

() Leaked As the tester of record, I affirm this test as: Passed [X] Failed [] Repairs Made: No

Additional comments or repairs made / materials (parts) used:

(no comments)

(X) Closed Tight/Held

Tester Information

() Leaked

Tester Name:

OBESTER III, JOHN

Tester License Expiration:

03-25-2018

Certification#:

1505

Test Kit Serial #:

129809

Test Kit Date Tested for

02-05-2018

Ассигасу:

Test Kit Mfr. & Mod. #.

Watts TK9A

Testing Co Name:

PALEY PLUMBING & HEATING

COMPANY

Phone:

(216) 663-5090

Address:

23524 MILES ROAD

CLEVELAND, OH 44128

^{**}The above tester certifies that all information submitted for this report is true and accurate

May 2018

SPECIAL ED INFORMATION

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION & REFERENCE ONLY. SCALE: 1/32"=1"-0" DI SUBSTINCTION Bedford City School District LOCATION: 5771 PERKINS ROAD FIRST FLOOR DRAWING: HESKELL WIDDLE SCHOOL SCHOOL NAME: MATCHLINE MATCHLINE MATCHLINE SERVICE KILCHEN 210 11 214 YTJUJAT DUNIO 313 312 CAFETERIA EAST CAFETERIA WEST 212 3 213 COURTYARD СОЯНЮОЯ 310 CORRIDOR **2CIENCE** 8 TEACHERS STOR. 8 CORRIDOR 307 200 HTAM 8 новинор негописе сеитен 8 ž 8 8 5 CONF. PRINCIPAL Α, CORRIDOR CORRIDOR MORK 8 OFFICE ă 8 \$ 90 363 충 5 Ŷ HOOM 9 CLINIC BOYS 9 GUID. OFFICE S.JRID ا<⊳ 114 HESKETT FIRST FLOOR PLAN SCALE: 1/64" = 1'-0" CIL Š MUSIC REHEARSAL ROOM 101 CORRIDOR CORRIDOR 12 ā 25 P P P P P СОКИІВОЯ \$ R 82 8 8 8 8 SITE AREA (ACRES):
BUILDING AREA:
BUILDING AREA:
BASEMENT FLOOR AREA:
SECOND FLOOR AREA:
THIRD FLOOR AREA: FLOOR AREA: 86.232 SF TOTAL FLOOR AREA: 86.232 SF CLASSROOMS: 38.814 SF GWINASIUM: WAS CAFETERA: 6442 SF CIRCULATION: 7.058 SF MISC: OTHER: 32.318 SF

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MEETING MINUTES

Meeting minutes were not available at the time of this on-site assessment.	

ASSESSMENT COST GUIDELINES

ASSESSMENT COST GUIDELINES - 2018

A. HEATING SYSTEM

The Assessment Consultant shall evaluate the HVAC system and determine the requirements for each building or building addition using the funding chart below.

HVAC System Replacement:	\$	26.12 sf	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$	8.00 sf	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Heating System (Only): Controls (Only):	\$ \$	8.50 sf 2.50 sf	(for boilers, pump & piping replacement, not AHU)

Heating System Component replacement:

(describe "Components" along with opinion of probable costs within recommendation section)

Additional Comments:

- Systems which are not compliant with the OSDM are acceptable, providing they can meet OBBC fresh air requirements and are in safe/good working order. They should have a long-term additional life expectancy.
- Radiators must be removed.
- Rooftop units that are over 10 years old are to be replaced.
- If the controls are older than 1975, or not DDC, replace them.
- Heating system cost includes demolition of the existing system and reconfiguration of piping layout.
- Use "convert to ducted system" when changing from a non-ducted system. Do not repeat in Item "C". Use only in conjunction with "HVAC System Replacement".

Coordination Comments:

- If total HVAC system replacement is required, Item "C" shall be zero.
- If HVAC system is being replaced, replace acoustic ceilings under item J. GENERAL FINISHES and lighting under Item K. INTERIOR LIGHTING.
- If upgrading/adapting the heating system to accommodate cooling, use Item "C" Ventilation/AC.
- If replacing mechanical system add electrical service and connections under "D".
- If replacing unit ventilator system verify whether adjacent casework needs to be replaced under "J. GENERAL FINISHES".
- In situations where existing conditions prevent installation of ductwork due to deck height, etc., assessor should still budget for adding ductwork. This allowance in conjunction with full HVAC replacement will provide an adequate budget in cases where alternate viable systems may be required during actual design.
- Preliminary estimates to convert existing buildings to Geo-Thermal Systems indicate that the Complete HVAC System Replacement and Convert to Ducted System budgets (totaling \$34.12) should be sufficient for most facilities. However, Geo-Thermal System conversions will need to be analyzed on a case by case basis and additional costs beyond the \$34.12 per sq. ft., if required, should be included as an "Other" with explanation for the additional costs.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Heating and Ventilation System:	\$ 16.00 sf	(includes demo of existing system and reconfiguration of piping layout and new controls)
Roof Top Unit	\$ 11.00 sf	(without air conditioning)
	\$ 13.00 sf	(with air conditioning)

Page 1 of 19 5/3/2018

B. ROOFING

The Assessment Consultant shall document the age of existing roof(s) and note any known problems. Look for stained ceilings on the inside of each building as an indication of potential roof problems.

Ambalt Chingles	Φ	3.00 sf	
Asphalt Shingle:	\$	S.UU SI	
Asphalt Shingle with	Φ	0 20 ~£	
Ventilated Nail Base:	\$	8.20 sf	
Deck Replacement:	\$	5.25 sf	(wood or metal, including insulation)
Built-up Asphalt:	\$	13.20 sf	
Membrane (all types/fully adhered):	\$	8.70 sf	(unless under 10,000 sf)
Standing Metal Seam:	\$	16.50 sf	
Repair/replace cap flashing & coping:	:\$	18.40 lf	
Gutters/Downspouts:	\$	13.10 lf	
Remove/replace existing roof			
Drains and Sump:	\$	1200.00 ea	
Overflow Roof Drains and Piping:	\$	2500.00 ea	
Roof Insulation:	\$	3.20 sf	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	\$	4.70 sf	(tapered insulation
Roof Access Hatch:	\$	2,000.00 ea	(remove and replace)
Roof Access Ladder with Fall			
Protection Cage:	\$	100.00 lf	(remove and replace)
Roof Access, Ladder & Fall			
Protection Cage:	\$	3,850.00 ea	(provide when no roof access currently exists)
Correct Ponding Water on Roof by			
Remove/Replace Existing Ponding	g		
Area:	\$	12.50 sf	(provide tapered insulation for limited area use to correct ponding)
Hazardous Material Replacement Cos	sts:		
	\$	- 8.00 sf	
	*	0.00 01	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Costs listed above include tear off of existing roof (non-asbestos containing shingles and/or underlayment). The systems include flashings.
- Replace membrane roofs that are (7) years old or older.
- Replace built-up roofs that are (15) years old or older.
- Replace asphalt shingle roofs that are (10) years old or older.
- Foam Roofing systems are to be budgeted for replacement. Use Membrane roof replacement at \$8.70/sf.
- Replace tile roofs with asphalt shingles; add deck if necessary.

Coordination Comments:

• Use only one roof system type to replace multiple systems used on a single facility, except for pitched roofs. The replacement roof should be in-kind to the most dominant roofing type being replaced.

Page 2 of 19 5/3/2018

C. <u>VENTILATION/AIR CONDITIONING</u>

The Assessment Consultant shall verify that all buildings or additions to buildings have air conditioning.

Air Conditioning System: \$ 16.60 sf

Dust Collection System: \$ 25,000.00 ea (complete w/installation)

Restroom Exhaust System: \$10,500.00 ea (including new ductwork and fans; do not include if

complete HVAC system in Item A selected)

Kiln Exhaust System: \$ 5,000.00 ea Art Program Paint Hood: \$ 12,000.00 ea

Chemical Exhaust Hood System for

Science Laboratories: \$ 15,000.00 ea

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Add air to a school that has an acceptable heating system; this may require adapting the heating system to accommodate cooling.
- All wood shop areas are required to have dust collection systems in addition to HVAC upgrades.
- To completely replace heating and air conditioning systems, see Item A above.
- Window units are not acceptable.
- Do not include budget for Restroom Exhaust System if complete HVAC system in Item A selected.

Coordination Comments:

- If the building contains Air Conditioning and partial Air Conditioning component replacement exceeds \$11.12 per sf then replace entire Air Conditioning System at \$16.60 per sf
- If replacing Air Conditioning, replace acoustic ceilings under Item J. GENERAL FINISHES and lighting under Item K. INTERIOR LIGHTING.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Welding Exhaust System: \$ 50,000.00 per system
Paint Booth Exhaust System: \$ 12,000.00 per system
Vehicle Emission System: \$ 15,000.00 per system
Paint Hood System: \$ 7,500.00 per system
Exhaust for Gas-fired Equipment: \$ 3,500.00 per system

Other (describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- To completely replace heating and ventilation systems, see Item "A" above.
- Dust Collection System to be installed in Carpentry and Wood Product Technologies labs.
- Welding Exhaust System to be installed in Agriculture Production, Building & Property Maintenance, Industrial Maintenance, Natural Resources, Power Equipment Technology, Welding & Cutting, Engineering Technologies, Manufacturing Engineering Technology and Agriculture Industrial Equipment labs.
- Paint Booth Exhaust System to be installed in Aircraft Maintenance, Agriculture Production and Auto Collision Repair labs.
- Vehicle Emission System to be installed in Auto Specialization, Auto Technology and Medium/Heavy Truck Technician labs.
- Exhaust for Gas-fired Equipment to be installed in Plumbing and Pipefitting lab.

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D. <u>ELECTRICAL SYSTEMS</u>

The Assessment Consultant shall verify that the electrical is adequate for estimated electrical loads (refer to Minimum Amperage Chart below).

System Replacement:	\$ 16.23 sf	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment)
Components		(Use items below ONLY when the entire system is NOT being replaced)
Panel Replacement:	\$ 3,500.00 unit	(power or lighting sub-panel only)
Transformer Removal:	\$ 1,500.00 lump sum	(per phase/can)
New Pad Mounted Transformer:	\$ 15,000.00 lump sum	(1000 KVA - includes demo of existing system)
Step-down Transformer:	\$ 3,000.00 lump sum	
Additional Circuits:	\$ 800.00 per circuit	
Additional Receptacles:	\$ 250.00 each	
Lightning Protection:	\$ 0.30 sf	
Grounding:	\$ 0.25 sf	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

	Minimum Amperage Chart		
Building Square Footage	Minimum Amperage 480v	Minimum A	mperage 208v
	3 phase		
0-10,000	400	1,000	
10,000 - 20,000	400	1,000	
20,000 - 30,000	600	1,200	
30,000 - 40,000	800	1,600	
40,000 - 50,000	1,000	2,000	
50,000 - 60,000	1,200	2,400	
60,000 - 70,000	1,400	3,000	
70,000 - 80,000	1,600	3,500	
80,000 - 90,000	1,800		
90,000 - 100,000	2,000		

For each 10,000 sf increment over 100,000 sf increase 480-volt service size by 200.

Additional Comments:

- If electrical system is over 35 years old, replace entire system.
- If black oil-filled transformers are PCB contaminated, they must be replaced.
- New pad mounted transformer cost includes demolition of existing transformer.
- Replace single-phase service with three-phase service, if available.
- Electrical system replacement budget includes technology associated components, including back boxes, cable tray and grounding.

Coordination Comments:

- If Electrical Component replacement exceeds \$10.87 per sf, then replace entire Electrical System at \$16.23 per sf.
- Individual component costs should not be applied when a full system replacement has been indicated.

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HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Bus Duct:	\$ 150.00 per lf	
"Emergency Shut Off Switch" Push Button	\$ 8000.00 each	(Allows instructor to de-energize panelboards, bus duct or other electrical equipment in Type 5-7 lab spaces)
208v 3 Phase Service	\$ 15,000 lump sum	(Includes 300 lin. ft. conduit. Does not include new transformer, upgraded panels or switch gear.)
480v 3 Phase Service	\$ 20,000 lump sum	(Includes 300 lin. ft. conduit. Does not include new transformer, upgraded panels or switch gear.)

Additional Comments:

- Bus Duct to be installed in Electrical Trades Lab.
- 208v 3 phase and 480v 3 phase electrical service to be installed in Electrical Trades, Industrial Maintenance, Manufacturing Operations, Welding & Cutting, Manufacturing Engineering Technology, and Precision Machinery.
- The "Emergency Shut Off" Switch should be added to programs in Types 5-7 to allow the instructor to de-energize panelboards, bus ducts or other electrical equipment. Where necessary, include "Emergency Shut Off" switch for equipment.

E. PLUMBING AND FIXTURES

The Assessment Consultant shall determine if there are pressure problems and number of systems if additions are present, and address all other concerns using the cost indicated below. Do not put any cost of handicapped compliance in this area. – The Assessment Consultant shall determine if there are sufficient numbers of plumbing fixtures based upon plumbing code in effect at time of assessment. Determine fixture count by dividing the square footage of the building by the allowable square footage per student in the Design Manual.

Back Flow Preventer:	\$ 5,000.00 unit	
Water Treatment System:	\$ 15,000.00 unit	(Domestic Water System, softening only, per system)
Water Treatment System:	5,500.00 unit	(Chlorination type, per unit)
Domestic Supply Piping:	\$ 3.50 sf	(remove/replace)
Sanitary Waste Piping:	\$ 3.50 sf	(remove/replace)
Domestic Water Heater	\$ 5,100.00 unit	(remove/replace)
Toilet:	\$ 3,800.00 unit	(new)
Toilet:	\$ 1,500.00 unit	(remove/replace) See Item O
Urinal:	\$ 3,800.00 unit	(new)
Urinal:	\$ 1,500.00 unit	(remove/replace)
Sink:	\$ 2,500.00 unit	(new)
Sink:	\$ 1,500.00 unit	(remove/replace)
Electric Water Cooler:	\$ 3,000.00 unit	(double ADA)
Replace Faucets and Flush Valves	\$ 500.00 unit	(average cost to remove replace)
Two Station Modular Lavatory	\$ 3000.00 unit	(remove/replace)
Three Station Modular Lavatory	\$ 4000.00 unit	(remove/replace)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Some schools with additions have more than one service.
- If domestic supply piping is galvanized pipe, replace the distribution system.
- Current codes require back-flow preventors, if there are none, add to system.
- Floor mounted toilet fixtures are acceptable if in safe/good working order and have a long-term additional life
 expectancy.

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- Meet with school representatives and inquire about condition and history of under-slab sanitary. If problems are
 suspected, ask district about having a pipe inspection via camera photography to better determine condition. Also, enter
 item in the "Summary of Significant Findings."
- Replace ALL non low flow type fixtures in order to improve water efficiency and to meet the LEED pre-requisite #1
 Water Use Reduction requirement.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Safety Shower/Eyewash: Remove & Replace Existing: \$ 450.00 each **New Installation:** \$ 2,500.00 each **Utility Sink:** \$ 2,400.00 unit **Hose Bibbs:** 800.00 unit Wash Fountain: 3,600.00 unit **Natural Gas Connections:** 800.00 each **Compressed Air Connections:** \$ 15,000.00 system \$ 6,000.00 each Grease Trap or Oil Interceptor

Additional Comments:

- All high bay labs will have safety shower/eyewash, utility sink, hose bibbs and wash fountains.
- Natural Gas Connections to be included in Building and Property Maintenance, Heating and Ventilation Technician and Plumbing & Pipefitting labs.
- Compressed Air Connections to be included as necessary and per the program space plates.

F. WINDOWS

The Assessment Consultant should visually determine the area of windows to be replaced, by establishing an estimate based on approximate area of windows times number of units. The **Ohio School Facilities, Ohio School Design Manual** supports integral blinds.

Insulated Glass/Panels:	\$	65.00 sf	(includes blinds)
Skylights:	\$	125.00 sf	(remove and replace)
Translucent Panels:	\$	125.00 sf	(remove and replace)
Curtain Wall/Storefront System:	\$	65.00 sf	(remove and replace)
Greenhouse Replacement	\$	85.00 sf	(demo and replace; based on area of greenhouse floor)
Hazardous Material Replacement C	Costs:		
Door and Window Panel			
Replacement:	\$	200.00 ea	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- All single pane glass windows are to be replaced.
- All non-thermally broken window units are to be replaced.
- The above cost includes demolition of existing windows and installation of new panel screens and replacement windows.
- Replace glass block, which is part of an integral window system, only if the windows are being replaced, or if the glass block is in disrepair; replace glass block with windows. All other glass block, which is in good condition, may remain.
- Exterior transom windows and sidelights to be included in window area.

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G. <u>STRUCTURE</u>

The Assessment Consultant shall look for cracking and differential movement of the building and any additions. In addition, check any existing crawl space(s) for deterioration of structure. Determine if the district has experienced any structural problems. **Do not go down in pipe tunnels.**

Waterproofing:		
Spray Applied:	\$ 6.00 sf	(includes excavation and backfill)
Membrane:	\$ 7.00 sf	(includes excavation and backfill)
Drainage Tile Systems/Foundation Drainage:	\$ 18.00 lf	(includes excavation and backfill)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Calculation for this item will be made on a case-by-case basis.
- Indicate the reasons for any found deficiencies and their associated cost.
- Immediately report any conditions that appear "unsafe".

H. STRUCTURE WALLS AND CHIMNEYS

The Assessment Consultant shall look for any cracking, shifting, spalling or movement. Determine if the district has experienced any structural problems.

Tuckpointing:	\$ 5.25 sf	(wall surface)
Exterior Masonry Cleaning:	\$ 1.50 sf	(wall surface)
Exterior Masonry Sealing:	\$ 1.00 sf	(wall surface)
Exterior Caulking:	\$ 5.50 lf	(removing and replacing)
Replace Brick Veneer System:	\$ 35.00 sf	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$ 250.00 lf	(total removal and replacement including pinning and shoring)
Sill Replacement:	\$ 45.00 lf	(remove and replace)
Pre-finished Aluminum Coping		
Replacement:	\$ 22.50 lf	(removing existing coping and replacing)
Stone and Masonry	\$ 100.00 lf	(remove and replace)
Install Control Joints:	\$ 60.00 lf	

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Calculation for this item will be made on a case-by-case basis.
- Indicate the reason(s) for any found deficiencies and their associated cost.
- Tuckpoint up to natural breaks in walls, such as corners or control joints.
- If other less common exterior skin materials are observed to be problematic, such as metal panels or pre-cast concrete, enter items in the "Summary of Significant Findings."

I. STRUCTURE: FLOORS AND ROOFS

\$	45.00 sf	
\$	3.50 sf	(per square face feet of required drywall)
\$	24.00 sf	
e		
	\$ \$ \$	\$ 3.50 sf \$ 24.00 sf

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Slab on Grade: \$	8.00 sf	
Hazardous Material Replacement Costs:		
Soil Replacement \$	141.00 cy	(only to be used when back filling existing crawl spaces
		Where hazardous materials were abated)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Structural wood floor supporting joists must be replaced and will result in replacing the addition with a new building.
- Roof wood structures are permitted to remain if separated with OBBC compliant fire separation assemblies.
- Calculation for this item will be made on a case-by-case basis.
- CAUTION: Replacing the structural floor requires gutting the entire addition and will require other systems to be affected as follows:

Coordination Comments:

- A. Heating System: HVAC System Replacement (\$26.12/sf)
- D. Electrical System: System Replacement (\$16.23/sf)
- J. General Finishes: Complete Replacement of Finishes and Casework (varies based on type of school)
- K. Interior Lighting: Complete Building Replacement (\$5.00/sf)
- L. Security Systems (\$1.50/sf)
- M. Emergency/Egress Lighting (\$1.00/sf)
- N. Fire Alarm (\$1.50/sf)
- T. Hazardous Materials: When replacing a wood floor system, include additional testing for possible hazardous material abatement.
- W. Technology: Non-OSDM Compliant (\$ variable/sf)

J. GENERAL FINISHES

The cost to replace all the finishes in a school building are listed below. Define requirement for casework within description.

Partial Finish Replacement:			
Paint:	\$	2.00 sf	(floor area/prep and installation)
Acoustic Ceiling:	\$	2.90 sf	(drop in/standard 2x4 ceiling tile per area)
	\$	3.50 sf	(tear-out and replace per area)
Vinyl Enhanced Tile (VET):	\$	4.10 sf	(tear out and replace per area; to be used in lieu of VCT)
Carpet:	\$	3.50 sf	(tear-out and replace per area)
Tackboard:	\$	0.30 sf	(per building area)
Chalkboard/Markerboard:	\$	0.30 sf	(per building area)
Lockers:	\$	1.73 sf	(high & middle school per building area)
	\$	1.00 sf	(elementary/cubbies per building area)
Lockers:	\$	250.00 ea	(individual unit replacement)
Complete Replacement of Finishes	(exclu	des casework):	
Elementary	\$	11.80 sf	(elementary, per building area, with removal of existing)
Middle	\$	12.60 sf	(middle, per building area, with removal of existing)
High	\$	12.60 sf	(high school, per building area, with removal of existing)
Complete Replacement of Finishes	and C	asework:	
Elementary	\$	15.90 sf	(elementary, per building area, with removal of existing)

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Middle \$ 15.90 sf (middle, per building area, with removal High \$ 17.70 sf (high school, per building area, with removal Complete replacement of Casework only: Elementary \$ 4.00 sf Middle \$ 3.25 sf High \$ 5.00 sf	<u>~</u> /
Complete replacement of Casework only:Elementary\$ 4.00 sfMiddle\$ 3.25 sfHigh\$ 5.00 sf	5,
Elementary \$ 4.00 sf Middle \$ 3.25 sf High \$ 5.00 sf	
Middle \$ 3.25 sf High \$ 5.00 sf	
High \$ 5.00 sf	
	`
Partial Casework: (base and wall) \$ 450.00 lf (refer to OSFC, OSDM for requirements Toilet Partitions: \$ 1000.00 per stall (removing and replacing)	5)
Toilet Partitions: \$ 1000.00 per stall (removing and replacing) Toilet Accessory Replacement \$ 0.20 sf (per building area)	
Plaster refinishing: \$ 14.00 sf	
Repair Drywall: \$ 5.50 sf	
Demo & Reinstall Drywall Partitions: \$ 7.00 sf	
Partition Open Space Classrooms: \$ \$8.00 sf (per building sq.ft., CMU in corridors between classrooms)	and drywall partitions
Lightweight Concrete Floor	
Infill at Wood Floor Removal \$ 8.00 sf (includes removal of wood flooring and	sleeper system)
Door, Frame and Hardware: \$ 1,300.00 each (non-ADA)	
Resilient Wood/Synthetic Flooring: \$ 12.85 sf (tear-out and replace per area)	0
Terrazzo Floor Repair: \$ 25.00 sf (floor area affected; max. area to be 300)	st)
Basketball Backboard Replacement \$ 3,200.00 each (non-electric)	
\$ 6,500.00 each (electric)	
Bleacher Replacement \$ 110.00 per seat (based on current enrollment)	
Art Program Kiln: \$ 2,750.00 ea	
Remove Demountable Partitions/	
Install New GWB Partitions \$ 9.00 sf (includes the demolition of the demolition with 5/8" abuse board, 10' structure above and the use of existing unit price is based on floor area)	high walls braced to
Additional Wall Insulation \$ 6.00 sf (includes the furring out of the existing abuse resistant GWB)	g walls, insulation and
Hazardous Material Replacement Costs	
Acoustical Plaster Replacement \$ 12.00 sf	
Fireproofing Replacement \$ 5.00 sf	
Hard Plaster Replacement \$ 9.00 sf	
Gypsum Board Replacement \$ 4.00 sf	
Acoustical Panel/Tile Ceiling	
Replacement: \$ 1.50 sf	
Laboratory Table/Counter Top	
Replacement: \$ 150.00 lf	
Door and Window Panel Replacement \$ 200.00 ea	
Non-ACM Acoust. Panel Ceiling	
Replacement: \$ 1.50 sf	
Resilient Flooring Replacement,	
Including Mastic: \$ 2.25 sf	
Carpet Replacement (over RFC) \$ 3.00 sf	
Kitchen Equipment:	
Walk-in Coolers/Freezers: \$ 29,818.00 per unit Floor Mixer: \$ 9,476.00 per unit	

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CombiOven (double): \$31,000.00 per unit CombiOven (single): \$15,500.00 per unit **Convection Oven (double):** \$ 12,600.00 per unit **Conventional Oven:** \$ 6,200.00 per unit Range: \$ 2,925.00 per unit Mixer: \$ 4,116.00 per unit **Hot Serving Unit:** \$ 8,148.00 per unit **Hot Food Cabinet** \$ 6,150.00 per unit **Cold Serving Unit:** \$ 6,633.00 per unit \$ 9,900.00 per unit **Cold Food Cabinet:** \$ 4,200.00 per unit Ice Maker (with bin) **Stationary Serving Unit:** \$ 3,300.00 per unit Reach-in Refrigerator/Freezer: \$ 6,433.00 per unit Slicer \$ 4,965.00 per unit Kettle: \$ 20,016.00 per unit **Pot Filler:** \$ 1,200.00 per unit Disposer: \$ 2,814.00 per unit Dishwasher: \$ 17,000.00 per unit **Soft Serve Machine:** \$ 15,000.00 per unit **Shelving and Tables (stainless)** \$ 3,325.00 per unit **Kitchen Exhaust Hood:** \$ 56,000.00 per unit (includes fans, exhaust & ductwork) **Total Kitchen Equipment** (square footage based upon only existing area of food Replacement: \$ 190.00 sf preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen

equipment.)

Total Warming Kitchen

Replacement: 112.50 sf (square footage based upon only existing area of food

> preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen

equipment.)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Casework replacement should be on an as needed basis.
- Casework is to comply with Ohio School Facilities, Ohio School Design Manual where practical.
- Assessment Consultant must determine lineal footage of casework to be replaced.
- Do not add items to kitchen, if they do not exist.
- If Terrazzo floor repair area exceeds 300 sf, budget for VET or Carpet instead.
- Partitioning open space classrooms is intended for buildings with an open space design where individual, separated and enclosed classrooms are desired. This includes full height CMU walls in corridors, full height metal stud and drywall partitions between classrooms and doors in lieu of moveable partitions.
- Replace kitchen equipment over 20 years old.
- If two-thirds of the interior doors require replacement, replace all of them.
- When replacing demountable partitions, only count the floor area zones where the demountable partitions occur and indicate in the "Summary of Significant Findings."

Coordination Comments:

- If individual Kitchen Equipment item costs exceed \$127.30 per sf of food preparation, serving, kitchen storage areas and walk-ins, replace all Kitchen Equipment at funding level above for square footage of food preparation, serving, kitchen storage areas and walk-ins. (Use existing kitchen size for calculation).
- If Acoustic Ceilings are being replaced review condition of item K. INTERIOR LIGHTING.

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- If Partial Finish Replacement costs exceed two-thirds cost per sf of Complete Finish Replacement, replace all finishes at funding level for Complete Replacement of Finishes.
- When replacing kitchen equipment, evaluate kitchen equipment electrical panel for sufficient capacity.
- When replacing demountable partitions with metal studs & gypsum board, replace all interior doors within these walls.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

Seal Concrete Floor:	\$ 0.50 sf	
Ceiling Replacement:	\$ 3.85 sf	(high bay area only, combination exposed and
		acoustical ceiling)
Paint exposed ceiling	\$ 1.00 sf	(high bay only)
Paint	\$ 1.50 sf	(high bay area only)
Total Flooring Replacement	\$ 0.75 sf	(high bay area only)
Total Finish Replacement	\$ 8.50 sf	(high bay area only)

K. INTERIOR LIGHTING

The Assessment Consultant shall refer to the design manual to verify that the minimum FC levels are present. Refer to the design manual (page 8600-13 (revised 7/1/99)) for candle levels. The Assessment Consultant shall measure lighting levels in a sampling of educational spaces to determine if upgrades are necessary. Indicate within description a summary of recorded lighting levels.

Building Lighting Replacement	\$5.00 sf	(Includes demo of existing fixtures)
Hazardous Material Replacement Costs:		
Light (Reflector) Fixture Removal	\$3.00 sf	

Additional Comments:

- Replace all incandescent pendant fixtures, U-shaped florescent lamps and T-12 florescent lamps.
- Replace fixtures in poor condition even though foot-candle level is good.

Coordination Comments:

- If Interior Lighting is being replaced, replace Acoustic Ceilings under item J. GENERAL FINISHES.
- If sprinklers are added, remove and replace ceilings and lighting.

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

High Intensity (High Bay) Lighting	\$6.00 Sq. Ft.
Interior Lighting	\$4.00 Sq. Ft.

L. SECURITY SYSTEMS

The Assessment Consultant shall verify that all buildings in the school district have security systems. If none exist, use \$1.85 sf.

Security System	\$ 1.85 sf	(complete, area of building)
Partial Security System Upgrade	\$ 1.35 sf	(complete, area of building)
Exterior Site Lighting:	\$ 1.00 sf	(complete, area of building)

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Additional Comments:

• A complete security system will include access control systems, panic alarms, lock down capabilities, etc., and may include fencing (see Ohio School Facilities, Ohio School Design Manual.)

M. EMERGENCY/EGRESS LIGHTING

The Assessment Consultant shall verify that school building has a standby generator supplying emergency power to emergency/egress lighting.

Emergency/Egress Lighting:	\$1.00 sf	(complete, area of building)
New Exit Sign	\$300.00 each	
New Emergency Light	\$350.00 each	

Additional Comments:

- All exit signs are to meet code for size and location.
- Emergency lighting must meet code for illumination levels and locations.
- New Emergency/Egress lighting must have generator back up. Unless total electric replacement is required, coordinate generator with Item U Life Safety.

N. FIRE ALARM

The Assessment Consultant shall verify that all assessment facilities have a minimum of an addressable type alarm system that meets current codes with strobe type devices in all occupiable spaces and pull stations at all exitss.

Fire Alarm System:	\$ 1.75 sf (complete new system, including removal of existing)

Additional Comments:

- All corridor/room devices shall be the strobe/horn type.
- If there is not an existing system, or if present system is outdated and does not meet code, add a new system.
- If present system does not have additional expansion capability, consider replacement.
- Alarm system shall be connected to an automatic digital communicator monitored by a central station.

O. HANDICAPPED ACCESS

Wheelchair confined students and staff must have access to all instructional areas of every school. All toilet facilities, drinking fountains and door hardware must be ADA compliant.

Handicapped Hardware:	\$ 350.00 set	(includes installation/hardware only)
Signage:	\$ 0.20 sf	(per building area)
Ramps:	\$ 40.00 sf	(per ramp/interior-exterior complete)
Lifts:	\$ 15,000.00 unit	(complete)
Elevators:	\$ 42,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$ 1,800.00 unit	(replacement double ADA)
	\$ 3,000.00 unit	(new double ADA)
Toilet/Urinals/Sinks:	\$ 3,800.00 unit	(new ADA)
	\$ 1,500.00 unit	(replacement ADA)
Toilet Partitions:	\$ 1,000.00 stall	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$ 7,500.00 unit	(openers, electrical, patching, etc)
Replace Doors:	\$ 1,300.00 leaf	(standard 3070 wood door, HM frame, door/light, includes hardware)
	\$ 5,000.00 leaf	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)

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	\$ 5,000.00 leaf	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Remount Restroom Mirrors to Handicapped Height:	\$ 285.00 per res	troom
Provide ADA Shower:	\$ 3,000.00 ea	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	\$ 1,000.00 per rest	room

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Upgrade costs include associated required electrical upgrades.
- Ramps can be used if there is run-out room.
- Existing floor-to-floor chair lifts cannot be used as a substitute for a new elevator.
- Coordinate plumbing fixtures with "E".
- Provide ADA Assisted doors per OBBC.
- Ensure room for expansion, if applicable.

P. <u>SITE CONDITION</u>

The Assessment Consultant shall confirm with district personnel if a deficient site condition exists. Ask the custodian and/or district personnel if the district's parking areas meet city or local codes in reference to paving.

Playground Equipment:	\$	1.50 sf up to \$100	,000 (per building square feet)
Removal of existing		•	, , ,
Playground Equipment	\$ 2,000.00 lump sum		
Replace Existing Asphalt Paving		_	
(heavy duty):	\$	30.60 sy	(includes drainage/tear out for heavy duty asphalt)
Replace Existing Asphalt Paving			
(light duty):	\$	28.60 sy (incl	udes drainage/tear out for light duty asphalt)
Asphalt Paving/New Wearing Cours	e: \$	19.00 sy	(includes minor crack repair in less than 5% of paved area)
New Asphalt Paving (heavy duty):	\$	27.80 sy	
New Asphalt Paving (light duty):	\$	25.80 sy	
Parking Space:	\$	1,100.00 space	(ES & MS: .11 space per student, HS .42 space per student. Parking space includes parking lot drive space.)
Bus Drop-Off:			(Allowance to assist in constructing bus drop-off at
ES/MS		HS/CT	buildings where there currently is none)
\$110/student	\$6	58.75/student	(based on current enrollment)
Concrete Curb:	\$	18.00 lf	(new)
Concrete Sidewalk:	\$	4.69 sf	(5" exterior slab)
Stabilize soil erosion	\$	2.50 sf	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	\$	43.00 lf	
Sitework Allowance	u	p to \$200,000	(for unforeseen conditions)
Provide Soft Surface Playground Material:	\$	30.00 sy	
Replace Concrete Steps:	\$	32.00 sf	
Provide Exterior Parking Lot Catch Basin:	\$	2,500.00 ea	

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Provide Concrete Dumpster Pad:	\$ 2,400.00 ea	(for two dumpsters)
Other:		
Storm Drainage:		
Curb Cuts:		
Stabilize Soil Erosion:		

Additional Comments:

• Review existing Bus/pedestrian/vehicular traffic separation. Assessment consultant should provide funding for paving and curbing to provide separation.

(describe "Other" items along with opinion of probable costs within recommendation section)

- Pave a parking lot if not currently paved.
- This could include a bad drainage condition.
- This could include a circulation problem such as handicapped inaccessibility.
- Provide playground equipment to elementaries (only) as indicated in the Ohio School Facilities, Ohio School Design
 Manual
- Assessment Consultant to review any existing equipment.
- Bus drop off is based on current student enrollment. Combination schools will be determined by enrollment per grade level.
- A sitework allowance to accommodate unforeseen circumstances is to be included on all renovation projects. The
 assessor is required to manually select this as directed on the webtool instructions.

Q. <u>SEWAGE SYSTEM</u>

The Assessment Consultant shall verify the condition and suitability of the existing sewage system. These items are on a per school basis.

ELEMENTARY SCHOOL COST	•		
Square Feet of Building	Cost per sf		
43,750 - 50,000 sf	\$ 4.51		
50,001 sf -69,360 sf	\$ 4.68		
69,361 sf – 100,000 sf	\$ 3.07		
100,001 sf and up	\$ 2.80		
, ,			
MIDDLE SCHOOL COST			
Square Feet of Building	Cost per sf		
52,850 - 67,950 sf	\$ 3.93		
67,951 sf - 91,650 sf	\$ 3.44		
91,651 sf - 100,000 sf	\$ 3.04		
100,001 sf and up	\$ 2.86		
HIGH SCHOOL COST			
Square Feet of Building	Cost per sf		
63,000 - 100,000 sf	\$ 3.66		
100,001 sf - 133,600 sf	\$ 2.21		
133,601 sf - 200,400 sf	\$ 1.79		
200,401 sf and up	\$ 1.60		

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A more accurate probable cost will be achieved by obtaining actual flow rates of a similar type of school with a similar student population and modifying those numbers to the design of the new or renovated building.

Abandonment of Self-

Contained Unit: \$ 10,000.00 lump sum

Sewage Main: \$45.00 lf (includes excavation and backfilling)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section

Additional Comments:

- The size (gallons/day) and type of the treatment plant (re-circulating sand filter or extended aeration) the drainage characteristics of the soil, and the length of sewer piping between the building and treatment components all influence the design and cost.
- Another important factor is water-reducing plumbing fixtures. Treatment plants sized for higher flows will not perform satisfactorily and experience negative effects on the equipment provided.
- Meet with school representatives and inquire about condition and history of the underground sanitary lines. If problems
 are suspected, ask district about having a pipe inspection via camera photography to better determine condition. Also
 enter the item in the "Summary of Significant Findings."

R. WATER SUPPLY

The Assessment Consultant shall verify that there are no problems in this area.

Domestic Water Booster Pump:	\$ 35,000.00 lump sum	
Pressure Tank:	\$ 1.50 per gallon	(new)
	\$ 2.00 per gallon	(removal/replacement)
Domestic Water Main	\$ 40.00 lin. ft	(new)
Well:	\$ 45,000.00 unit	
Well Pump:	\$ 2,500.00 unit	(5HP unit)
	\$ 10,000.00 unit	(25-30 HP unit)
Water Quality Test	\$ 500.00	(includes 2 tests)

Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Coordination Comments:

- Coordinate with Item "U" Life Safety
- If District uses a well for potable water, determine if arsenic contamination is an issue. Contact OSFC if Arsenic Filtration System is required.

S. EXTERIOR DOORS

Assessment Consultant shall visually inspect and recommend for replacement, if needed.

Door Leaf/Frame and Hardware:	\$	2,000.00	per leaf	(includes removal of existing)
Overhead door and hardware	\$	2,500.00	per leaf	(8x10 sectional, manual operation)
Hazardous Material Replacement Costs:				
Fire Door Replacement	\$	1,100.00	each	

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(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- All exterior door and hardware must be ADA compliant.
- Replace all wood exterior doors.
- Coordinate transoms and sidelights with Item "F" Windows.

T. HAZARDOUS MATERIAL

Effective June 1, 2001 Assessors will use the Environmental Hazards Form to establish estimates for Item T. Additional Comments:

- IMPORTANT NOTE TO REGIONAL PROGRAM CONSULTANTS: If the building is intended to become a part of a district's Master Plan, the Regional Program Consultant shall review the Enhanced Environmental Report and make any budget adjustments required due to replacement of abated materials. The adjustments should be made per the specific line items in sections A through W herein, under the *Hazardous Material Replacement Costs* heading in each section.
- OSFC policy is to remove all hazardous materials.

U. <u>LIFE SAFETY</u>

The Assessment Consultant shall review exit corridors and include funding for eliminating existing dead-end corridor conditions. Include descriptive analysis and opinion of probable costs in recommendation section. The Assessment Consultant shall confirm that all buildings contain sprinklers. Stairs must be in two-hour rated enclosures and travel distances may require an additional means of egress. Stair railings must pass the 4" ball test. The present code requires that the guards of stair railing(s) shall not allow a sphere of 4" to pass through the balusters. An exception is made only for the triangular opening where the tread /rise / railing bottom meet to allow a 6" size sphere to pass through. In addition, the design of a guardrail should not be such that would create a "ladder effect" allowing a student to climb the railing system and therefore possibly fall over it. If water supply is from a well, assure an additional well, well pump, storage tank and generator will be required to serve the fire suppression sprinkler system.

Sprinkler / Fire Suppression System:	\$ 3.20) sf	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$ 5,000.00	per level	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	\$ 42,500.00	per level	(all inclusive)
Demo of existing stairway:	\$12,000 per	r floor	(per stairway, two floor minimum \$12,000, includes demo and floor construction, see coordination comment)
As required to provide adequate fire	suppression	system:	
Water Main	\$ 40.00	ln. ft.	(new)
Well Pump (Electric):	\$ 30,000.00	unit	
Well Pump for Fire Pump	\$ 20,000.00	unit	
Generator:	\$ 50,000.00	unit	(75 KW w/fence and pad/day tank only, life safety only)
Storage Tank:	\$ 50,000.00) unit	(30,000-35,000 gallon tanks)
Well:	\$ 45,000.00) unit	
Handrails:	\$ 5,000.00	level	
Retrofit existing kitchen hood with			
Fire suppression system Provide Fire Extinguisher and Wall Cabinet:	\$ 6,500.00 \$ 585.00) per hood) ea	(includes preparation of wall to receive recessed cabinet)
Replace Fire Extinguisher:	\$ 400.00		1 1

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Other:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Demo of existing stairway includes the removal of an interior stairway requiring enclosure due to fire code that cannot be enclosed because of space or other issues. The stairway will then be removed and the space used for other purposes. The cost includes the removal of the stair and any guard or handrails, installing structural steel, decking and concrete infill.
- Stairway enclosures not required for two-story buildings.

Coordination Comments:

- If a Fire Suppression System is being provided, replace Interior Lighting under item K. INTERIOR LIGHTING.
- If a Fire Suppression System is being provided, replace Acoustic Ceilings under item J. INTERIOR FINISHES.
- When specifying a fire protection system for a building currently using a well for domestic water include well pump, generator and storage tank.
- Coordinate with Item "R" Water Supply.
- If complete electrical replacement is required, do not add generator.

V. LOOSE FURNISHINGS

Based on the CEFPI appraisal form, if loose furnishings are rated less than 8 under Environment for Education on Item 6.17 apply funding as listed below. If CEFPI Item 6.17 is above 8, no funding should be received.

Use the following graduated scale:

CEFPI Rating	\$/Sf Allowance
8	\$1.00
7	\$2.00
6	\$3.00
4 to 5	\$4.00
0 to 3	\$5.00

(Graduated scale based on evaluation of furnishing)

HIGH BAY/INDUSTRIAL SPACE – LAB TYPES 5, 6, 7:

High Bay Loose Furnishings allowance is \$1.00 per sqft

Add \$19,500 for Welding Tables in the Welding lab in addition to the \$1.00 per sqft for loose furnishings.

W. <u>TECHNOLOGY</u>

The Assessment Consultant shall determine whether the school is fully compliant with the Ohio School Design Manual (OSDM). Provide assessment funding based on the figures below.

Non-OSDM Compliant:			
ELEMENTARY SCHOOL TECHNOLOGY COST			
Square Feet	Cost per sf		
< 50,000 sf	\$13.18		
50,001 sf -69,360 sf	\$11.51		
69,361 sf – 100,000 sf	\$10.18		

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100,001 sf and up	\$ 9.84
MIDDLE SCHOOL TECHNO	DLOGY COST
Square Feet	Cost per sf
< 67,950 sf	\$10.29
67,951 sf – 91,650 sf	\$ 9.47
91,651 sf – 100,000 sf	\$ 8.66
100,001 sf and up	\$ 8.47
HIGH SCHOOL TECHNOLO	OGY COST
Square Feet	Cost per sf
< 100,000 sf	\$8.82
100,001 sf – 133,600 sf	\$8.54
133,601 sf – 200,400 sf	\$6.79
200,401 sf and up	\$5.80

Additional Comments:

- Technology renovation calculation is based on current square feet. Combination schools will be determined by enrollment per grade level.
- Technology renovation budgets include technology cabling, network electronics (wireless), phone system, paging & central sound system, wireless clock system, all A/V system components (such as classroom projectors, video distribution & sound), specialized audio systems for large group areas, and interactive curriculum technology (such as smart board/stand, interactive tablet, student response system, document camera).

Coordination Comments:

• Technology renovation calculation is based on current building size and current building enrollment (i.e. elementary, middle or high school). Combination schools will be determined by square feet per grade level.

X. NON-CONSTRUCTION COST – (Same as 2015)

Non-Construction costs are listed below. A construction contingency of 7% will be added to the A through W Costs.

Land Survey	0.03%
Soil Borings/Phase I Envir. Report	0.10%
Agency Approval Fees (Bldg. Code)	0.25%
Construction Testing	0.40%
Printing – Bid Documents	0.15%
Advertising for Bids	0.02%
Builders Risk Insurance	0.12%
Bond Fees	0.00%
Design Professionals Compensation	7.50%
CM Compensation	6.00%
Commissioning and Maintenance Plan Advisor	0.60%
Non-Construction Contingency	<u>1.12%</u>

Non-Construction Total

Regional Cost Factors

As of March 26, 2018 Regional Cost Factors have been adjusted as follows:

Region 0 – Central Ohio	1.0000
Region 1 – Southwestern Ohio	0.9595
Region 2 – West Central Ohio	0.9897
Region 3 – Northwestern Ohio	1.0468

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16.29%

Region 4 – North Central Ohio	1.0025
Region 5 – South Central Ohio	1.0121
Region 6 – Southeastern Ohio	1.0114
Region 7 – East Central Ohio	1.0083
Region 8 – Northeastern Ohio	1.0360

Note: The changes for 2018 are color-coded as follows:

Green: Cost or Narrative Change

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