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OHIO FACILITIES CONSTRUCTION COMMISSION

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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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FACILITIES ASSESSMENT REPORT

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FACILITIES ASSESSMENT REPORT

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

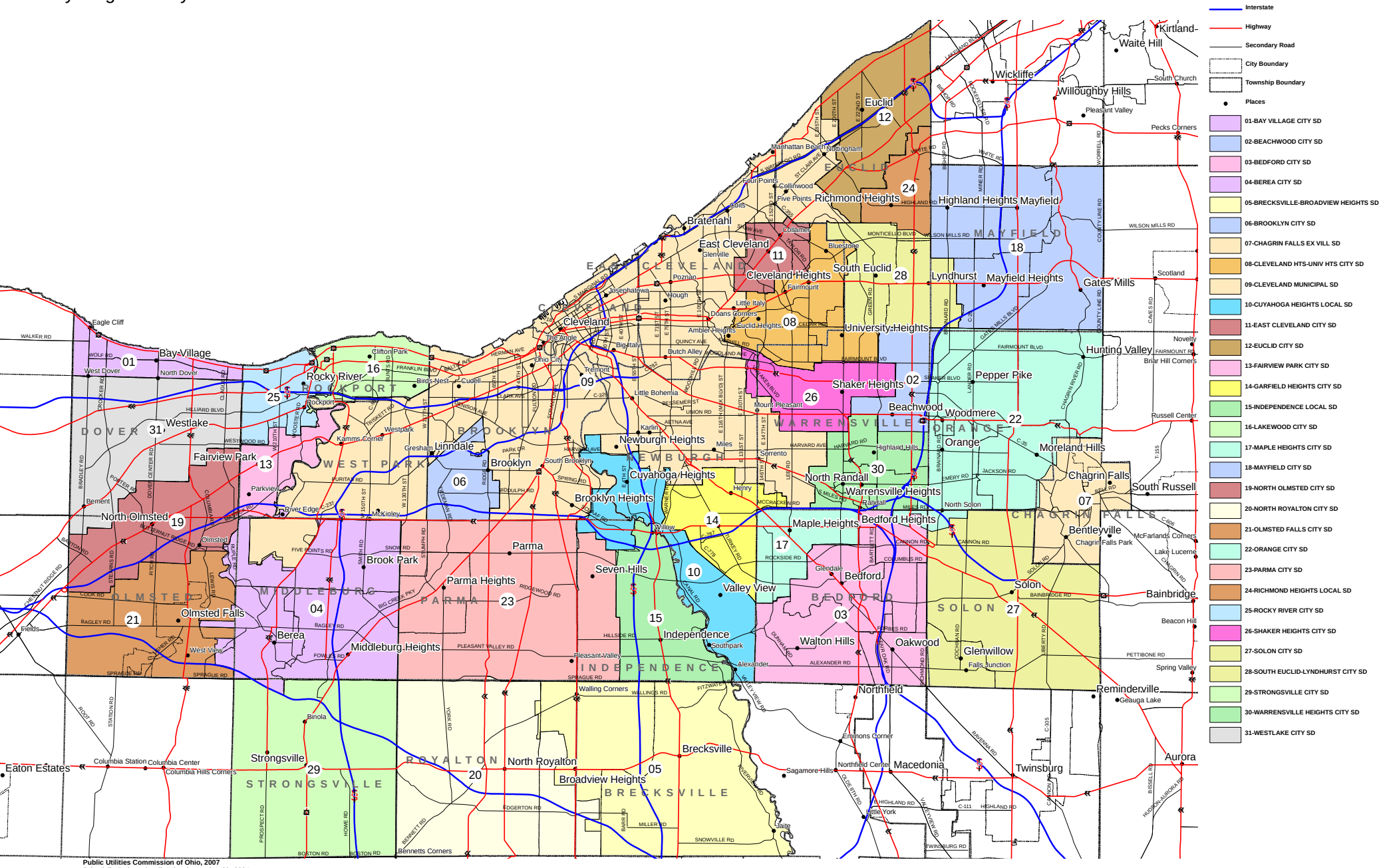
The enrollment projections study was not available at the time of this on-site assessment.

DISTRICT ASSESSMENT SUMMARY

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.

Cuyahoga County School Districts



Public Utilities Commission of Ohio, 2007
School district boundary line data last updated in 2004
Source: Ohio Geographic Information System Service Center and Cleveland State University in partnership with the Ohio Department of Education

DISTRICT ASSESSMENT SUMMARY

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.

DISTRICT ASSESSMENT SUMMARY

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.

DISTRICT ASSESSMENT SUMMARY

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.

DISTRICT ASSESSMENT SUMMARY

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.

DISTRICT ASSESSMENT SUMMARY

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.

DISTRICT ASSESSMENT SUMMARY

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.

DISTRICT ASSESSMENT SUMMARY

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.

DISTRICT ASSESSMENT SUMMARY

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 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. 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 guidelines. Existing kitchen is full service. Student dining shares the 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

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Small City
Assessment Name	Bedford High School - HPG 2018
Assessment Date (on-site; non-EEA)	2018-05-24
Kitchen Type	Full Kitchen
Cost Set:	2018
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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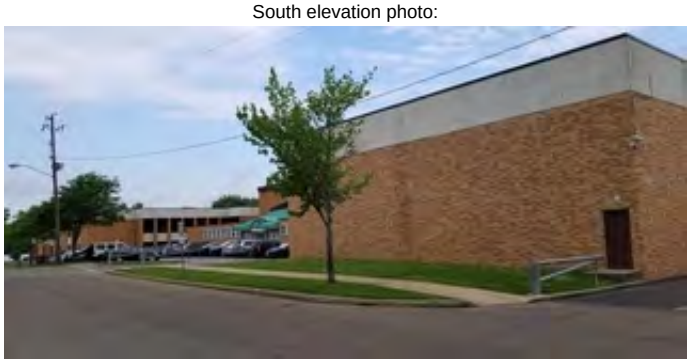
North elevation photo:

East elevation photo:

South elevation photo:



West elevation photo:

GENERAL DESCRIPTION

428,732 Total Existing Square Footage

1954,1954,1954,1958,1958,1958,1958,1958,1958,1958,1958,1971,1971,1971,1971,1994,1994 Building Dates

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. 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.

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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 Addition (1958)	9634													
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	12,820	5,192	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
Program Type 1	Business and Administrative Services	Laboratory	994.00
		Related Office	0.00
		Related Storage	0.00
		Other	0.00
		Other Spaces, Comments: BUSINESS	
Program Type 1	Business Management	Laboratory	1232.00
		Related Office	0.00
		Related Storage	0.00
		Other	0.00
		Other Spaces, Comments: BUSINESS MANAGEMENT	
Program Type 1	Finance	Laboratory	1209.00
		Related Office	0.00
		Related Storage	0.00
		Other	0.00
		Other Spaces, Comments: FINANCE MANAGEMENT	
Program Type 1	Visual Design and Imaging	Laboratory	1985.00
		Related Office	63.00
		Related Storage	133.00
		Other	0.00
		Other Spaces, Comments: DIGITAL MEDIA	
Program Type 2	Engineering and Design	Laboratory	2810.00
		Related Office	0.00
		Related Storage	245.00
		Related Changing Room	43.00
		Other	532.00
		Other Spaces, Comments: MAKER SPACE Other - Mezzanine storage	
Program Type 2	Medical Bioscience	Laboratory	1417.00
		Related Office	0.00
		Related Storage	0.00
		Related Changing Room	0.00
		Other	0.00
		Other Spaces, Comments: HEALTH SCIENCES	
Program Type 3	Marketing	Laboratory	1161.00
		Bookstore	0.00
		Display	0.00
		Related Office	0.00
		Related Storage	90.00
		Other	0.00
		Other Spaces, Comments: MARKETING	
Program Type 6	Ground Transportation	Laboratory	4729.00
		Machine Room	0.00
		Flammable Material Storage	45.00
		Other	1224.00
		Related Classroom	4144.00
		Related Office	90.00
		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	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$11,717,902.64	-
	B.	Roofing	3	$2,054,370.70	-
	C.	Ventilation / Air Conditioning	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 Chimneys	3	$1,568,155.00	-
	I.	Structure: Floors and Roofs	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 Lighting	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	-
	Q.	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 Contingency / Non-Construction Cost	-	$10,598,877.66	-
Total				$53,983,026.28	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$55,926,415.23

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

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	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	**1954**	**no**	**2**	**84,954**
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$2,898,630.48	-
	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	-
	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 / Non-Construction Cost	-	$2,567,187.79	-
Total				$13,075,400.10	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$13,546,114.51

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

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	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	**1954**	**no**	**1**	**12,136**
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	**Heating System**	**3**	**$0.00**	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$196,967.28	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	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	3	$12,136.00	-
	N.	Fire Alarm	3	$21,238.00	-
	O.	Handicapped Access	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 Material	1	$0.00	-
	U.	Life Safety	3	$40,291.52	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**2**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$85,536.25	-
Total				$435,659.85	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$451,343.60

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

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

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	**1954**	**no**	**2**	**7,327**
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
	A.	Heating System	3	$249,997.24	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$118,917.21	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	Windows	3	$31,200.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$129,687.90	-
	K.	Interior Lighting	1	$36,635.00	-
	L.	Security Systems	2	$9,891.45	-
	M.	Emergency/Egress Lighting	3	$7,327.00	-
	N.	Fire Alarm	3	$12,822.25	-
	O.	Handicapped Access	2	$19,265.40	-
	P.	Site Condition	3	$11,739.09	-
	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	$24,325.64	-
	V.	Loose Furnishings	3	$36,635.00	-
	W.	Technology	2	$21,248.30	-
-	X.	Construction Contingency / Non-Construction Cost	-	$173,379.76	-
Total				$883,071.24	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$914,861.80

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

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

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	**1958**	**no**	**1**	**124,502**
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

FACILITY ASSESSMENT Cost Set: 2018		Rating	Dollar Assessment	C
A.	Heating System	3	$4,248,008.24	-
B.	Roofing	3	$669,132.60	-
C.	Ventilation / Air Conditioning	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 Chimneys	3	$355,311.25	-
I.	Structure: Floors and Roofs	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 Lighting	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	3	$422,346.64	-
V.	Loose Furnishings	3	$622,510.00	-
W.	Technology	2	$361,055.80	-
X.	Construction Contingency / Non-Construction Cost	-	$3,348,734.80	-
Total			$17,056,035.99	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$17,670,053.29

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

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 Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	**1958**	**no**	**1**	**9,634**
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$251,640.08	-
	B.	Roofing	3	$105,536.60	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$156,359.82	-
	E.	Plumbing and Fixtures	2	$90,000.00	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$19,268.00	-
	K.	Interior Lighting	1	$48,170.00	-
	L.	Security Systems	2	$17,822.90	-
	M.	Emergency/Egress Lighting	3	$9,634.00	-
	N.	Fire Alarm	3	$16,859.50	-
	O.	Handicapped Access	2	$1,926.80	-
	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	$31,984.88	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	Technology	2	$27,938.60	-
-	X.	Construction Contingency / Non-Construction Cost	-	$189,857.92	-
Total				$966,999.10	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$1,001,811.07

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

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

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	**1958**	**no**	**1**	**14,996**
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$391,695.52	-
	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: Walls and Chimneys	3	$146,735.00	-
	I.	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	-
	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	-
Total				$2,400,251.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$2,486,660.75

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

11 - Mechanical Building (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	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	**1958**	**no**	**1**	**4,796**
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$125,271.52	-
B.	Roofing	3	$51,448.10	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$77,839.08	-
E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
F.	Windows	3	$33,280.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	3	$19,587.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	**General Finishes**	**3**	**$0.00**	-
K.	Interior Lighting	1	$23,980.00	-
L.	Security Systems	2	$8,872.60	-
M.	Emergency/Egress Lighting	3	$4,796.00	-
N.	Fire Alarm	3	$8,393.00	-
O.	Handicapped Access	2	$1,959.20	-
P.	Site Condition	3	$7,686.05	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	Exterior Doors	3	$2,500.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$15,922.72	-
V.	**Loose Furnishings**	**3**	**$0.00**	-
W.	Technology	2	$13,908.40	-
X.	Construction Contingency / Non-Construction Cost	-	$96,608.20	-
Total			$492,052.37	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$509,766.25

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

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	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	**1958**	**no**	**1**	**12,424**
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
	A.	**Heating System**	**3**	**$0.00**	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$201,641.52	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	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 Lighting	3	$12,424.00	-
	N.	Fire Alarm	3	$21,742.00	-
	O.	Handicapped Access	2	$2,484.80	-
	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	$41,247.68	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**2**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$87,566.11	-
Total				$445,998.51	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$462,054.46

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

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	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	**1958**	**no**	**1**	**8,137**
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	**Heating System**	**3**	**$0.00**	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$132,063.51	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	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 Lighting	3	$8,137.00	-
	N.	Fire Alarm	3	$14,239.75	-
	O.	Handicapped Access	2	$1,627.40	-
	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	$27,014.84	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**2**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$57,350.73	-
Total				$292,103.18	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$302,618.89

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

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	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	**1958**	**no**	**1**	**2,556**
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	**Heating System**	**3**	**$0.00**	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$41,483.88	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	**General Finishes**	**3**	**$0.00**	-
	K.	Interior Lighting	1	$12,780.00	-
	L.	Security Systems	2	$4,728.60	-
	M.	Emergency/Egress Lighting	3	$2,556.00	-
	N.	Fire Alarm	3	$4,473.00	-
	O.	Handicapped Access	2	$511.20	-
	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 Material	1	$0.00	-
	U.	Life Safety	3	$8,485.92	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**2**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$18,327.27	-
Total				$93,345.87	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$96,706.32

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

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

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	**1958**	**no**	**1**	**2,286**
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$59,710.32	-
	B.	Roofing	3	$57,117.20	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$37,101.78	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	Windows	3	$94,640.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	3	$75,380.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$40,462.20	-
	K.	Interior Lighting	1	$11,430.00	-
	L.	Security Systems	2	$3,086.10	-
	M.	Emergency/Egress Lighting	3	$2,286.00	-
	N.	Fire Alarm	3	$4,000.50	-
	O.	Handicapped Access	2	$457.20	-
	P.	Site Condition	3	$7,737.34	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	3	$28,000.00	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	3	$7,589.52	-
	V.	Loose Furnishings	3	$11,430.00	-
	W.	Technology	2	$6,629.40	-
-	X.	Construction Contingency / Non-Construction Cost	-	$109,217.50	-
Total				$556,275.06	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$576,300.97

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

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	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	2022	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	**1971**	**no**	**1**	**90,324**
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$2,359,262.88	-
	B.	Roofing	3	$467,050.20	-
	C.	**Ventilation / Air Conditioning**	**2**	**$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 Chimneys	3	$383,392.50	-
	I.	Structure: Floors and Roofs	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 Lighting	3	$90,324.00	-
	N.	Fire Alarm	3	$158,067.00	-
	O.	Handicapped Access	2	$289,964.80	-
	P.	Site Condition	3	$159,637.93	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	3	$48,000.00	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	3	$423,175.68	-
	V.	Loose Furnishings	3	$451,620.00	-
	W.	Technology	2	$261,939.60	-
-	X.	Construction Contingency / Non-Construction Cost	-	$2,534,273.78	-
Total				$12,907,759.89	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$13,372,439.24

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

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

Current Grades	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	**1971**	**no**	**1**	**9,045**
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	**Heating System**	**3**	**$0.00**	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$146,800.35	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	**General Finishes**	**3**	**$0.00**	-
	K.	Interior Lighting	1	$45,225.00	-
	L.	Security Systems	2	$12,210.75	-
	M.	Emergency/Egress Lighting	3	$9,045.00	-
	N.	Fire Alarm	3	$15,828.75	-
	O.	Handicapped Access	2	$1,809.00	-
	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	$30,029.40	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**2**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$63,750.44	-
Total				$324,698.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$336,387.84

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

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	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	**1971**	**no**	**1**	**2,212**
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
	A.	**Heating System**	**3**	**$0.00**	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$35,900.76	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	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 Lighting	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**	-
	W.	**Technology**	**2**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$15,590.49	-
Total				$79,406.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$82,265.33

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

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	**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	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	**1971**	**no**	**1**	**15,910**
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$415,569.20	-
	B.	Roofing	3	$154,043.70	-
	C.	**Ventilation / Air Conditioning**	**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 Chimneys	3	$33,788.75	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$31,820.00	-
	K.	Interior Lighting	1	$79,550.00	-
	L.	Security Systems	2	$29,433.50	-
	M.	Emergency/Egress Lighting	3	$15,910.00	-
	N.	Fire Alarm	3	$27,842.50	-
	O.	Handicapped Access	2	$3,182.00	-
	P.	**Site Condition**	**3**	**$0.00**	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	3	$12,000.00	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	3	$52,821.20	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	Technology	2	$46,139.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$294,261.53	-
Total				$1,498,755.68	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$1,552,710.89

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

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	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	**1994**	**no**	**1**	**10,722**
17 - Physical Education Addition	1994	no	1	16,771
Total				**428,732**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$280,058.64	-
	B.	Roofing	3	$91,286.70	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$174,018.06	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	Windows	3	$4,160.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	3	$22,288.75	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$113,899.75	-
	K.	Interior Lighting	1	$53,610.00	-
	L.	Security Systems	2	$19,835.70	-
	M.	Emergency/Egress Lighting	3	$10,722.00	-
	N.	Fire Alarm	3	$18,763.50	-
	O.	Handicapped Access	2	$9,644.40	-
	P.	Site Condition	3	$17,159.75	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	3	$8,000.00	-
	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 Contingency / Non-Construction Cost	-	$217,463.41	-
Total				$1,107,601.50	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$1,147,475.15

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

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	9-12	Acreage:	58.00
Proposed Grades	N/A	Teaching Stations:	98
Current Enrollment	1013	Classrooms:	81
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
01 - Original Construction	1954	no	2	84,954
02 - Original Construction (LL Mech)	1954	no	1	12,136
03 - LOW BAY Vocational	1954	no	2	7,327
04 - Gym & Cafeteria Addition	1958	no	1	124,502
06 - Fixed Seat Auditorium Addition	1958	no	1	9,634
08 - HIGH BAY Vocational	1958	no	1	14,996
11 - Mechanical Building	1958	no	1	4,796
05 - Gym & Cafeteria Addition (LL Mech)	1958	no	1	12,424
07 - Fixed Seat Auditorium Addition (LL Mech)	1958	no	1	8,137
10 - LOW BAY Vocational (LL Mech)	1958	no	1	2,556
09 - LOW BAY Vocational	1958	no	1	2,286
12 - Academic Addition	1971	no	1	90,324
14 - Academic Addition (LL Mech)	1971	no	1	9,045
16 - Natatorium Addition (LL Mech)	1971	no	1	2,212
15 - Natatorium Addition	1971	no	1	15,910
18 - Auxiliary Gymnasium Addition	1994	no	1	10,722
17 - Physical Education Addition	**1994**	**no**	**1**	**16,771**
Total				**428,732**

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

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
A.	Heating System		3	$438,058.52	-
B.	**Roofing**		**3**	**$0.00**	-
C.	**Ventilation / Air Conditioning**		**2**	**$0.00**	-
D.	Electrical Systems		3	$272,193.33	-
E.	Plumbing and Fixtures		2	$1,600.00	-
F.	**Windows**		**3**	**$0.00**	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		3	$38,843.75	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$52,914.50	-
K.	Interior Lighting		1	$83,855.00	-
L.	Security Systems		2	$31,026.35	-
M.	Emergency/Egress Lighting		3	$16,771.00	-
N.	Fire Alarm		3	$29,349.25	-
O.	Handicapped Access		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 Material		1	$0.00	-
U.	Life Safety		3	$55,679.72	-
V.	**Loose Furnishings**		**3**	**$0.00**	-
W.	Technology		2	$48,635.90	-
X.	Construction Contingency / Non-Construction Cost		-	$268,512.93	-
Total				$1,367,610.88	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	40	40%	Poor
4.0 Building Safety and Security	200	109	55%	Borderline
5.0 Educational Adequacy	200	79	40%	Poor
6.0 Environment for Education	200	97	49%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	497	50%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$1,416,844.87

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

A. Heating System

Description:

The 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.

Item	Cost	Unit	Whole Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required		Required	Required		Required		Required	Required		Required	Required		Required		Required	Required	$9,983,638.64	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required		Required	Required														$1,734,264.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$11,717,902.64	$2,898,630.48	$0.00	$249,997.24	$4,248,008.24	$0.00	$251,640.08	$0.00	$391,695.52	$59,710.32	$0.00	$125,271.52	$2,359,262.88	$0.00	$415,569.20	$0.00	$438,058.52	$280,058.64		

1958 mechanical building steam boilers

Lower level mechanical room air handling unit

Back to Assessment Summary

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.

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Membrane (all types):	$8.70	sq.ft. (Qty)		25,466 Required			65,870 Required		9,634 Required		16,258 Required	2,380 Required		4,183 Required	48,442 Required		15,555 Required			8,925 Required	$1,711,403.10	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$18.40	ln.ft.		1,612 Required			2,964 Required		637 Required		1,255 Required	1,218 Required		465 Required	1,772 Required		528 Required			388 Required	$199,437.60	
Gutters/Downspouts	$13.10	ln.ft.		840 Required			460 Required														$17,030.00	
Overflow Roof Drains and Piping:	$2,500.00	each		4 Required			10 Required		2 Required		4 Required	5 Required		2 Required	4 Required		3 Required			2 Required	$90,000.00	
Roof Access Ladder with Fall Protection Cage:	$100.00	ln.ft.		105 Required			105 Required		50 Required		15 Required	15 Required		15 Required	30 Required		15 Required			15 Required	$36,500.00	(remove and replace)
Sum:			$2,054,370.70	$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. 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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.

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Dust Collection System:	$25,000.00	per system					1 Required				1 Required										$50,000.00	(complete w/installation)
Kiln Exhaust System:	$5,000.00	each					1 Required														$5,000.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Paint Booth Exhaust System	$12,000.00	per system									1 Required										$12,000.00	
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Vehicle Emission System	$15,000.00	per system									1 Required										$15,000.00	
Sum:			$82,000.00	$0.00	$0.00	$0.00	$30,000.00	$0.00	$0.00	$0.00	$52,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

1958 mechanical building absorption chiller

Exhaust fan

Back to Assessment Summary

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.

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System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$6,958,320.36	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:			$6,958,320.36	$1,378,803.42	$196,967.28	$118,917.21	$2,020,667.46	$201,641.52	$156,359.82	$132,063.51	$243,385.08	$37,101.78	$41,483.88	$77,839.08	$1,465,958.52	$146,800.35	$258,219.30	$35,900.76	$272,193.33	$174,018.06			

Main distribution equipment

Pad mounted transformers in electrical vault

Back to Assessment Summary

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 safety shower/eyewashes. The existing safety shower/eyewashes are in fair condition. 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.

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Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)													Required						$316,134.00	(remove / replace)
Toilet:	$1,500.00	unit		20 Required			18 Required		24 Required								5 Required				$100,500.00	(remove / replace) See Item O
Urinal:	$1,500.00	unit		16 Required			8 Required		16 Required								4 Required				$66,000.00	(remove / replace)
Sink:	$1,500.00	unit		8 Required			6 Required		20 Required								8 Required				$63,000.00	(remove / replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Safety Shower/Eyewash - New Installation	$2,500.00	each									3 Required										$7,500.00	
Other: Exterior hose bibs	$800.00	each		2 Required			8 Required								6 Required		1 Required		2 Required		$15,200.00	Provide additional and replacement exterior hose bibs.
Other: Wall patching at floor urinal removal	$2,000.00	each		16 Required			8 Required														$48,000.00	Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement.
Sum:			$616,334.00	$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	$320,934.00	$0.00	$26,300.00	$0.00	$1,600.00	$0.00		

Floor mounted water cooler

Water fountain

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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 Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Insulated Glass/Panels:	$65.00	sq.ft. (Qty)		10,206 Required		480 Required	2,378 Required				4,049 Required	1,456 Required		512 Required	6,957 Required		275 Required			64 Required	$1,714,505.00	(includes blinds)
Curtain Wall/Storefront System:	$65.00	sq.ft. (Qty)													12,099 Required						$786,435.00	(remove and replace)
Sum:			$2,500,940.00	$663,390.00	$0.00	$31,200.00	$154,570.00	$0.00	$0.00	$0.00	$263,185.00	$94,640.00	$0.00	$33,280.00	$1,238,640.00	$0.00	$17,875.00	$0.00	$0.00	$4,160.00		

Typical windows at 1954 original construction

Typical windows at 1971 addition

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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.

Rating: 1 Satisfactory

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

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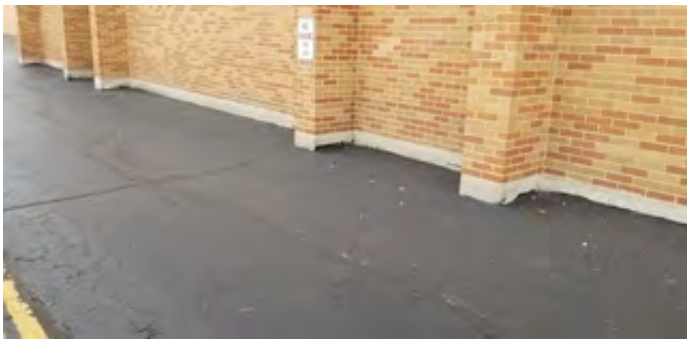
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Poured concrete foundation at 1971 addition

Brick and poured foundation at original construction

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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.

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Tuckpointing:	$5.25	sq.ft. (Qty)		7,190 Required			9,165 Required				2,600 Required	1,010 Required		1,620 Required	5,970 Required		2,355 Required		3,355 Required	1,925 Required	$184,747.50	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		25,884 Required			21,996 Required				4,720 Required	2,520 Required		3,888 Required	14,328 Required		7,065 Required		8,052 Required	4,620 Required	$139,609.50	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		25,884 Required			21,996 Required				4,720 Required	2,520 Required		3,888 Required	14,328 Required		7,065 Required		8,052 Required	4,620 Required	$93,073.00	(wall surface)
Exterior Caulking:	$5.50	ln.ft.		650 Required			550 Required				120 Required	65 Required		95 Required	360 Required		175 Required		200 Required	115 Required	$12,815.00	(removing and replacing)
Replace Brick Veneer System:	$35.00	sq.ft. (Qty)		285 Required			570 Required				75 Required	12 Required		24 Required	450 Required		80 Required				$52,360.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	$250.00	ln.ft.		1,438 Required			915 Required				472 Required	252 Required			1,194 Required						$1,067,750.00	(total removal and replacement including pinning and shoring)
Other: Demolish chimney	$15,000.00	allowance		Required																	$15,000.00	Demolish brick chimney
Other: Louvered grill removal	$40.00	sq.ft. (Qty)		58 Required			12 Required														$2,800.00	Provide for brick infill at exterior grilles following unit ventilator removal, including CMU back-up, rigid insulation, vapor barrier and 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	$383,392.50	$0.00	$33,788.75	$0.00	$38,843.75	$22,288.75		

Cracking brick at 1958 addition

Tuckpointing required at stage mezzanine

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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.

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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	$0.00		

Steel frame roof with insulated panel at stage

Cast in place concrete floor from mechanical space

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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 repairs to terrazzo flooring due to condition. Provide for replacement of wood 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 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 outdated or inadequate kitchen equipment due to age and condition of equipment. Provide for replacement of kiln due to condition.

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Paint:	$2.00	sq.ft. (of entire building addition)							Required								Required		Required	Required	$106,074.00	(partial finish - floor area/prep and installation)
Acoustic Ceiling:	$3.50	sq.ft. (Qty)																	5,535 Required		$19,372.50	(partial finish - tear out and replace per area)
Complete Replacement of Finishes and Casework (High):	$17.70	sq.ft. (of entire building addition)		Required		Required	Required				Required	Required			Required						$5,741,685.30	(high school, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		35 Required			18 Required								20 Required						$73,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required			Required								Required						$59,956.00	(per building area)
Plaster refinishing:	$14.00	sq.ft. (Qty)		4,247 Required			6,225 Required														$146,608.00	
Lightweight Concrete Floor Infill at Wood Floor Removal:	$8.00	sq.ft. (Qty)					450 Required														$3,600.00	(partial finish - includes removal of wood flooring and sleeper system)
Resilient Wood/Synthetic Flooring	$12.85	sq.ft. (Qty)					16,170 Required													7,195 Required	$300,240.25	(tear-out and replace per area)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)		300 Required			300 Required														$15,000.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	$110.00	per seat					1,013 Required														$111,430.00	(based on current enrollment)
Art Program Kiln:	$2,750.00	each					1 Required														$2,750.00	
Hot Serving Unit:	$8,148.00	per unit					2 Required														$16,296.00	
Hot Food Cabinet	$6,150.00	unit					2 Required														$12,300.00	
Cold Serving Unit:	$6,633.00	per unit					2 Required														$13,266.00	
Cold Food Cabinet	$9,900.00	per unit					2 Required														$19,800.00	
Stationary Serving Unit:	$3,300.00	per unit					2 Required														$6,600.00	
Sum:			$6,647,978.05	$1,622,634.60	$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 classroom

General finishes in corridor

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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.

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Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required		Required	Required	Required	Required	Required	Required	Required	Required	Required	$2,068,680.00	Includes demo of existing fixtures
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - High Intensity (High Bay) Lighting	$6.00	sq.ft. (of entire building addition)									Required										$89,976.00	
Sum:			$2,158,656.00	$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

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L. Security Systems

Description: The overall facility contains a security system consisting of security cameras and motion sensors. The existing security system is in fair condition. The exterior security lighting consists of wall and pole mounted fixtures. Exterior security lighting is in adequate condition and provides adequate coverage.

Rating: 2 Needs Repair

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 Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Partial Security System Upgrade:	$1.35	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$578,788.20	(complete, area of building)
Other: Upgrade exterior site lighting	$0.50	sq.ft. (of entire building addition)		Required			Required		Required		Required		Required	Required	Required		Required		Required	Required	$187,582.50	Provide upgrade to exterior security lighting 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	$167,099.40	$12,210.75	$29,433.50	$2,986.20	$31,026.35	$19,835.70		

Ceiling mounted security cameras

Security cameras

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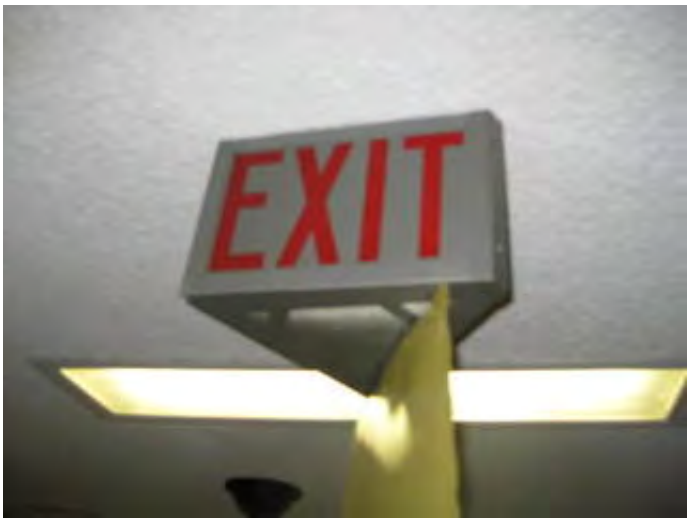
M. Emergency/Egress Lighting

Description: The 1954 original construction, 1958 gymnasium & cafeteria addition, 1958 low and high bay, 1958 mechanical building, 1971 academic 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 Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$428,732.00	(complete, area of building)
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

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N. Fire Alarm

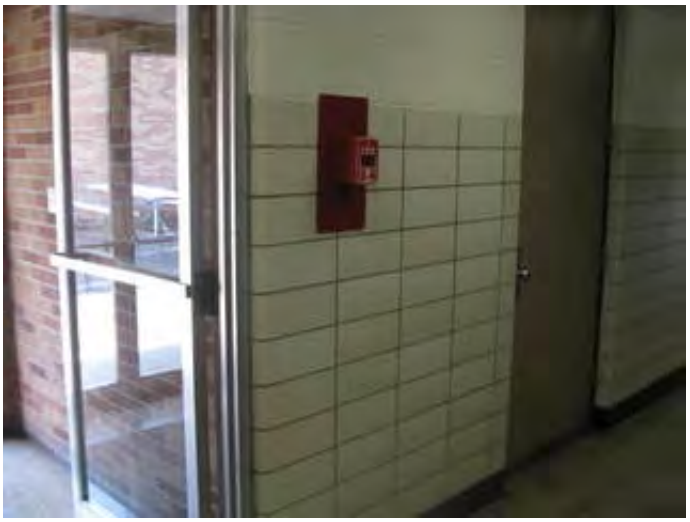
Description: The overall facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull stations are mounted at exits. Horns and strobes are not mounted in classrooms, assembly areas, or mechanical areas. Mechanical equipment does 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.

Rating: 3 Needs Replacement

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 Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$750,281.00	(complete new system, 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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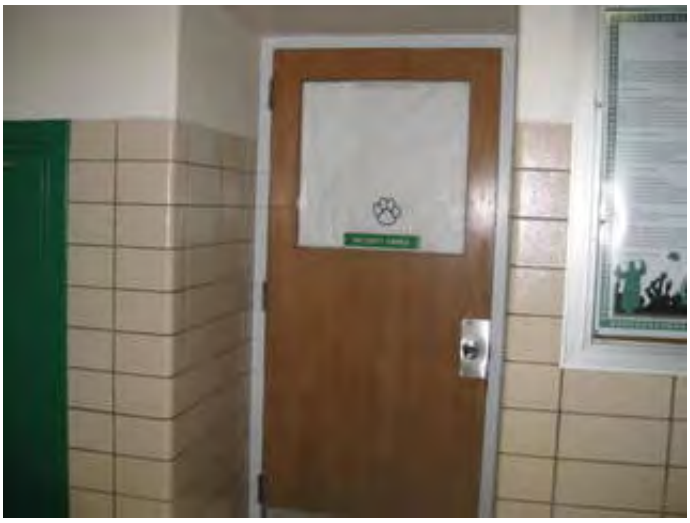
O. Handicapped Access

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 Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$85,746.40	(per building area)
Ramps:	$40.00	sq.ft. (Qty)		1,200 Required																	$48,000.00	(per ramp/interior-exterior complete)
Lifts:	$15,000.00	unit		3 Required																	$45,000.00	(complete)
Electric Water Coolers:	$1,800.00	unit		10 Required	0 Required	0 Required	8 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	8 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$46,800.00	(replacement double ADA)
Toilet Partitions:	$1,000.00	stall		8 Required			18 Required				17 Required			1 Required	12 Required				0 Required	0 Required	$56,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		2 Required	0 Required	0 Required	5 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	0 Required	1 Required	$60,000.00	(openers, electrical, patching, etc)
Replace Doors:	$1,300.00	leaf		123 Required		6 Required	187 Required				6 Required				135 Required						$594,100.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,000.00	leaf		75 Required		2 Required	37 Required								14 Required						$640,000.00	(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:			$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 door hardware and clear area

Non-compliant electric water cooler

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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.

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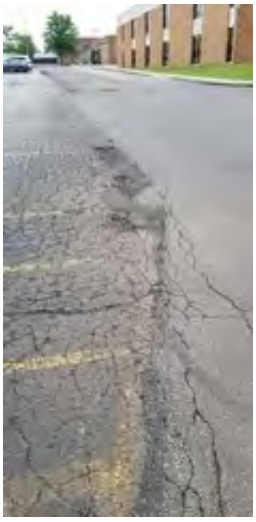
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		1,571 Required		119 Required	2,504 Required				243 Required	78 Required		78 Required	1,608 Required				271 Required	174 Required	$203,367.60	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		3,190 Required		241 Required	5,083 Required				493 Required	159 Required		158 Required	3,265 Required				551 Required	352 Required	$385,871.20	(including drainage / tear out for light duty asphalt)
Concrete Curb:	$18.00	ln.ft.		334 Required		25 Required	532 Required				52 Required	17 Required		16 Required	342 Required				58 Required	37 Required	$25,434.00	(new)
Concrete Sidewalk:	$4.69	sq.ft. (Qty)		2,127 Required		161 Required	3,390 Required				329 Required	106 Required		105 Required	2,177 Required				367 Required	235 Required	$42,195.93	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		80 Required			122 Required								16 Required						$9,374.00	
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		1,120 Required																	$35,840.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		1 Required			1 Required														$4,800.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required																	$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	$150,000.00	allowance		Required																	$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Sum:			$906,882.73	$396,974.23	$0.00	$11,739.09	$255,117.30	$0.00	$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

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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.

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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

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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

Recommendations: Provide funding for water quality testing.

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

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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 Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		14 Required			20 Required				2 Required	14 Required			24 Required		6 Required			4 Required	$168,000.00	(includes removal of existing)
Overhead doors and hardware:	$2,500.00	per leaf					2 Required							1 Required							$7,500.00	(8 x 10 sectional, manual 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	$0.00	$0.00	$8,000.00		

Overhead door at shop

Entrance doors at 1971 addition

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

Assumed hazardous flooring material

Assumed hazardous flooring material

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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.

Item	Cost	Unit	Whole Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		84,954 Required	12,136 Required	7,327 Required	124,502 Required	12,424 Required	9,634 Required	8,137 Required	14,996 Required	2,286 Required	2,556 Required	4,796 Required	90,324 Required	9,045 Required	15,910 Required	2,212 Required	16,771 Required	10,722 Required	$1,371,942.40	(includes increase of service piping, if required)
New Exterior Stair Enclosure	$42,500.00	per level		3 Required											1 Required						$170,000.00	(all inclusive)
Handrails:	$5,000.00	level		8 Required											12 Required						$100,000.00	
Other: Back-flow preventer at fire main	$6,000.00	each		1 Required																	$6,000.00	Provide back-flow preventer at fire water service.
Other: Provide fire extinguishers and cabinets	$0.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	$51,447.84	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Remove all chains and padlocks at panic hardware	$100.00	leaf													8 Required						$800.00	Remove all chained and padlocked panic hardware devices.
Other: Remove corridor doors swinging against direction of egress	$500.00	leaf		2 Required											16 Required						$9,000.00	Remove corridor doors which swing against the direction of egress many of which contain dead-bolt locks.
Other: Remove corridor security gates	$1,500.00	each		10 Required			6 Required								8 Required						$36,000.00	Remove existing corridor security gates.
Sum:			$1,745,190.24	$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	$55,679.72	$35,597.04		

Corridor fire extinguisher cabinet

Kitchen hood fire suppression

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

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W. Technology

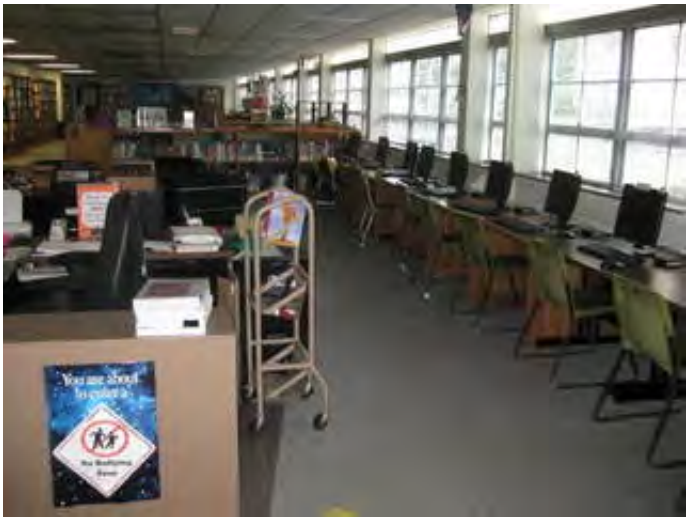
Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching 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	Unit	Whole Building	01 - Original Construction (1954) 84,954 ft²	02 - Original Construction (LL Mech) (1954) 12,136 ft²	03 - LOW BAY Vocational (1954) 7,327 ft²	04 - Gym & Cafeteria Addition (1958) 124,502 ft²	05 - Gym & Cafeteria Addition (LL Mech) (1958) 12,424 ft²	06 - Fixed Seat Auditorium Addition (1958) 9,634 ft²	07 - Fixed Seat Auditorium Addition (LL Mech) (1958) 8,137 ft²	08 - HIGH BAY Vocational (1958) 14,996 ft²	09 - LOW BAY Vocational (1958) 2,286 ft²	10 - LOW BAY Vocational (LL Mech) (1958) 2,556 ft²	11 - Mechanical Building (1958) 4,796 ft²	12 - Academic Addition (1971) 90,324 ft²	14 - Academic Addition (LL Mech) (1971) 9,045 ft²	15 - Natatorium Addition (1971) 15,910 ft²	16 - Natatorium Addition (LL Mech) (1971) 2,212 ft²	17 - Physical Education Addition (1994) 16,771 ft²	18 - Auxiliary Gymnasium Addition (1994) 10,722 ft²	Sum	Comments
Other: Partial technology upgrades	$2.90	sq.ft. (of entire building addition)		Required		Required	Required		Required		Required	Required		Required	Required		Required		Required	Required	$1,108,443.80	Provide partial technology 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

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X. Construction Contingency / Non-Construction Cost

Renovation 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 Project		**$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	☑ 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 Surfacing**	**Floor Construction**
☑ 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	*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 suitable for buses, cars, and service vehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.		
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. Lawn areas where mowing is required do not exceed 3:1 slope. The site has not been developed with outdoor learning spaces.		
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 are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.		
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 walks, vehicular circulation, parking areas, and physical education spaces, and is desirable.		
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 walks, vehicular circulation, parking areas, and physical education spaces, and is desirable.		
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 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, 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	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	
The roofing systems over the entire building are in poor to fair condition but require replacement due to age of systems. The metal roofing over the 1954 original construction and 1958 gymnasium are in good condition.		
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 deterioration and require repair.		
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
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 overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*11*
Municipal water supply is adequate for current domestic and future fire suppression requirements and contains a backflow preventor. A separate fire main will be required to supply future sprinkler system.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*5*
Classrooms have an inadequate number of outlets and data jacks 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 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	*5*
The number and size of restrooms meet requirements. Restrooms are not ADA compliant.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*3*
District reports no problems with sanitary system. There is ponding water in the lower level mechanical area in the 1971 natatorium addition due to absence of floor drains.		
2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*4*
The fire alarm system does not meet requirements. Smoke detectors are 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.		
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 loose throughout the facility and requires special care and maintenance.		
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 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 inadequately provided around the exterior of the facility.		
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 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 egress create dead-end corridor conditions.		
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 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	
There are at least two independent exits form all areas of the building. Corridor security gates and egress doors swinging against the direction of egress 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	*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	Points Allocated	Points
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 areas where mowing is required do not exceed 3:1 slope. The site has not been developed with outdoor learning spaces.		
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
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	*10*
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	15	*4*
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	*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. Entry and exit points to the building have been adequately provided. Corridor security gates and egress doors swinging against egress direction create dead-end corridors.		
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 large 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.		

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*3*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*97*

LEED Observation Notes

School District:	Bedford City
County:	Cuyahoga
School District IRN:	43562
Building:	Bedford High
Building 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, dry 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 and custodial uses. WEc3.2: Water Use Reduction: 30% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilets and waterless 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 contamination. 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.

Back to Assessment Summary

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.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		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

SITE PLAN

N

HPG
HARRISON
PLANNING GROUP
architecture
educational visioning / planning
high performance learning environments
sustainable design management
facility master planning
construction administration
owners representation

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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

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1954, 1958, 1971, 1994
Acreage:	58.0
Total Bldg Area:	428,732 SF

Site Plan

Assessment Diagram
Bedford High School

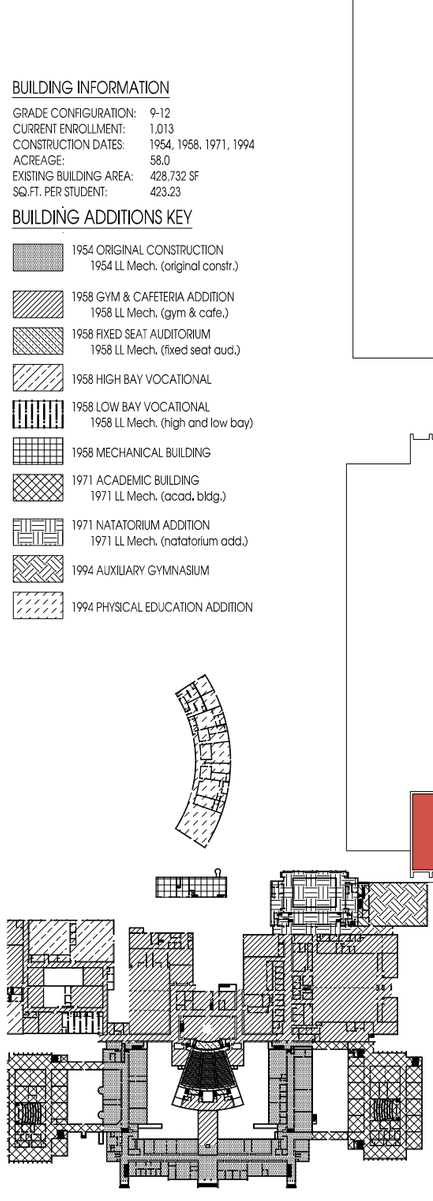
SHEET NUMBER
1 of 5

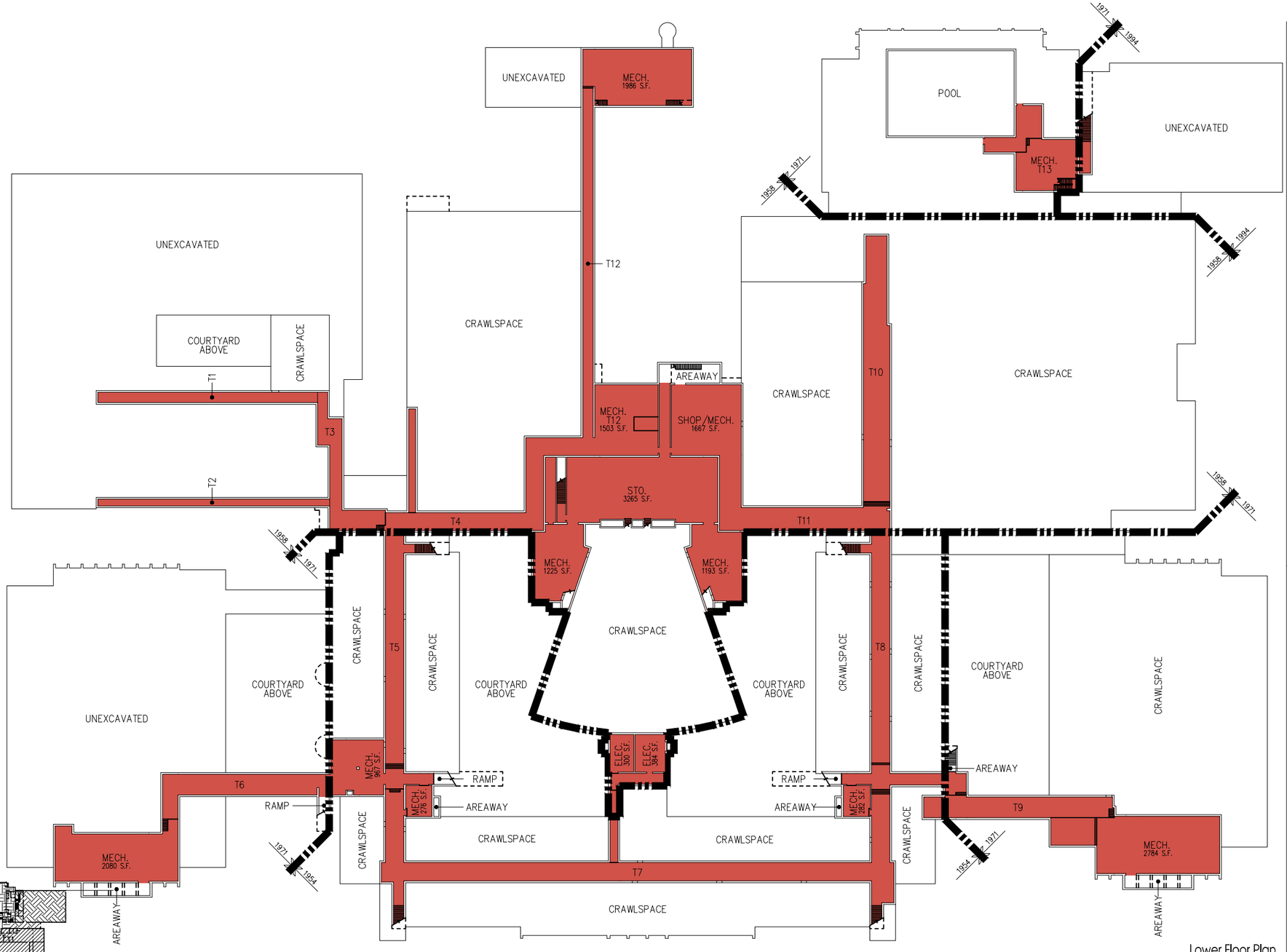
BUILDING INFORMATION

GRADE CONFIGURATION: 9-12
CURRENT ENROLLMENT: 1,013
CONSTRUCTION DATES: 1954, 1958, 1971, 1994
ACREAGE: 58.0
EXISTING BUILDING AREA: 428,732 SF
SQ.FT. PER STUDENT: 423.23

BUILDING ADDITIONS KEY

- 1954 ORIGINAL CONSTRUCTION
  1954 LL Mech. (original constr.)
- 1958 GYM & CAFETERIA ADDITION
  1958 LL Mech. (gym & cafe.)
- 1958 FIXED SEAT AUDITORIUM
  1958 LL Mech. (fixed seat aud.)
- 1958 HIGH BAY VOCATIONAL
- 1958 LOW BAY VOCATIONAL
  1958 LL Mech. (high and low bay)
- 1958 MECHANICAL BUILDING
- 1971 ACADEMIC BUILDING
  1971 LL Mech. (acad. bldg.)
- 1971 NATATORIUM ADDITION
  1971 LL Mech. (natatorium add.)
- 1994 AUXILIARY GYMNASIUM
- 1994 PHYSICAL EDUCATION ADDITION





Lower Floor Plan

LOWER FLOOR PLAN

49,252 S.F.

0 16 32 64 128

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

N

Assessment Diagram
Bedford High School

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architecture
educational visioning / planning
high performance learning environments
community engagement
facility master planning
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- KITCHEN
- CT - SPACE
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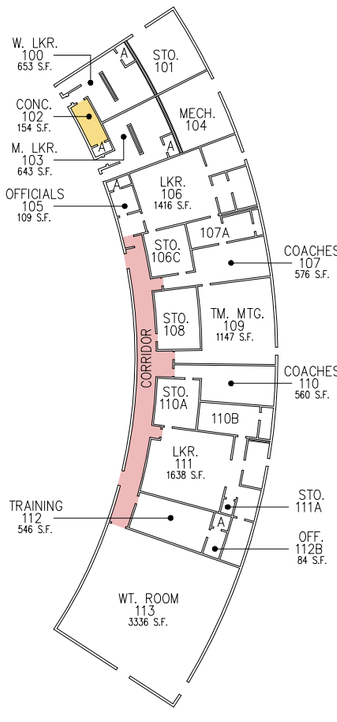
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

BEDFORD CITY SCHOOL DISTRICT

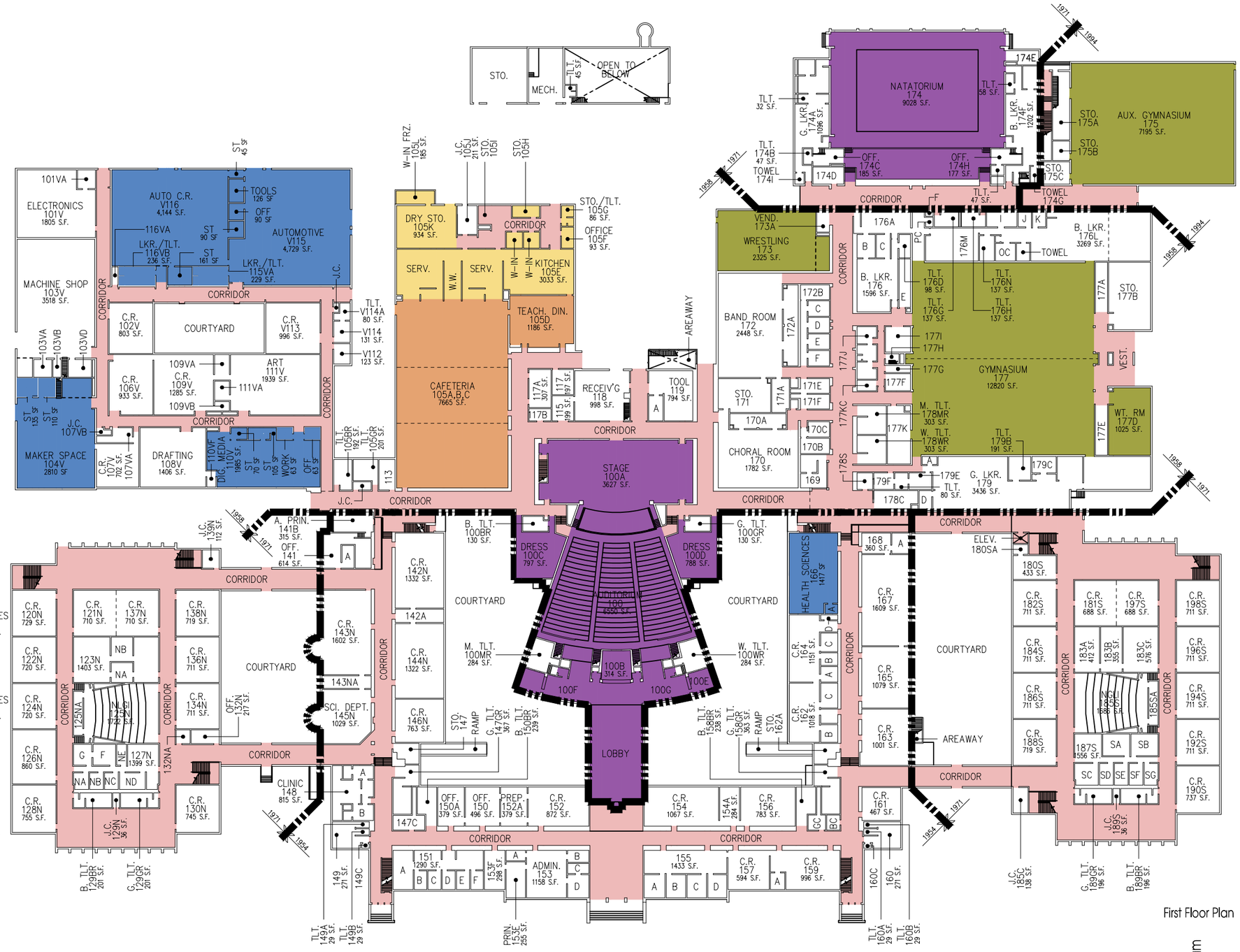
Ohio Facilities Construction Commission

By:	kdh
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1954, 1958, 1971, 1994
Acreage:	58.0
Total Bldg Area:	428,732 SF

SHEET NUMBER
2 of 5



STADIUM BUILDING
(PHYS. ED. ADDITION)
16,771 S.F.



First Floor Plan

Assessment Diagram
Bedford High School

FIRST FLOOR PLAN

N

0 16 32 64 128
SCALE: 1/64" = 1'-0"

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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

Construction Dates:	1954, 1958, 1971, 1994
Acreage:	58.0
Total Bldg Area:	428,732 SF
By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT

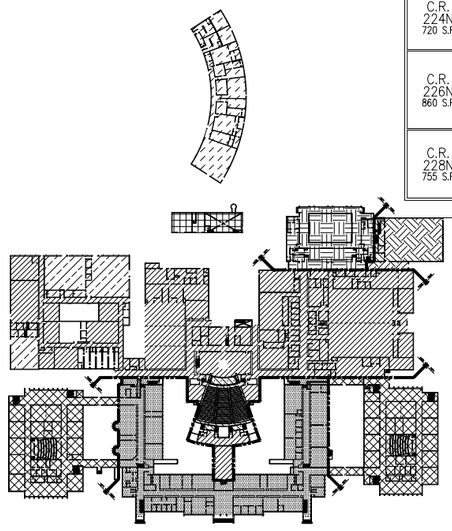
SHEET NUMBER
3 of 5

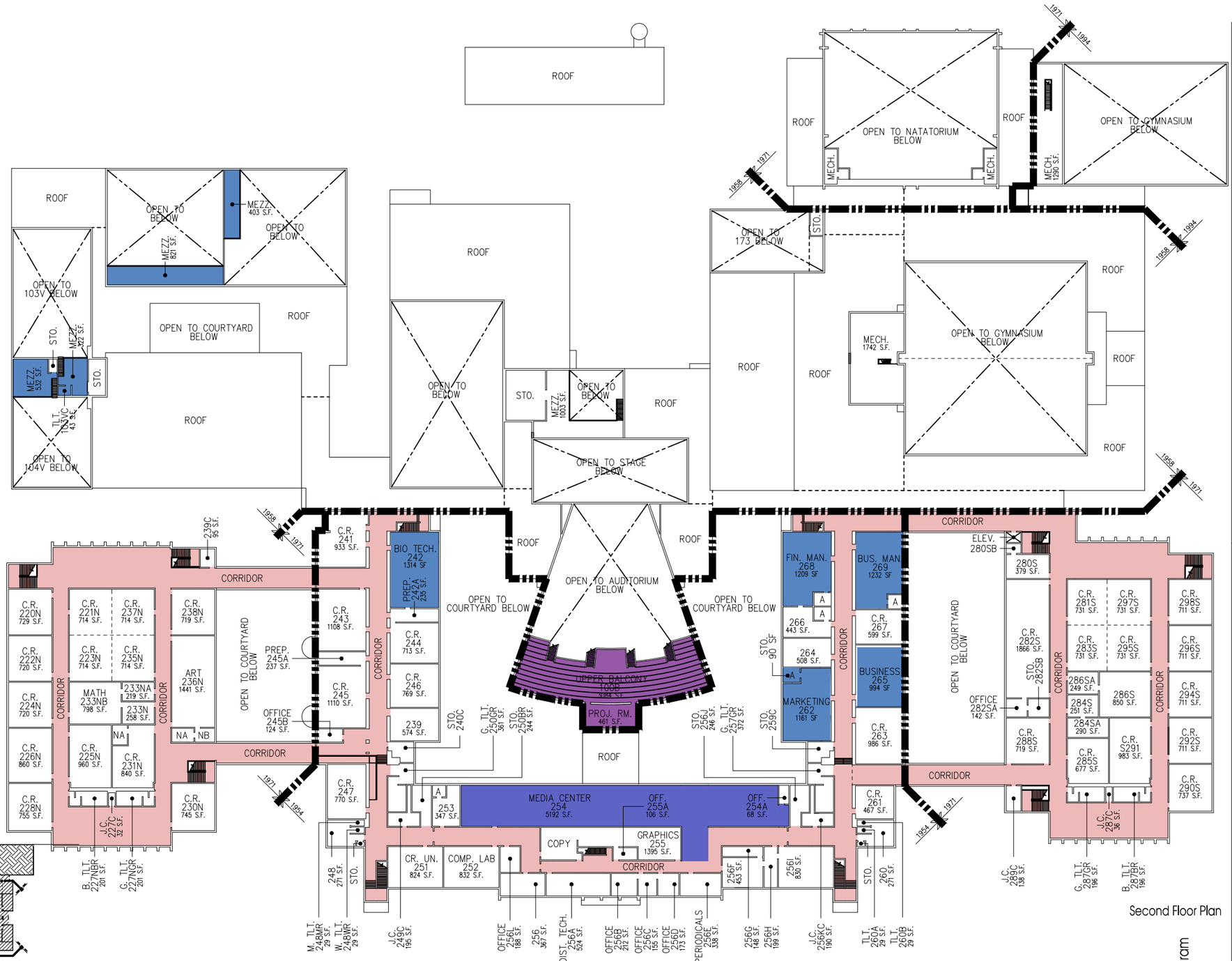
BUILDING INFORMATION

GRADE CONFIGURATION:	9-12
CURRENT ENROLLMENT:	1,013
CONSTRUCTION DATES:	1954, 1958, 1971, 1994
ACREAGE:	58.0
EXISTING BUILDING AREA:	428,732 SF
SQ.FT. PER STUDENT:	423.23

BUILDING ADDITIONS KEY

- 1954 ORIGINAL CONSTRUCTION
  1954 LL Mech. (original constr.)
- 1958 GYM & CAFETERIA ADDITION
  1958 LL Mech. (gym & cafe.)
- 1958 FIXED SEAT AUDITORIUM
  1958 LL Mech. (fixed seat aud.)
- 1958 HIGH BAY VOCATIONAL
- 1958 LOW BAY VOCATIONAL
  1958 LL Mech. (high and low bay)
- 1958 MECHANICAL BUILDING
- 1971 ACADEMIC BUILDING
  1971 LL Mech. (acad. bldg.)
- 1971 NATATORIUM ADDITION
  1971 LL Mech. (natatorium add.)
- 1994 AUXILIARY GYMNASIUM
- 1994 PHYSICAL EDUCATION ADDITION





Second Floor Plan

SECOND FLOOR PLAN

N

0 16 32 64 128

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

Assessment Diagram
Bedford High School

HPG HARRISON PLANNING GROUP
architecture
educational visioning / planning
high performance learning environments
feasibility assessments
facility master planning
construction administration
owners representation

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

Central Ohio Office
10488 Churchill Drive, Suite 200
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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

Construction Dates:	1954, 1958, 1971, 1994
Acreage:	58.0
Total Bldg Area:	428,732 SF
By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT

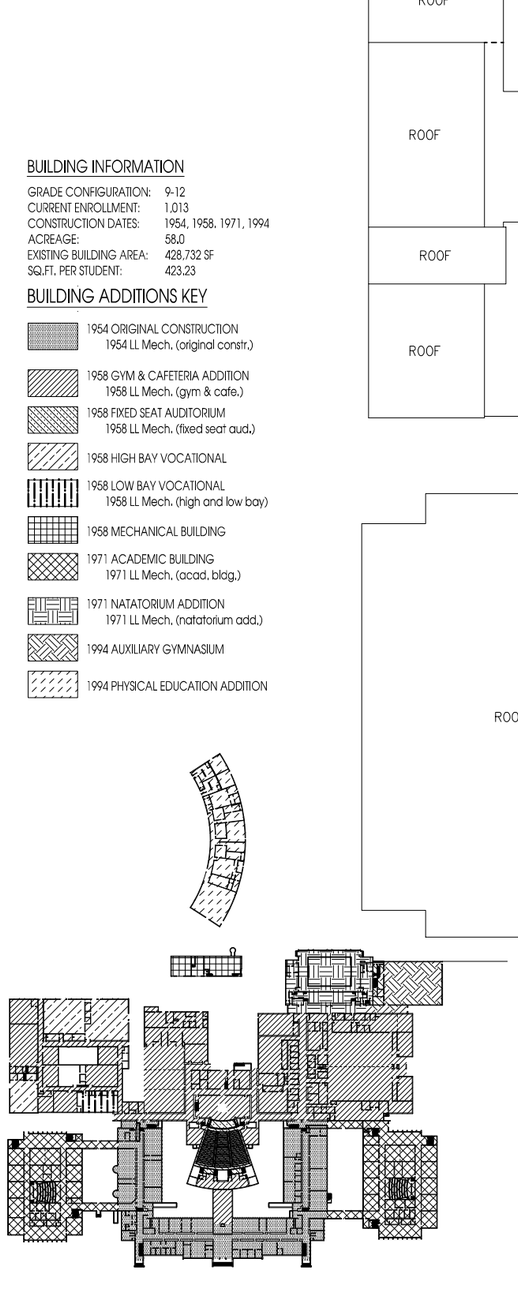
SHEET NUMBER
4 of 5

BUILDING INFORMATION

GRADE CONFIGURATION:	9-12
CURRENT ENROLLMENT:	1,013
CONSTRUCTION DATES:	1954, 1958, 1971, 1994
ACREAGE:	58.0
EXISTING BUILDING AREA:	428,732 SF
SQ.FT. PER STUDENT:	423.23

BUILDING ADDITIONS KEY

- 1954 ORIGINAL CONSTRUCTION
  1954 LL Mech. (original constr.)
- 1958 GYM & CAFETERIA ADDITION
  1958 LL Mech. (gym & cafe.)
- 1958 FIXED SEAT AUDITORIUM
  1958 LL Mech. (fixed seat aud.)
- 1958 HIGH BAY VOCATIONAL
- 1958 LOW BAY VOCATIONAL
  1958 LL Mech. (high and low bay)
- 1958 MECHANICAL BUILDING
- 1971 ACADEMIC BUILDING
  1971 LL Mech. (acad. bldg.)
- 1971 NATATORIUM ADDITION
  1971 LL Mech. (natatorium add.)
- 1994 AUXILIARY GYMNASIUM
- 1994 PHYSICAL EDUCATION ADDITION



Upper Level Floor Plan

UPPER LEVEL FLOOR PLAN

N

0 16 32 64 128

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

Assessment Diagram
Bedford High School

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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

By:	kath
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1954, 1958, 1971, 1994
Acreage:	58.0
Total Bldg Area:	428,732 SF

SHEET NUMBER
5 of 5

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

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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 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.

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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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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 Considerations

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Heskett Middle School (15974)

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Heskett Middle School	**Contact:**	Ms. Virginia Golden		
Address:	5771 Perkins Rd	**Phone:**	(440) 439-4450		
	Bedford,OH 44146	**Date Prepared:**	2018-05-25	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	15974	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	6-8	Acreage:	26.50
Proposed Grades	N/A	Teaching Stations:	54
Current Enrollment	526	Classrooms:	44
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1968 Original Construction	1968	no	1	100,780
(02) 1968 Fixed Seat Auditorium Addition	1968	yes	1	3,372
Total				**104,152**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$1,353,976.00	-
B.	Roofing	3	$1,448,468.00	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$1,690,386.96	-
E.	Plumbing and Fixtures	2	$170,500.00	-
F.	Windows	3	$355,420.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	3	$174,220.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$2,202,134.00	-
K.	Interior Lighting	3	$520,760.00	-
L.	Security Systems	3	$192,681.20	-
M.	Emergency/Egress Lighting	3	$104,152.00	-
N.	Fire Alarm	3	$182,266.00	-
O.	Handicapped Access	2	$421,530.40	-
P.	Site Condition	3	$766,954.80	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	3	$72,000.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$367,886.40	-
V.	Loose Furnishings	3	$201,560.00	-
W.	Technology	3	$918,620.64	-
X.	Construction Contingency / Non-Construction Cost	-	$2,722,516.64	-
Total			$13,866,533.04	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	82	82%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	54	54%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	132	66%	Borderline
6.0 Environment for Education	200	139	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$14,365,728.23

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

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(01) 1968 Original Construction (1968) Summary

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Heskett Middle School	**Contact:**	Ms. Virginia Golden		
Address:	5771 Perkins Rd	**Phone:**	(440) 439-4450		
	Bedford,OH 44146	**Date Prepared:**	2018-05-25	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	15974	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	6-8	Acreage:	26.50
Proposed Grades	N/A	Teaching Stations:	54
Current Enrollment	526	Classrooms:	44
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1968 Original Construction	**1968**	**no**	**1**	**100,780**
(02) 1968 Fixed Seat Auditorium Addition	1968	yes	1	3,372
Total				**104,152**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$1,310,140.00	-
B.	Roofing	3	$1,396,048.00	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$1,635,659.40	-
E.	Plumbing and Fixtures	2	$170,500.00	-
F.	Windows	3	$355,420.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	3	$174,220.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$2,192,355.20	-
K.	Interior Lighting	3	$503,900.00	-
L.	Security Systems	3	$186,443.00	-
M.	Emergency/Egress Lighting	3	$100,780.00	-
N.	Fire Alarm	3	$176,365.00	-
O.	Handicapped Access	2	$420,856.00	-
P.	Site Condition	3	$766,954.80	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	3	$72,000.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$357,096.00	-
V.	Loose Furnishings	3	$201,560.00	-
W.	Technology	3	$888,879.60	-
X.	Construction Contingency / Non-Construction Cost	-	$2,665,266.82	-
Total			$13,574,943.82	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	82	82%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	54	54%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	132	66%	Borderline
6.0 Environment for Education	200	139	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$14,063,641.80

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

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

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Heskett Middle School	**Contact:**	Ms. Virginia Golden		
Address:	5771 Perkins Rd	**Phone:**	(440) 439-4450		
	Bedford,OH 44146	**Date Prepared:**	2018-05-25	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	15974	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	6-8	Acreage:	26.50
Proposed Grades	N/A	Teaching Stations:	54
Current Enrollment	526	Classrooms:	44
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1968 Original Construction	1968	no	1	100,780
(02) 1968 Fixed Seat Auditorium Addition	**1968**	**yes**	**1**	**3,372**
Total				**104,152**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$43,836.00	-
	B.	Roofing	3	$52,420.00	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	Electrical Systems	3	$54,727.56	-
	E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**3**	**$0.00**	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$9,778.80	-
	K.	Interior Lighting	3	$16,860.00	-
	L.	Security Systems	3	$6,238.20	-
	M.	Emergency/Egress Lighting	3	$3,372.00	-
	N.	Fire Alarm	3	$5,901.00	-
	O.	Handicapped Access	2	$674.40	-
	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	$10,790.40	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	Technology	3	$29,741.04	-
-	X.	Construction Contingency / Non-Construction Cost	-	$57,249.82	-
Total				$291,589.22	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	82	82%	Satisfactory
2.0 Structural and Mechanical Features	200	125	63%	Borderline
3.0 Plant Maintainability	100	54	54%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	132	66%	Borderline
6.0 Environment for Education	200	139	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	658	66%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$302,086.43

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

A. Heating System

Description: The 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.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Other: Rooftop unit with air-conditioning	$13.00	sq.ft. (of entire building addition)		Required	Required	$1,353,976.00	Rooftop unit with air-conditioning
Sum:			$1,353,976.00	$1,310,140.00	$43,836.00		

Rooftop HVAC equipment

Ceiling air diffuser

Back to Assessment Summary

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.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	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		$3,000.00	(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 are in adequate 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 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	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Rooftop air-handling unit tag

Rooftop air-handling equipment

Back to Assessment Summary

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	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$1,690,386.96	(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	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	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 air connections	$15,000.00	per system		2 Required		$30,000.00	Provide compressed air systems in two 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

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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) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
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 classroom windows

Typical windows at entry corridor

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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 deterioration.

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) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Typical masonry foundation

Typical masonry foundation

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H. Structure: Walls and Chimneys

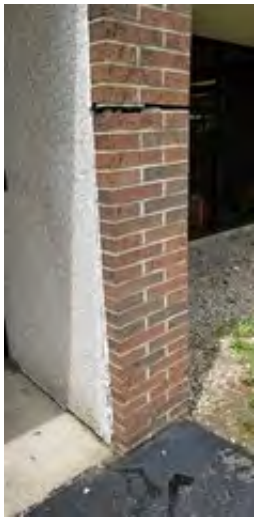
Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed no locations of deterioration, and is in fair condition, though there were several areas that showed evidence of mortar deterioration, brick deterioration, and some areas of separation of brick veneer 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.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		5,100 Required		$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		$107,520.00	(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

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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) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Bar joist and metal deck roof

Precast concrete plank at locker rooms

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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 full service, and the existing kitchen equipment is more than 20 years old. A walk-in cooler and freezer are located within the kitchen space, and are in 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 removal and 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.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Acoustic Ceiling:	$2.90	sq.ft. (Qty)			3,372 Required	$9,778.80	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Complete Replacement of Finishes and Casework (Middle):	$15.90	sq.ft. (of entire building addition)		Required		$1,602,402.00	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		12 Required		$12,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required		$20,156.00	(per building area)
Resilient Wood/Synthetic Flooring	$12.85	sq.ft. (Qty)		6,192 Required		$79,567.20	(tear-out and replace per area)
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 Replacement:	$190.00	sq.ft. (Qty)		2,173 Required		$412,870.00	(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:			$2,202,134.00	$2,192,355.20	$9,778.80		

Typical corridor finishes

Typical classroom finishes

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K. Interior Lighting

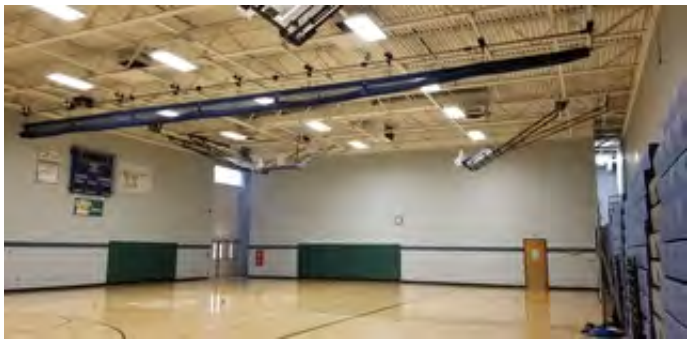
Description: The typical classrooms in the overall facility are equipped with 2x4 lay-in surface mount fluorescent fixtures with a combination of single and dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 53 FC, thus complying with the 50 FC recommended 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.

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	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	$520,760.00	Includes demo of existing fixtures
Sum:			$520,760.00	$503,900.00	$16,860.00		

Lighting in student dining area



Lighting in gymnasium

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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

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.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	$192,681.20	(complete, area of building)
Sum:			$192,681.20	$186,443.00	$6,238.20		

Ceiling mounted security camera

Wall and pole mounted exterior lihgting

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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	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$104,152.00	(complete, area of building)
Sum:			$104,152.00	$100,780.00	$3,372.00		

Ceiling mounted exit signage

Wall mounted emergency lightng

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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 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.

Rating: 3 Needs Replacement

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 Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	$182,266.00	(complete new system, including 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 Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Handicapped Hardware:	$350.00	set		4 Required		$1,400.00	(includes installation / hardware only)
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 Coolers:	$3,000.00	unit		10 Required		$30,000.00	(new double ADA)
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 & Frame:	$7,500.00	unit		5 Required		$37,500.00	(openers, electrical, patching, etc)
Replace Doors:	$1,300.00	leaf		141 Required		$183,300.00	(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		

Noncompliant restroom lavatories

Non-compliant water fountain

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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 Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		4,870 Required		$149,022.00	(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		$66,000.00	**(Number of students should be rounded up 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 Unforeseen Circumstances	$50,000.00	allowance		Required		$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	$150,000.00	allowance		Required		$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Sum:			$766,954.80	$766,954.80	$0.00		

Asphalt pavement in poor condition

Concrete sidewalk in poor condition

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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	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

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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) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
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

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

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 transoms and sidelights is addressed in Item F.

Item	Cost	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		36 Required		$72,000.00	(includes removal of existing)
Sum:			$72,000.00	$72,000.00	$0.00		

Typical entrance doors

Typical entrance doors

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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	Unit	Whole Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

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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 Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		100,780 Required	3,372 Required	$333,286.40	(includes increase of service 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 corridor security gates	$1,700.00	each		8 Required		$13,600.00	Remove overhead and rolling corridor security gates.
Sum:			$367,886.40	$357,096.00	$10,790.40		

Fire extinguisher cabinet

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 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 (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
CEFPI Rating 7	$2.00	sq.ft. (of entire building addition)		Required		$201,560.00	
Sum:			$201,560.00	$201,560.00	$0.00		

Typical student desks and chairs

Typical teacher desk and workstation

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W. Technology

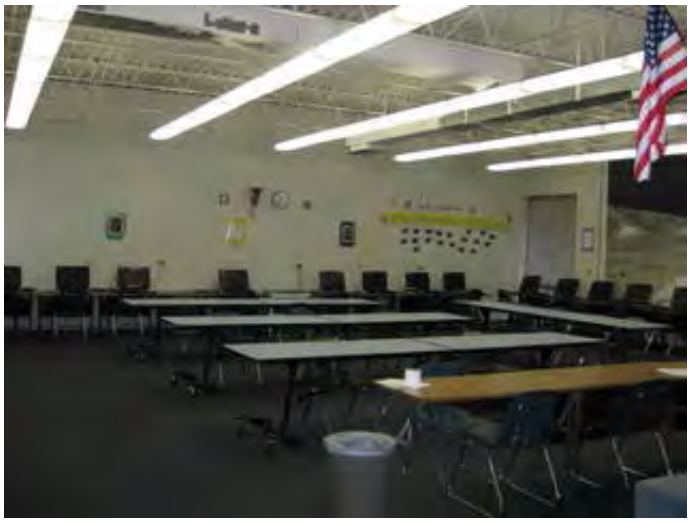
Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching 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 Building	(01) 1968 Original Construction (1968) 100,780 ft²	(02) 1968 Fixed Seat Auditorium Addition (1968) 3,372 ft²	Sum	Comments
HS portion of building with total SF < 100,000	$8.82	sq.ft. (Qty)		100,780 Required	3,372 Required	$918,620.64	
Sum:			$918,620.64	$888,879.60	$29,741.04		

Classroom projector



Computer lab

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X. Construction Contingency / Non-Construction Cost

Renovation 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 School		
Street Address	5771 Perkins Rd		
City/Town, State, Zip Code	Bedford, OH 44146		
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	1968,1968		

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 Surfacing**	**Floor Construction**
☑ 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	*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 areas where mowing is required do not exceed 3:1 slope.		
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 areas, and are provided with adequate solid surface parking for events.		
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 walks, vehicular circulation, parking areas, and physical education spaces, 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	*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 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		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	
Entire building is not ADA-compliant.		
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.		
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	*10*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*7*
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	*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 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	*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*
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.		

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	*1*
Inadequate quantity of hose bibs around exterior of building.		
TOTAL - 2.0 Structural and Mechanical Features	200	*125*

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 provided around the exterior of the facility.		
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.		

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*
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 position create dead-end 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.		
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.		
TOTAL - 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.		
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	Points Allocated	Points
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. 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 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 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	*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 suitable 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 adjacent 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*

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 City
County:	Cuyahoga
School District IRN:	43562
Building:	Heskett Middle School
Building IRN:	15974

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, dry 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 and custodial uses. WEc3.2: Water Use Reduction: 30% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilets and waterless 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 contamination. 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: **Heskett Middle School**

6-8

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.
6.

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.
5.
6.

Back to Assessment Summary

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.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		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

N

BUILDING COMPONENT LEGEND

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- CT - SPACE
- AG ED LAB
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

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BEDFORD CITY SCHOOL DISTRICT

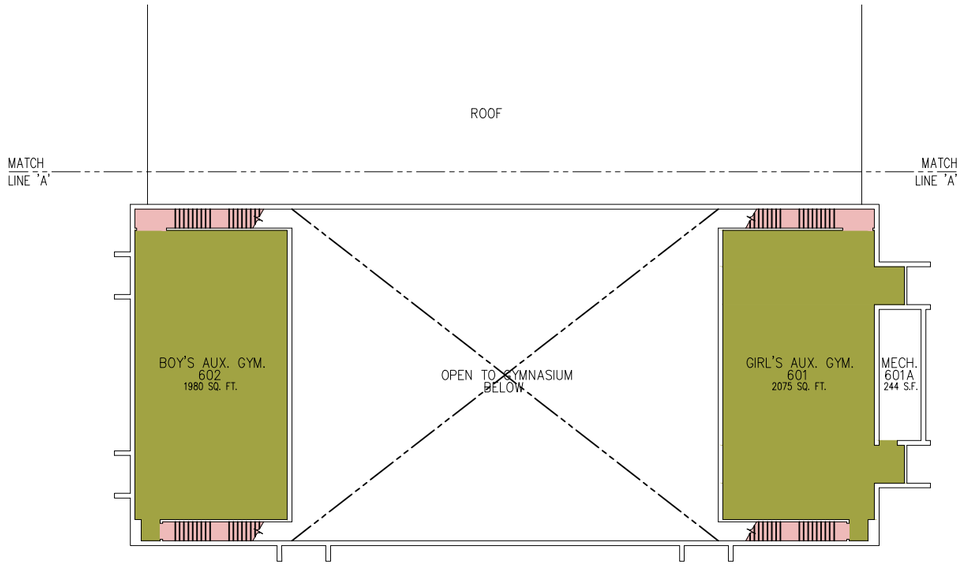
Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1968
Acreage:	26.5
Total Bldg Area:	104,152 sf

SHEET NUMBER
1 of 4

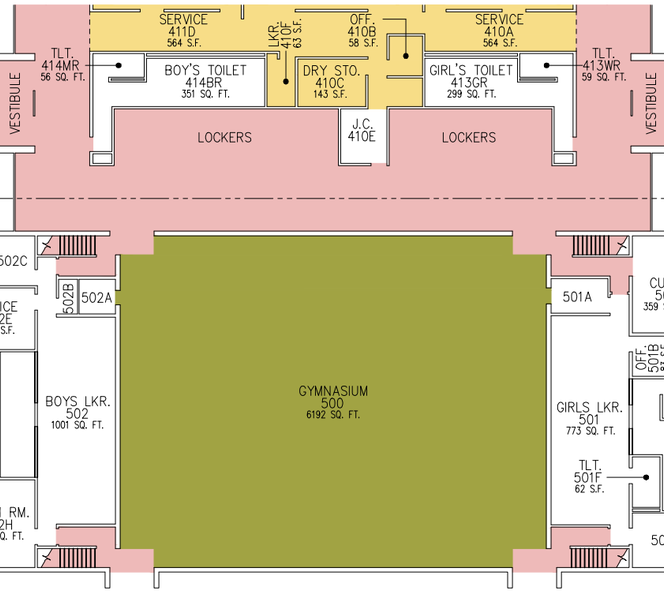
Site Plan

Assessment Diagram
Heskett Middle School



SECOND FLOOR PLAN

4,973 SQ. FT.



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

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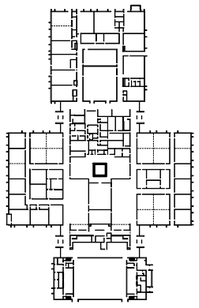
1968 FIXED SEAT AUDITORIUM ADDITION	3,372 S.F.
	104,152 S.F. TOTAL



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FIRST FLOOR PLAN

0 8 16 32 64

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

First Floor Plan

Assessment Diagram
Heskett Middle School

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BEDFORD CITY SCHOOL DISTRICT

Ohio Facilities Construction Commission

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SHEET NUMBER

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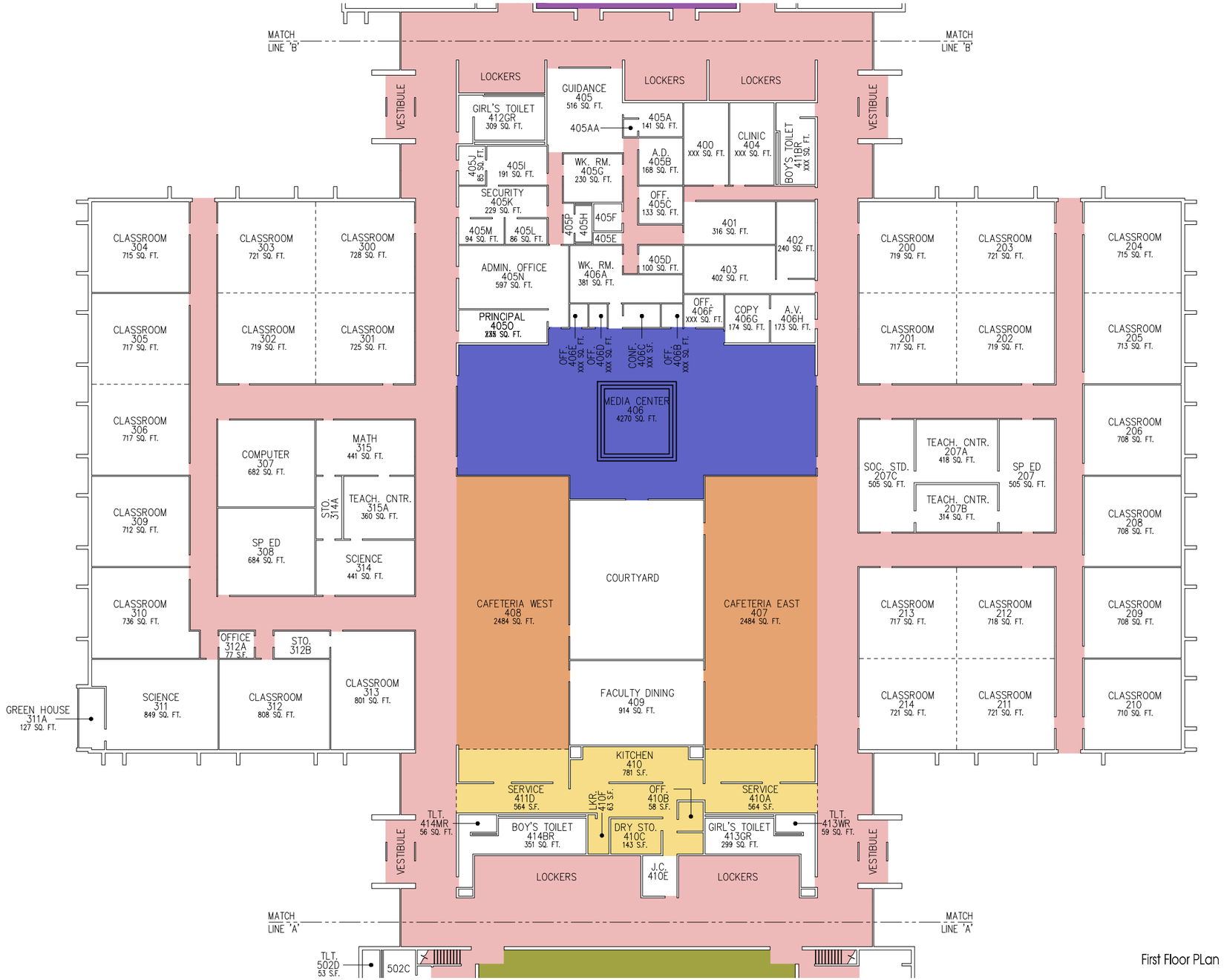

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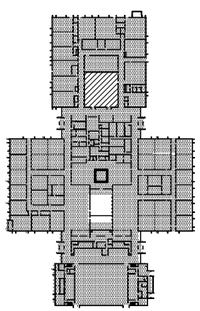

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FIRST FLOOR PLAN (CONT'D)

0 16 32 64

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

First Floor PLan

Assessment Diagram
Heskett Middle School

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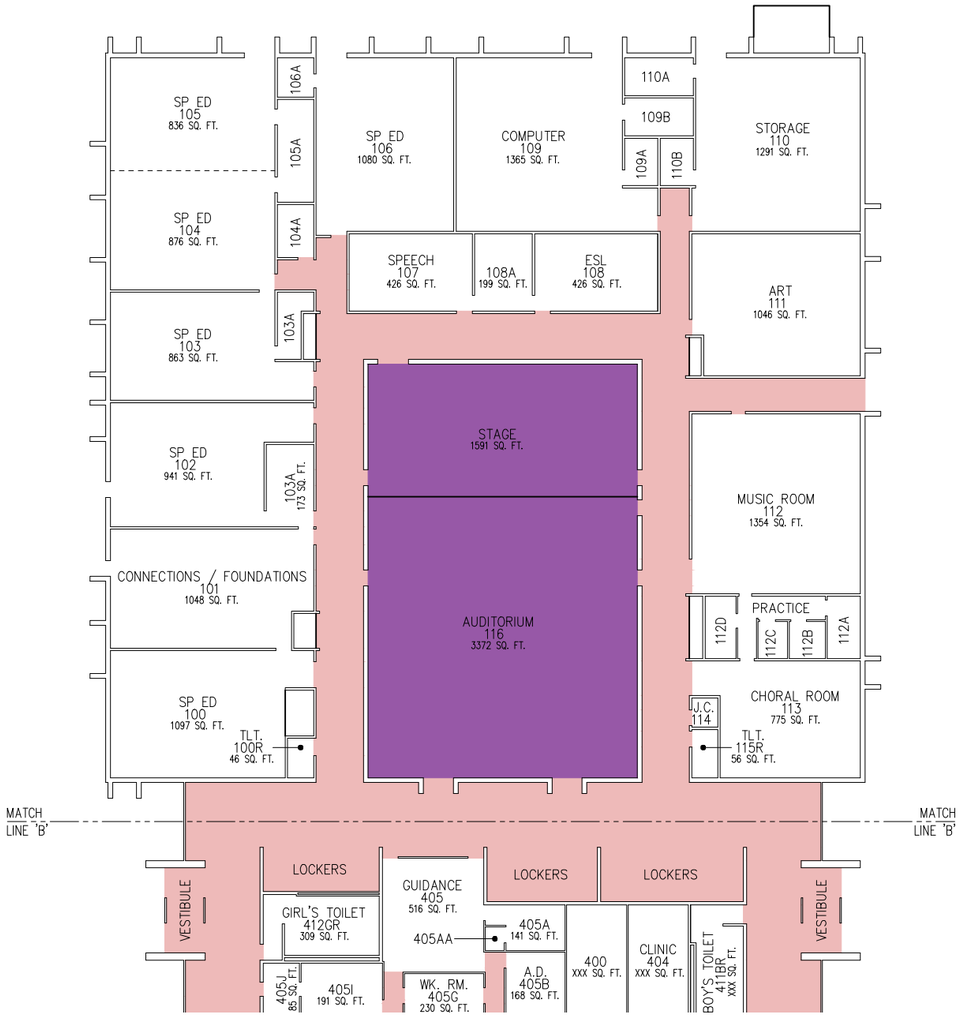

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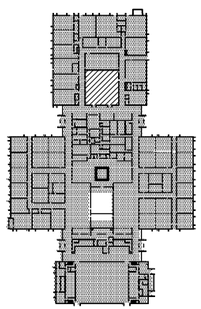

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SHEET NUMBER
4 of 4

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

Next Page

North elevation photo:

East 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 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.

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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

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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
1955 Original Construction (1955)		4678		2809				1000						
1965 Addition (1965)		3645			1507									
Total	0	8,323	0	2,809	1,507	0	0	1,000	0	0	0	0	0	0

Master Planning Considerations

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Carylwood Intermediate Elementary School (5041)

District:	Bedford City	**County:**	Cuyahoga
Name:	Carylwood Intermediate Elementary School	**Contact:**	Ms. Mary Catherine Ratkosky
Address:	1387 Caryl Drive Bedford,OH 44146	**Phone:**	(440) 439-4509
Bldg. IRN:	5041	**Date Prepared:**	2018-05-24
		Date Revised:	2018-06-21

Area:	Northeastern Ohio (8)		
By:	Kevin Harrison, AIA, LEED AP		
By:	Andi Lease		

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	335	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1955 Original Construction	1955	no	2	27,089
1965 Addition	1965	no	2	18,304
Total				**45,393**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	66	66%	Borderline
2.0 Structural and Mechanical Features	200	107	54%	Borderline
3.0 Plant Maintainability	100	53	53%	Borderline
4.0 Building Safety and Security	200	119	60%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	105	53%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	563	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2018		Rating	Dollar Assessment	C
A.	Heating System	3	$1,548,809.16	-
B.	Roofing	3	$347,017.50	-
C.	Ventilation / Air Conditioning	1	$5,000.00	-
D.	Electrical Systems	3	$736,728.39	-
E.	Plumbing and Fixtures	2	$116,400.00	-
F.	Windows	2	$4,680.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$21,467.50	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,045,639.30	-
K.	Interior Lighting	3	$226,965.00	-
L.	Security Systems	3	$106,673.55	-
M.	Emergency/Egress Lighting	3	$45,393.00	-
N.	Fire Alarm	3	$79,437.75	-
O.	Handicapped Access	2	$485,178.60	-
P.	Site Condition	3	$371,247.20	-
Q.	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	3	$192,704.76	-
V.	Loose Furnishings	3	$136,179.00	-
W.	Technology	3	$598,279.74	-
X.	Construction Contingency / Non-Construction Cost	-	$1,482,504.00	-
Total			$7,550,804.45	

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$7,822,633.42

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

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1955 Original Construction (1955) Summary

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Carylwood Intermediate Elementary School	**Contact:**	Ms. Mary Catherine Ratkosky		
Address:	1387 Caryl Drive	**Phone:**	(440) 439-4509		
	Bedford,OH 44146	**Date Prepared:**	2018-05-24	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	5041	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	335	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1955 Original Construction	**1955**	**no**	**2**	**27,089**
1965 Addition	1965	no	2	18,304
Total				**45,393**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	66	66%	Borderline
2.0 Structural and Mechanical Features	200	107	54%	Borderline
3.0 Plant Maintainability	100	53	53%	Borderline
4.0 Building Safety and Security	200	119	60%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	105	53%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	563	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2018		Rating	Dollar Assessment	C
A.	Heating System	3	$924,276.68	-
B.	Roofing	3	$256,994.30	-
C.	Ventilation / Air Conditioning	1	$5,000.00	-
D.	Electrical Systems	3	$439,654.47	-
E.	Plumbing and Fixtures	2	$76,800.00	-
F.	Windows	2	$4,680.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$14,100.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$710,514.90	-
K.	Interior Lighting	3	$135,445.00	-
L.	Security Systems	3	$63,659.15	-
M.	Emergency/Egress Lighting	3	$27,089.00	-
N.	Fire Alarm	3	$47,405.75	-
O.	Handicapped Access	2	$244,617.80	-
P.	Site Condition	3	$242,542.76	-
Q.	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	3	$111,935.48	-
V.	Loose Furnishings	3	$81,267.00	-
W.	Technology	3	$357,033.02	-
X.	Construction Contingency / Non-Construction Cost	-	$914,552.02	-
Total			$4,658,067.33	

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$4,825,757.75

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

1965 Addition (1965) Summary

District:	Bedford City	**County:**	Cuyahoga
Name:	Carylwood Intermediate Elementary School	**Contact:**	Ms. Mary Catherine Ratkosky
Address:	1387 Caryl Drive	**Phone:**	(440) 439-4509
	Bedford,OH 44146	**Date Prepared:**	2018-05-24
Bldg. IRN:	5041	**Date Revised:**	2018-06-21

Area:	Northeastern Ohio (8)		
By:	Kevin Harrison, AIA, LEED AP		
By:	Andi Lease		

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	30
Current Enrollment	335	Classrooms:	27
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1955 Original Construction	1955	no	2	27,089
1965 Addition	**1965**	**no**	**2**	**18,304**
Total				**45,393**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	66	66%	Borderline
2.0 Structural and Mechanical Features	200	107	54%	Borderline
3.0 Plant Maintainability	100	53	53%	Borderline
4.0 Building Safety and Security	200	119	60%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	105	53%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	563	56%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
A.	Heating System		3	$624,532.48	-
B.	Roofing		3	$90,023.20	-
C.	Ventilation / Air Conditioning		1	$0.00	-
D.	Electrical Systems		3	$297,073.92	-
E.	Plumbing and Fixtures		2	$39,600.00	-
F.	**Windows**		**2**	**$0.00**	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$7,367.50	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$335,124.40	-
K.	Interior Lighting		3	$91,520.00	-
L.	Security Systems		3	$43,014.40	-
M.	Emergency/Egress Lighting		3	$18,304.00	-
N.	Fire Alarm		3	$32,032.00	-
O.	Handicapped Access		2	$240,560.80	-
P.	Site Condition		3	$128,704.44	-
Q.	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		3	$80,769.28	-
V.	Loose Furnishings		3	$54,912.00	-
W.	Technology		3	$241,246.72	-
X.	Construction Contingency / Non-Construction Cost		-	$567,951.98	-
Total				$2,892,737.12	

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$2,996,875.66

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

A. Heating System

Description: The 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 Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	$1,185,665.16	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required	$363,144.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$1,548,809.16	$924,276.68	$624,532.48		

Gas fire boilers

Classroom unit ventilators

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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) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
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

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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 adequate restroom exhaust systems. 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 adequate exhaust. The existing art room kiln exhaust 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) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
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

Back to Assessment Summary

D. Electrical Systems

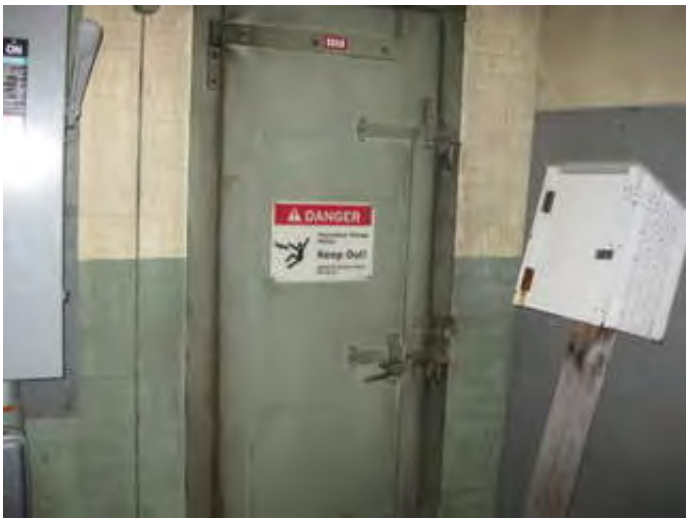
Description: The electrical system for the overall facility is an 800-amp, 240-volt, 3-phase, 4-wire system in fair condition. The main distribution equipment is Siemens installed in 2000. The panel system is in fair condition. The panel system was installed in 1955, 1965, and 2000 and cannot be expanded 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 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 Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	$736,728.39	(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:			$736,728.39	$439,654.47	$297,073.92		

Main distribution panel



Electric transformer room

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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.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Domestic Water Heater:	$5,100.00	per unit		1 Required		$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 floor urinal removal	$2,000.00	each		8 Required		$16,000.00	Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement.
Sum:			$116,400.00	$76,800.00	$39,600.00		

Student restroom wash fountain

Floor mounted water closet

Back to Assessment Summary

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) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
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

Back to Assessment Summary

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 deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Exterior poured concrete foundation wall

Interior poured concrete foundation wall

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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 Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		5,016 Required	1,875 Required	$10,336.50	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		5,016 Required	1,875 Required	$6,891.00	(wall surface)
Other: Louvered grill removal	$40.00	sq.ft. (Qty)		39 Required	67 Required	$4,240.00	Provide for brick infill at exterior grilles following unit ventilator removal, including CMU back-up, rigid insulation, vapor barrier and exterior face brick.
Sum:			$21,467.50	$14,100.00	$7,367.50		

Brick wall with louvered grill

Brick wall at gymnasium

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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) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Cast in place concrete at mechanical room

Metal form deck at 1965 addition

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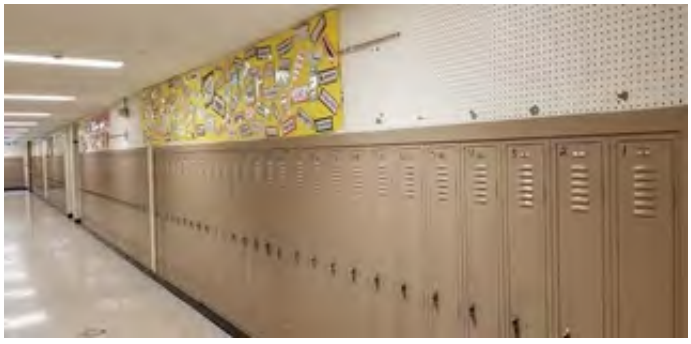
J. General Finishes

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.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	$721,748.70	(elementary, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		12 Required	2 Required	$14,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	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		$190,000.00	(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 corridor finishes

Typical classroom finishes

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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	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	$226,965.00	Includes demo of existing fixtures
Sum:			$226,965.00	$135,445.00	$91,520.00		

Lighting in media center

Lighting in gymnasium

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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 Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	$83,977.05	(complete, area of building)
Other: Partial Exterior Site Lighting	$0.50	sq.ft. (of entire building addition)		Required	Required	$22,696.50	Provide upgrade to exterior security lighting system to meet 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

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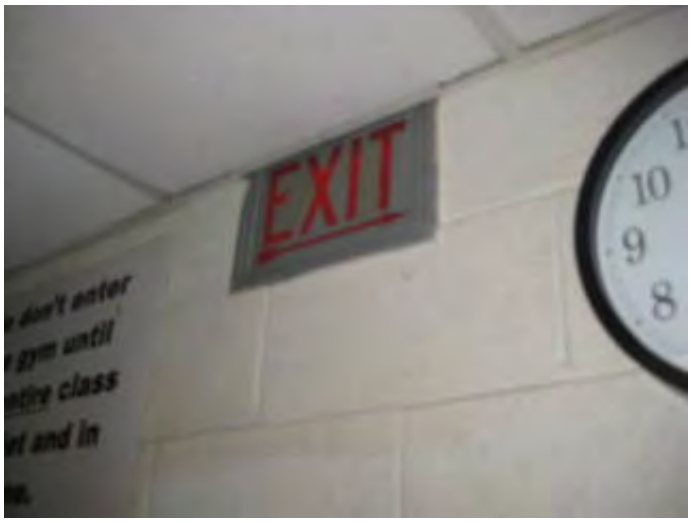
M. Emergency/Egress Lighting

Description: The overall facility 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.

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.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
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

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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 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.

Rating: 3 Needs Replacement

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 Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	$79,437.75	(complete new system, including removal of existing)
Sum:			$79,437.75	$47,405.75	$32,032.00		

Horn / strobe device

Fire alarm pull station

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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.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	$9,078.60	(per building area)
Ramps:	$40.00	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 Coolers:	$3,000.00	unit		2 Required	2 Required	$12,000.00	(new double ADA)
Toilet Partitions:	$1,000.00	stall		2 Required	2 Required	$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		3 Required	1 Required	$30,000.00	(openers, electrical, patching, etc)
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 when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide Toilet Accessories:	$1,000.00	per restroom		2 Required	2 Required	$4,000.00	
Sum:			$485,178.60	$244,617.80	$240,560.80		

Non-compliant door hardware and clear space

Non-compliant water fountain

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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 Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		27,089 Required	18,304 Required	$68,089.50	(up to $100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	$2,000.00	lump sum		Required		$2,000.00	
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		2,551 Required	1,724 Required	$122,265.00	(including drainage / tear out for light duty asphalt)
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 Unforeseen Circumstances	$50,000.00	allowance		Required		$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	$68,089.50	Include this one **or** the next. (Each addition should have this item)
Sum:			$371,247.20	$242,542.76	$128,704.44		

Asphalt pavement in poor condition

Concrete sidewalk in poor condition

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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) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

PVC sanitary piping

Cast-iron sanitary piping

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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) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
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

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S. Exterior Doors

Description: 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 overhead doors in the facility.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Typical entrance doors

Typical entrance doors

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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	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Hazardous material warning signage outside crawl spaces

Hazardous material warning signage outside crawl spaces

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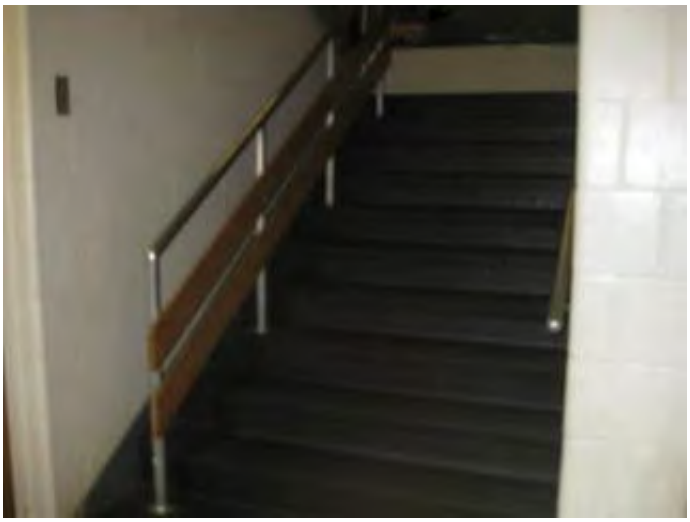
U. Life Safety

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.

Item	Cost	Unit	Whole Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		27,089 Required	18,304 Required	$145,257.60	(includes increase of service piping, if required)
Water Main	$40.00	ln.ft.		350 Required		$14,000.00	(new)
Handrails:	$5,000.00	level			4 Required	$20,000.00	
Other: Back-flow preventer at fire main	$6,000.00	each		1 Required		$6,000.00	Provide fire water service back-flow preventer.
Other: Fire extinguishers and cabinets	$0.12	sq.ft. (of entire building addition)		Required	Required	$5,447.16	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Remove corridor security gate	$2,000.00	each		1 Required		$2,000.00	Remove corridor security gate in the 1955 original construction.
Sum:			$192,704.76	$111,935.48	$80,769.28		



Non-compliant stair handrails

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 Building	1955 Original Construction (1955) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
CEFPI Rating 6	$3.00	sq.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

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W. Technology

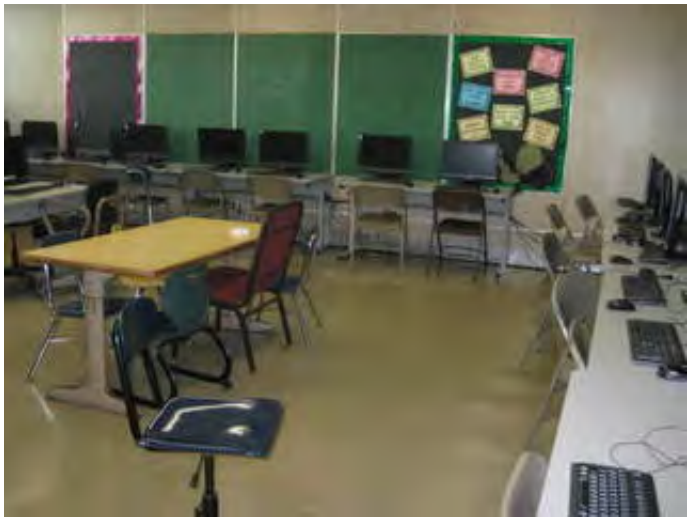
Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The instructor or teacher area is not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The teaching 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) 27,089 ft²	1965 Addition (1965) 18,304 ft²	Sum	Comments
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

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$6,068,300.45
7.00%	Construction Contingency	$424,781.03
Subtotal		$6,493,081.48
16.29%	Non-Construction Costs	$1,057,722.97
Total Project		**$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**

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Name of Appraiser	Andi Lease	**Date of Appraisal**	2018-05-24
Building Name	Carylwood Intermediate Elementary School		
Street Address	1387 Caryl Drive		
City/Town, State, Zip Code	Bedford, OH 44146		
Telephone Number(s)	(440) 439-4509		
School District	Bedford City		

Setting: Small City

Site-Acreage	9.00	Building Square Footage	45,393
Grades Housed	4-6	Student Capacity	342
Number of Teaching Stations	30	Number of Floors	2
Student Enrollment	335		
Dates of Construction	1955,1965		

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 Surfacing**	**Floor Construction**
☑ 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 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 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 emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
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 aging, and is located on rubber fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is provided to contain students within 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 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, 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.		
TOTAL - 1.0 The School Site	100	*66*

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.		

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 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	*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 older 9" VCT flooring is coming loose and breaking, which requires maintenance.		
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.		
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 pole mounted fixtures which are a challenge to service due to height.		
TOTAL - 3.0 Plant Maintainability	100	*53*

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	*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, and coming loose, or have already been replaced in several areas, and in poor condition.		
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	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	*4*
Every area contains at least two independent exits. Corridor security gate when in the closed position creates a dead-end corridor condition.		
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 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*

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	Points Allocated	Points
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	*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	*7*
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 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	*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.		

6.17 **Furniture and equipment** provide a pleasing atmosphere	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 City
County:	Cuyahoga
School District IRN:	43562
Building:	Carylwood Intermediate Elementary School
Building IRN:	5041

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, dry 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 and custodial uses. WEc3.2: Water Use Reduction: 30% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilets and waterless 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 contamination. 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: **Carylwood Intermediate Elementary School**

4-6

Building features that clearly exceed criteria:

1. Building condition is exceptional.
2.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Building is not air-conditioned.
2. Building is not fire suppressed.
3. Building is not ADA compliant.
4.
5.
6.

Back to Assessment Summary

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.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		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

N

SITE PLAN

HPG
HARRISON
PLANNING GROUP
architecture
educational visioning / planning
high performance learning environments
facility assessments
facility master planning
construction administration
owners representation

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Port Clinton, Ohio 43452

Central Ohio Office
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(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

By:	kah	Construction Dates:	1955, 1965
Date:	May 2018	Acreage:	9.0
Issued with:	ON-SITE ASSESSMENT	Total Bldg Area:	45,393

Site Plan

Assessment Diagram
Carylwood Intermediate School

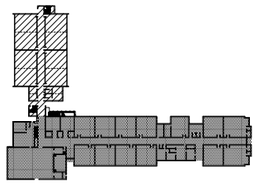
SHEET NUMBER
1 of 4

BUILDING INFORMATION

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

BUILDING ADDITIONS KEY

	1955 ORIGINAL CONSTRUCTION	27,089 S.F.
	1965 ADDITION	18,304 S.F.
		45,393 S.F. TOTAL



N

BASEMENT FLOOR PLAN

0 16 32 64

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

Basement Floor Plan

Assessment Diagram
Carylwood Intermediate School

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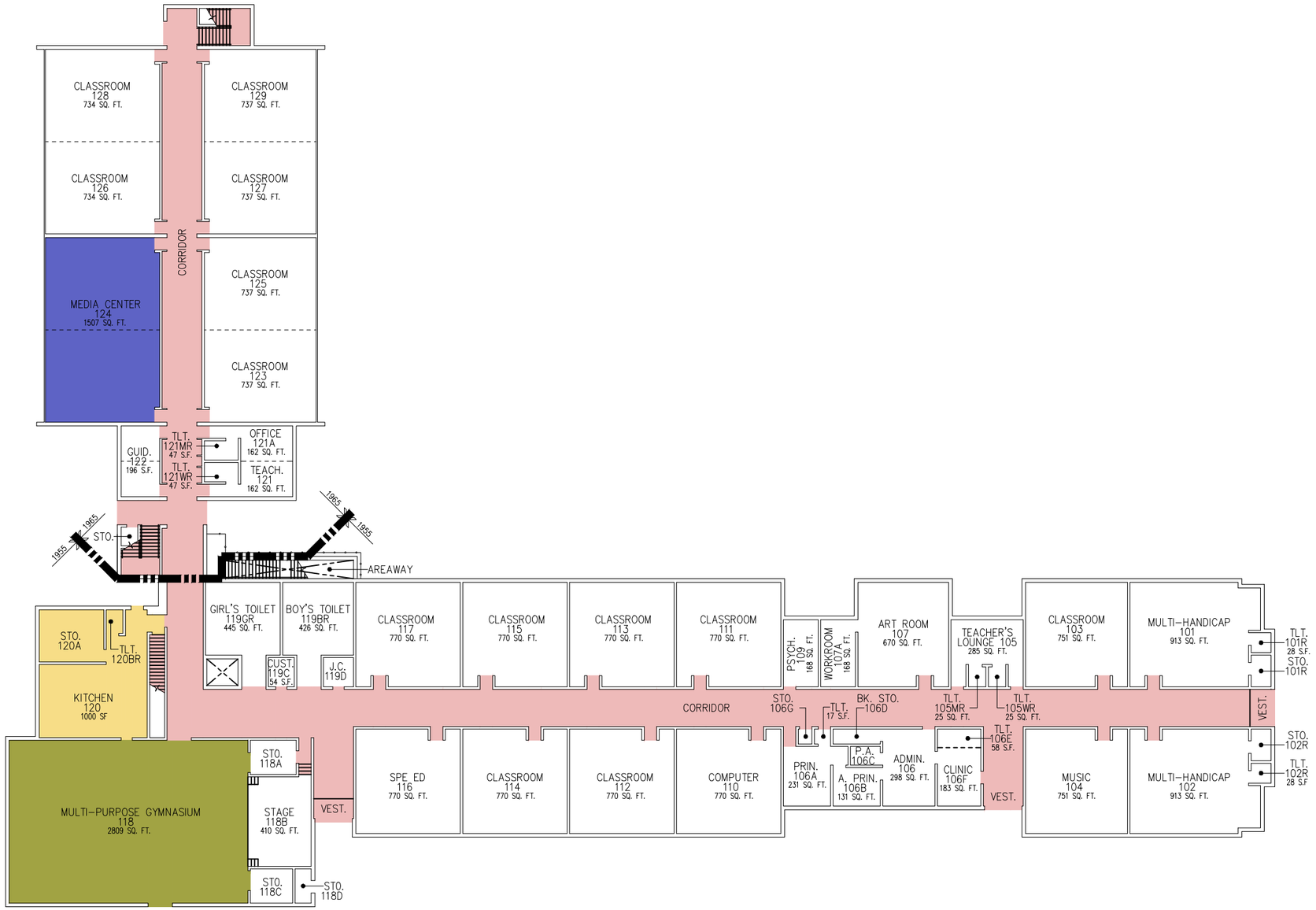
BEDFORD CITY SCHOOL DISTRICT
Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1955, 1965
Acreage:	9.0
Total Bldg Area	45,393

SHEET NUMBER
2 of 4

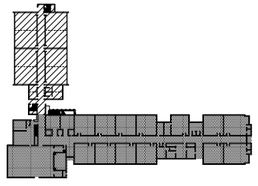


BUILDING INFORMATION

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

BUILDING ADDITIONS KEY

	1955 ORIGINAL CONSTRUCTION	27,089 S.F.
	1965 ADDITION	18,304 S.F.
		45,393 S.F. TOTAL



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FIRST FLOOR PLAN

0 8 16 32 64

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

First Floor Plan

Assessment Diagram
Carlywood Intermediate School

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BUILDING COMPONENT LEGEND

- CORRIDORS
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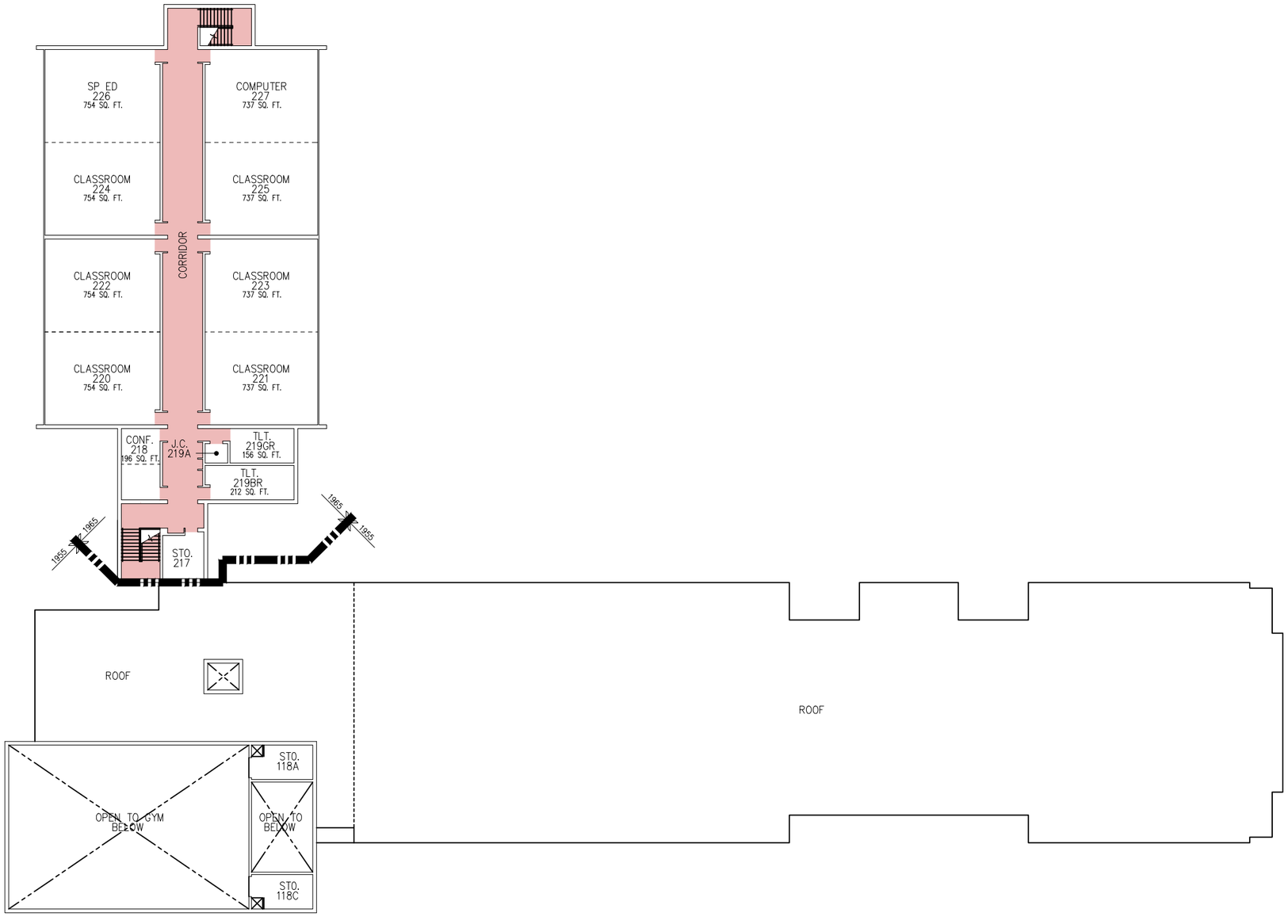
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

BEDFORD CITY SCHOOL DISTRICT
Ohio Facilities Construction Commission

Construction Dates:	1955, 1965
Acreage:	9.0
Total Bldg Area	45,393
By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT

SHEET NUMBER
3 of 4

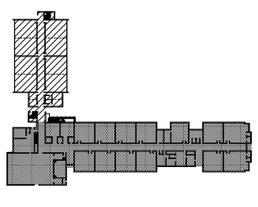


BUILDING INFORMATION

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

BUILDING ADDITIONS KEY

	1955 ORIGINAL CONSTRUCTION	27,089 S.F.
	1965 ADDITION	18,304 S.F.
		45,393 S.F. TOTAL



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SECOND FLOOR PLAN

0 8 16 32 64

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

Second Floor Plan

Assessment Diagram
Canlwood Intermediate
School

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BUILDING COMPONENT LEGEND

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- OVERSIZED AREAS

BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1955, 1965
Acreage:	9.0
Total Bldg Area:	45,393

SHEET NUMBER
4 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

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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

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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
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 Considerations

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Columbus Intermediate Elementary School (7070)

District: Bedford City
Name: Columbus Intermediate Elementary School
Address: 23600 Columbus Road
Bedford,OH 44146
Bldg. IRN: 7070

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Karla Robinson
Phone: (440) 786-3323
Date Prepared: 2018-05-18 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	400	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1962 Original Construction	1962	no	3	25,637
1965 Addition	1965	no	2	13,364
1984 Gymnasium Addition	1984	no	1	6,970
2002 Modular Addition	2002	no	1	5,285
Total				**51,256**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$1,435,264.12	-
B.	Roofing	3	$388,869.20	-
C.	Ventilation / Air Conditioning	3	$5,000.00	-
D.	Electrical Systems	3	$749,016.08	-
E.	Plumbing and Fixtures	2	$105,600.00	-
F.	Windows	2	$19,890.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$70,412.50	-
I.	Structure: Floors and Roofs	3	$256,322.50	-
J.	General Finishes	3	$1,029,910.60	-
K.	Interior Lighting	3	$256,280.00	-
L.	Security Systems	3	$120,451.60	-
M.	Emergency/Egress Lighting	2	$39,001.00	-
N.	Fire Alarm	2	$78,251.75	-
O.	Handicapped Access	2	$570,871.20	-
P.	Site Condition	3	$492,680.64	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	1	$10,000.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	2	$246,235.72	-
V.	Loose Furnishings	3	$153,768.00	-
W.	Technology	3	$927,733.60	-
X.	Construction Contingency / Non-Construction Cost	-	$1,699,385.96	-
Total			$8,655,444.47	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	105	53%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	111	56%	Borderline
5.0 Educational Adequacy	200	110	55%	Borderline
6.0 Environment for Education	200	104	52%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	540	54%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$8,967,040.47

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

Previous Page

1962 Original Construction (1962) Summary

District:	Bedford City	**County:**	Cuyahoga **Area:** Northeastern Ohio (8)
Name:	Columbus Intermediate Elementary School	**Contact:**	Ms. Karla Robinson
Address:	23600 Columbus Road	**Phone:**	(440) 786-3323
	Bedford,OH 44146	**Date Prepared:**	2018-05-18 **By:** Kevin Harrison, AIA, LEED AP
Bldg. IRN:	7070	**Date Revised:**	2018-06-21 **By:** Andi Lease

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	400	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1962 Original Construction	**1962**	**no**	**3**	**25,637**
1965 Addition	1965	no	2	13,364
1984 Gymnasium Addition	1984	no	1	6,970
2002 Modular Addition	2002	no	1	5,285
Total				**51,256**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$874,734.44	-
B.	Roofing	3	$267,533.90	-
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	3	$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	2	$286,127.40	-
P.	Site Condition	3	$273,604.47	-
Q.	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	2	$141,814.84	-
V.	Loose Furnishings	3	$76,911.00	-
W.	Technology	3	$464,029.70	-
X.	Construction Contingency / Non-Construction Cost	-	$931,377.68	-
Total			$4,743,765.09	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	105	53%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	111	56%	Borderline
5.0 Educational Adequacy	200	110	55%	Borderline
6.0 Environment for Education	200	104	52%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	540	54%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$4,914,540.63

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

1965 Addition (1965) Summary

District: Bedford City
Name: Columbus Intermediate Elementary School
Address: 23600 Columbus Road
Bedford,OH 44146
Bldg. IRN: 7070

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Karla Robinson
Phone: (440) 786-3323
Date Prepared: 2018-05-18 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	400	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1962 Original Construction	1962	no	3	25,637
1965 Addition	**1965**	**no**	**2**	**13,364**
1984 Gymnasium Addition	1984	no	1	6,970
2002 Modular Addition	2002	no	1	5,285
Total				**51,256**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	105	53%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	111	56%	Borderline
5.0 Educational Adequacy	200	110	55%	Borderline
6.0 Environment for Education	200	104	52%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	540	54%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$2,384,135.65

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$455,979.68	-
	B.	Roofing	3	$70,355.80	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$216,897.72	-
	E.	Plumbing and Fixtures	2	$25,000.00	-
	F.	Windows	2	$1,950.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$21,438.75	-
	I.	**Structure: Floors and Roofs**	**3**	**$0.00**	-
	J.	General Finishes	3	$220,160.40	-
	K.	Interior Lighting	3	$66,820.00	-
	L.	Security Systems	3	$31,405.40	-
	M.	Emergency/Egress Lighting	2	$13,364.00	-
	N.	Fire Alarm	2	$23,387.00	-
	O.	Handicapped Access	2	$238,072.80	-
	P.	Site Condition	3	$114,280.06	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	1	$4,000.00	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	2	$64,368.48	-
	V.	Loose Furnishings	3	$40,092.00	-
	W.	Technology	3	$241,888.40	-
-	X.	Construction Contingency / Non-Construction Cost	-	$451,828.75	-
Total				$2,301,289.24	

1984 Gymnasium Addition (1984) Summary

District: Bedford City
Name: Columbus Intermediate Elementary School
Address: 23600 Columbus Road
Bedford,OH 44146
Bldg. IRN: 7070

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Karla Robinson
Phone: (440) 786-3323
Date Prepared: 2018-05-18 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	400	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1962 Original Construction	1962	no	3	25,637
1965 Addition	1965	no	2	13,364
1984 Gymnasium Addition	**1984**	**no**	**1**	**6,970**
2002 Modular Addition	2002	no	1	5,285
Total				**51,256**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	105	53%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	111	56%	Borderline
5.0 Educational Adequacy	200	110	55%	Borderline
6.0 Environment for Education	200	104	52%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	540	54%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$856,813.59

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$104,550.00	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$113,123.10	-
	E.	Plumbing and Fixtures	2	$2,400.00	-
	F.	Windows	2	$11,700.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	**Structure: Floors and Roofs**	**3**	**$0.00**	-
	J.	General Finishes	3	$110,823.00	-
	K.	Interior Lighting	3	$34,850.00	-
	L.	Security Systems	3	$16,379.50	-
	M.	**Emergency/Egress Lighting**	**2**	**$0.00**	-
	N.	Fire Alarm	2	$5,000.00	-
	O.	Handicapped Access	2	$30,014.00	-
	P.	Site Condition	3	$59,614.38	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	1	$6,000.00	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	2	$23,140.40	-
	V.	Loose Furnishings	3	$20,910.00	-
	W.	Technology	3	$126,157.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$162,378.77	-
Total				$827,040.15	

2002 Modular Addition (2002) Summary

District: Bedford City
Name: Columbus Intermediate Elementary School
Address: 23600 Columbus Road
Bedford,OH 44146
Bldg. IRN: 7070

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Karla Robinson
Phone: (440) 786-3323
Date Prepared: 2018-05-18 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	4-6	Acreage:	9.00
Proposed Grades	N/A	Teaching Stations:	28
Current Enrollment	400	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1962 Original Construction	1962	no	3	25,637
1965 Addition	1965	no	2	13,364
1984 Gymnasium Addition	1984	no	1	6,970
2002 Modular Addition	**2002**	**no**	**1**	**5,285**
Total				**51,256**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	59	59%	Borderline
2.0 Structural and Mechanical Features	200	105	53%	Borderline
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	111	56%	Borderline
5.0 Educational Adequacy	200	110	55%	Borderline
6.0 Environment for Education	200	104	52%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	540	54%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$811,550.60

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	**Heating System**	**3**	**$0.00**	-
	B.	Roofing	3	$50,979.50	-
	C.	**Ventilation / Air Conditioning**	**3**	**$0.00**	-
	D.	Electrical Systems	3	$2,906.75	-
	E.	Plumbing and Fixtures	2	$1,200.00	-
	F.	**Windows**	**2**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	Structure: Floors and Roofs	3	$256,322.50	-
	J.	General Finishes	3	$84,031.50	-
	K.	Interior Lighting	3	$26,425.00	-
	L.	Security Systems	3	$12,419.75	-
	M.	**Emergency/Egress Lighting**	**2**	**$0.00**	-
	N.	Fire Alarm	2	$5,000.00	-
	O.	Handicapped Access	2	$16,657.00	-
	P.	Site Condition	3	$45,181.73	-
	Q.	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	-
	W.	Technology	3	$95,658.50	-
-	X.	Construction Contingency / Non-Construction Cost	-	$153,800.77	-
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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required			$1,018,706.12	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required			$312,008.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Other: Exterior pad mounted gas-fired forced air furnace units with cooling coils	$15.00	sq.ft. (of entire building addition)				Required		$104,550.00	exterior pad mounted gas-fired forced air furnace units with cooling coils
Sum:			$1,435,264.12	$874,734.44	$455,979.68	$104,550.00	$0.00		

Gas fired boilers

Classroom unit ventilators

Back to Assessment Summary

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. The roof over the 2002 addition is a ballasted membrane roof system that is over 15 years old, and is 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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Membrane (all types):	$8.70	sq.ft. (Qty)		25,637 Required	6,634 Required		5,285 Required	$326,737.20	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$18.40	ln.ft.		1,005 Required	350 Required			$24,932.00	
Overflow Roof Drains and Piping:	$2,500.00	each		9 Required	2 Required		2 Required	$32,500.00	
Roof Access Ladder with Fall Protection Cage:	$100.00	ln.ft.		35 Required	12 Required			$4,700.00	(remove and replace)
Sum:			$388,869.20	$267,533.90	$70,355.80	$0.00	$50,979.50		

Roof at 1962 original construction

Roof at 1962 original construction

Back to Assessment Summary

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 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.

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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required				$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00	$0.00	$0.00		

Classroom transfer grille

2002 addition packaged HVAC unit

Back to Assessment Summary

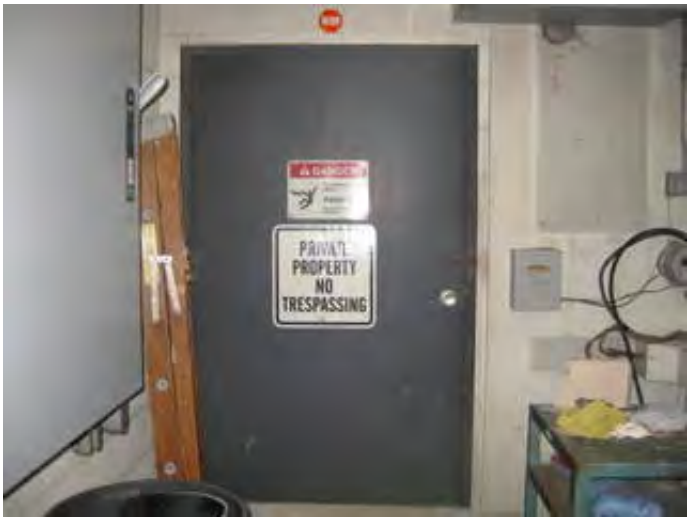
D. Electrical Systems

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 exterior of the building is not 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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required		$746,109.33	(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)
Lightning Protection	$0.30	sq.ft. (of entire building addition)					Required	$1,585.50	
Grounding	$0.25	sq.ft. (of entire building addition)					Required	$1,321.25	
Sum:			$749,016.08	$416,088.51	$216,897.72	$113,123.10	$2,906.75		



Transformer room

Main electrical distribution panel

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E. Plumbing and Fixtures

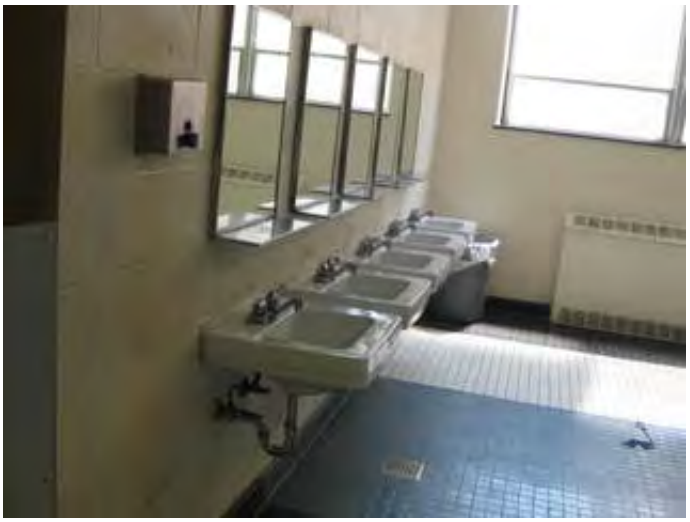
Description: A back-flow preventer is provided. Domestic supply piping is copper in adequate condition. Sanitary waste piping is cast-iron in adequate condition. The domestic water heater is a gas fire O.A. Smith, installed in 1989, with a remote storage tank unit located in the lower level mechanical 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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Domestic Water Heater:	$5,100.00	per unit		1 Required				$5,100.00	(remove / replace)
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 hose bibs	$1,200.00	each				2 Required	1 Required	$3,600.00	Provide new exterior hose bibbs around the perimeter of the 1984 gymnasium addition and 2002 addition.
Other: Wall patching at floor urinal removal	$2,000.00	each		8 Required	5 Required			$26,000.00	Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement.
Sum:			$105,600.00	$77,000.00	$25,000.00	$2,400.00	$1,200.00		

Floor mounted urinals



Restroom lavatories

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F. Windows

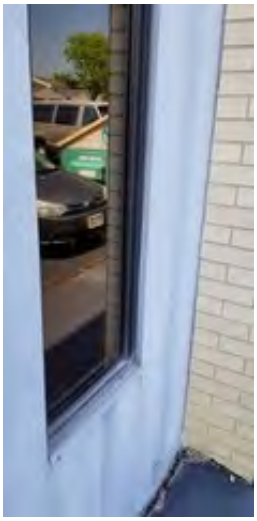
Description: The overall facility is equipped with thermally broken aluminum frame windows with a double glazed insulated type window system in good condition, which were replaced in 2013, except for the 2002 addition, which was installed in 2002, and the 1984 addition, which was installed in 1984, and 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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Insulated Glass/Panels:	$65.00	sq.ft. (Qty)		96 Required	30 Required	180 Required		$19,890.00	(includes 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

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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.

Item	Cost	Unit	Whole Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Masonry foundation wall at 2002 addition

Concrete foundation walls at original construction

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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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		4,575 Required	1,735 Required			$33,127.50	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		9,150 Required	4,164 Required			$19,971.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		9,150 Required	4,164 Required			$13,314.00	(wall surface)
Other: Louvered grill removal	$40.00	sq.ft. (Qty)		52 Required	48 Required			$4,000.00	Provide for brick infill at exterior grilles following unit 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

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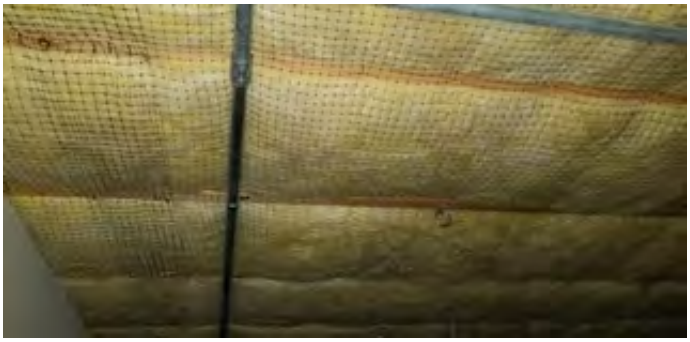
I. Structure: Floors and Roofs

Description: 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 of the 1965 addition is metal form deck on steel joist type construction, with some areas being precast concrete deck 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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Replace Wood Floor System	$45.00	sq.ft. (Qty)					5,285 Required	$237,825.00	
Fire Rated Drywall over Existing Wood Ceiling Joists	$3.50	sq.ft. (Qty)					5,285 Required	$18,497.50	(per square feet of 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

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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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$15.90	sq.ft. (of entire building addition)		Required	Required	Required	Required	$814,970.40	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		11 Required	5 Required			$16,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	Required			$7,800.20	(per building area)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		1,006 Required				$191,140.00	(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:			$1,029,910.60	$614,895.70	$220,160.40	$110,823.00	$84,031.50		

Typical classroom finishes

Typical corridor finishes

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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, C, D, I, J, L, M, N, and U.

Item	Cost	Unit	Whole Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$256,280.00	Includes demo of 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

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L. Security Systems

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	$94,823.60	(complete, area of building)
Other: Partial Exterior Site Lighting	$0.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	$25,628.00	Provide upgrade to exterior security lighting system to meet Ohio School 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

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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.

Rating: 2 Needs Repair

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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required			$39,001.00	(complete, area of 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

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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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required			$68,251.75	(complete new system, including removal of existing)
Other: Capacity to tie existing system into new system	$5,000.00	lump sum				Required	Required	$10,000.00	Provide capacity to incorporate the 1984 and 2002 devices into new system.
Sum:			$78,251.75	$44,864.75	$23,387.00	$5,000.00	$5,000.00		

Wall mounted horn strobe device

Fire alarm pull station

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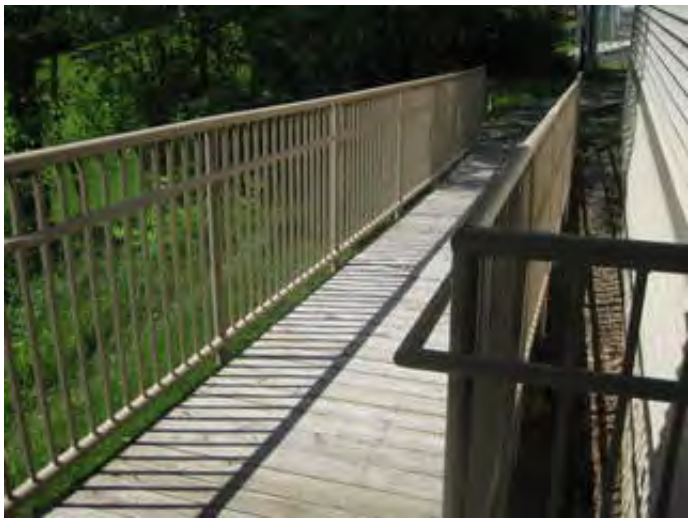
O. Handicapped Access

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 exits 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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	$10,251.20	(per building area)
Ramps:	$40.00	sq.ft. (Qty)				128 Required		$5,120.00	(per ramp/interior-exterior complete)
Elevators:	$42,000.00	each			3 Required			$126,000.00	(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		



Exterior ramp at 2002 addition

ADA compliant electric water cooler

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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.

Item	Cost	Unit	Whole Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		12,818 Required	6,682 Required	3,485 Required	2,642 Required	$38,440.50	(up to $100,000, per sq.ft. of 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		1,753 Required	914 Required	477 Required	361 Required	$107,253.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		3,560 Required	1,856 Required	968 Required	734 Required	$203,574.80	(including drainage / tear out 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 Pad:	$2,400.00	each		1 Required				$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required				$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	$76,884.00	Include this one **or** the next. (Each addition should have this item)
Sum:			$492,680.64	$273,604.47	$114,280.06	$59,614.38	$45,181.73		

Asphalt pavement in poor condition

Playground equipment

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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	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Cast-iron sanitary sewer piping

Cast-iron sanitary sewer piping

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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	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Water Quality Test	$500.00	allowance		Required				$500.00	(includes 2 tests)
Sum:			$500.00	$500.00	$0.00	$0.00	$0.00		

Water service back-flow preventor

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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 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

Recommendations: 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.

Item	Cost	Unit	Whole Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf			2 Required	3 Required		$10,000.00	(includes removal of existing)
Sum:			$10,000.00	$0.00	$4,000.00	$6,000.00	$0.00		

Typical entrance doors

Exterior doors at 1984 addition

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T. Hazardous Material

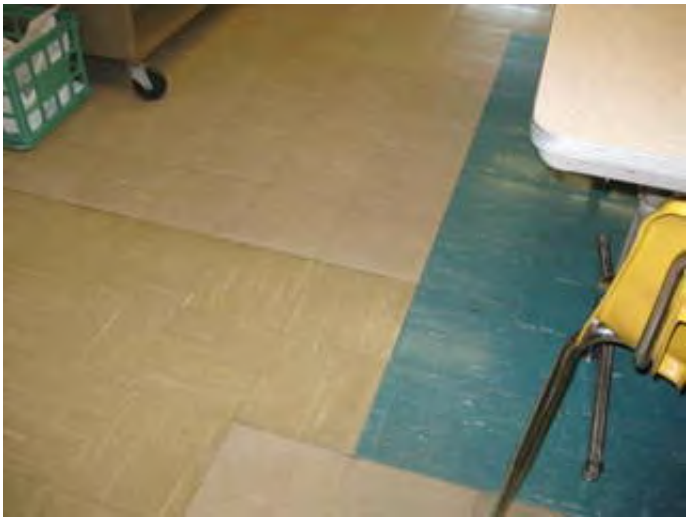
Description: The district performed a previous project funded by a bond issue that removed hazardous materials. The district did provide the assessment team with a 2012 AHERA Three-Year Inspection Report. The report was prepared by Middough, Inc. dated October 2012. The report does not indicate quantities 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	Unit	Whole Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Assumed hazardous flooring material



Assumed hazardous flooring material

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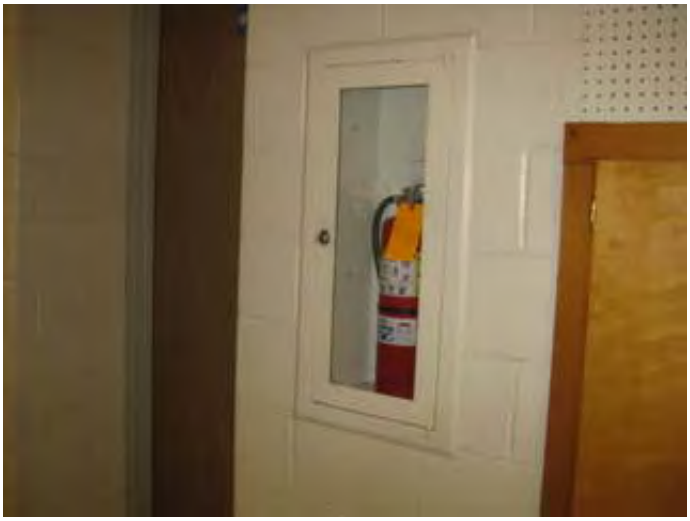
U. Life Safety

Description: The 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 stairwells 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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		26,637 Required	13,364 Required	6,970 Required	5,285 Required	$167,219.20	(includes increase of service piping, if 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 door and concrete walkwalk	$25,000.00	lump sum		Required				$25,000.00	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.
Other: Back-flow preventer at fire main	$10,000.00	lump sum		Required				$10,000.00	Provide new backflow preventer at new fire suppression water main.
Other: Fire extinguishers and cabinets	$0.12	sq.ft. (of entire building addition)		Required	Required	Required		$5,516.52	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Remove existing overhead and corridor security grilles	$1,500.00	lump sum		Required				$1,500.00	Remove the overhead security grille in the 1962 original construction.
Sum:			$246,235.72	$141,814.84	$64,368.48	$23,140.40	$16,912.00		



Fire extinguisher cabinet in 1962 original construction

Fire extinguisher cabinet in 2002 addition

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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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
CEFPI Rating 6	$3.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$153,768.00	
Sum:			$153,768.00	$76,911.00	$40,092.00	$20,910.00	$15,855.00		

Typical teacher desk

Typical student desks and chairs

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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 Building	1962 Original Construction (1962) 25,637 ft²	1965 Addition (1965) 13,364 ft²	1984 Gymnasium Addition (1984) 6,970 ft²	2002 Modular Addition (2002) 5,285 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$11.51	sq.ft. (Qty)		25,637 Required	13,364 Required	6,970 Required	5,285 Required	$589,956.56	
Other: Partial technology upgrades	$6.59	sq.ft. (of entire building addition)		Required	Required	Required	Required	$337,777.04	Provide partial technology upgrades, wiring and systems per Ohio School Design Manual guidelines.
Sum:			$927,733.60	$464,029.70	$241,888.40	$126,157.00	$95,658.50		

Classroom projector

Classroom telephone set

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$6,956,058.51
7.00%	Construction Contingency	$486,924.10
Subtotal		$7,442,982.61
16.29%	Non-Construction Costs	$1,212,461.87
Total Project		**$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**

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Name of Appraiser	Andi Lease	**Date of Appraisal**	2018-05-18
Building Name	Columbus Intermediate Elementary School		
Street Address	23600 Columbus Road		
City/Town, State, Zip Code	Bedford, OH 44146		
Telephone Number(s)	(440) 786-3323		
School District	Bedford City		

Setting: Small City

Site-Acreage	9.00	Building Square Footage	51,256
Grades Housed	4-6	Student Capacity	388
Number of Teaching Stations	28	Number 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 Units	☑ Central	☑ Room Units
Heating:	☐ Central	☐ Roof Top	☐ Individual Unit	☑ Forced Air
	☑ Hot Water	☐ Steam		

Type of Construction	**Exterior Surfacing**	**Floor Construction**
☑ 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	*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 suitable for buses, cars, and service vehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.		
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 emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope.		
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 is located on rubber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. No athletic facilities are provided on the site.		
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.		
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 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	*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 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	*2*
The fire alarm system does not meet requirements. Smoke detectors are minimally 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	*105*

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 9" VCT is coming loose througout the building and requires maintenance.		
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 not easily cleaned and resistant 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	*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
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 inadequately provided, except in the 2002 addition.		
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 dead-end corridor condition.		
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 and joist with wood joist roof structure.		
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 areas, except in the 2002 addition.		
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	Points Allocated	Points
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	*7*
On-site walkways are partially covered..		
6.5 **Building materials** provide attractive color and texture	5	*1*
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	*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	*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	15	*3*
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	*4*
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.		

6.17 **Furniture and equipment** provide a pleasing atmosphere	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, dry 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 and custodial uses. WEc3.2: Water Use Reduction: 30% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilets and waterless 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 contamination. 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: **Columbus Intermediate Elementary School**

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.
4.
5.
6.

Back to Assessment Summary

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.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		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

N

SITE PLAN

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facility assessments
facility master planning
construction administration
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Northern Ohio Office (mailing address)
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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

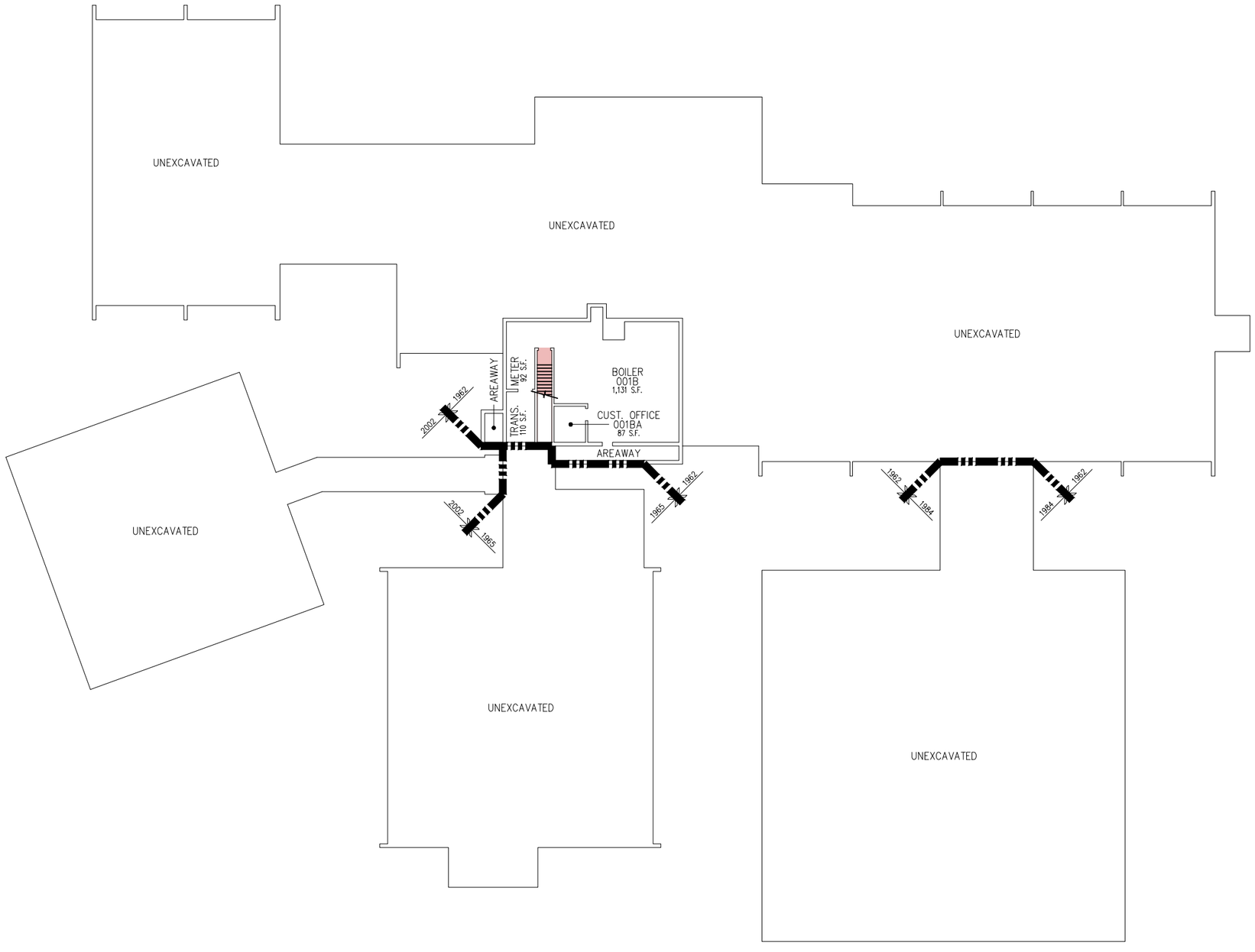
Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1962, 1965, 1984, 2002
Acreage:	9.0
Total Bldg Area:	51,256 sf

Site Plan

Assessment Diagram
Columbus Intermediate
Elementray School

SHEET NUMBER
1 of 4

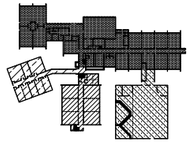


BUILDING INFORMATION

GRADE CONFIGURATION:	4-6
CURRENT ENROLLMENT:	400
CONSTRUCTION DATES:	1962, 1965, 1984, 2002
ACREAGE:	9.0
EXISTING BUILDING AREA:	51,256 SF
SQ.FT. PER STUDENT:	128.14

BUILDING ADDITIONS KEY

1962 ORIGINAL CONSTRUCTION	25,637 S.F.
1965 ADDITION	13,364 S.F.
1984 GYMNASIUM ADDITION	6,970 S.F.
2002 ADDITION	5,285 S.F.
	51,256 S.F. TOTAL



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BASEMENT FLOOR PLAN

2,095 S.F.

0 16 32 64

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

Basement Floor Plan

Assessment Diagram
Columbus Intermediate
Elementray School

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BUILDING COMPONENT LEGEND

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BEDFORD CITY SCHOOL DISTRICT

Ohio Facilities Construction Commission

Construction Dates:	1962, 1965, 1984, 2002
Acreage:	9.0
Total Bldg Area:	51,256 sf
By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT

SHEET NUMBER
2 of 4

BUILDING INFORMATION

GRADE CONFIGURATION:	4-6
CURRENT ENROLLMENT:	400
CONSTRUCTION DATES:	1962, 1965, 1984, 2002
ACREAGE:	9.0
EXISTING BUILDING AREA:	51,256 SF
SQ.FT. PER STUDENT:	128.14

BUILDING ADDITIONS KEY

1962 ORIGINAL CONSTRUCTION	25,637 S.F.
1965 ADDITION	13,364 S.F.
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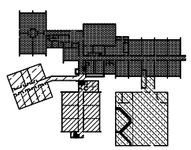
2002 ADDITION	5,285 S.F.
	51,256 S.F. TOTAL



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FIRST FLOOR PLAN

40,856 S.F.

0 16 32 64

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

First Floor Plan

Assessment Diagram
Columbus Intermediate
Elementray School

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BUILDING COMPONENT LEGEND

- CORRIDORS
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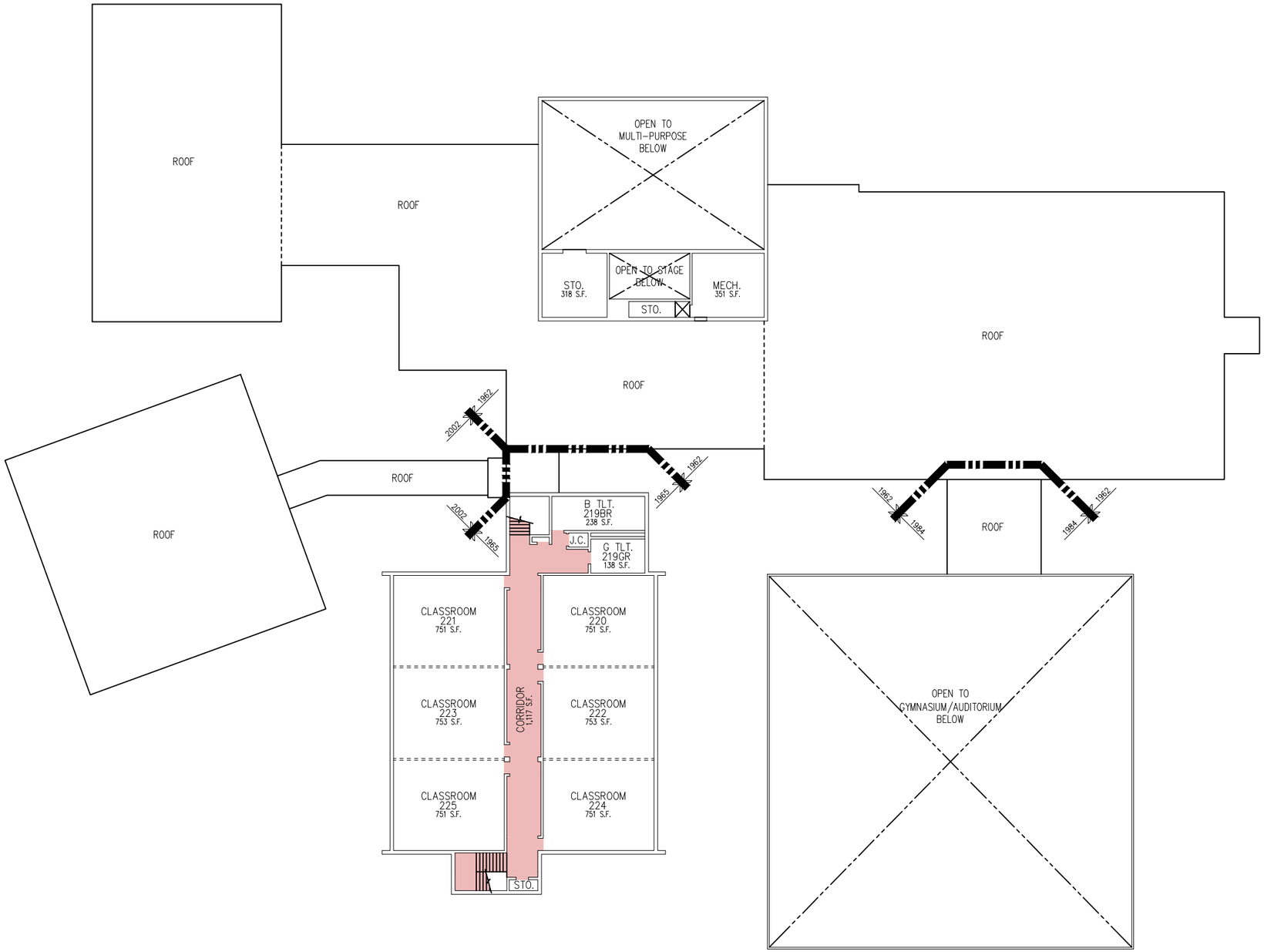
- CT - SPACE
- AG ED LAB
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

BEDFORD CITY SCHOOL DISTRICT
Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1962, 1965, 1984, 2002
Acreage:	9.0
Total Bldg Area:	51,256 sf

SHEET NUMBER
3 of 4



Second Floor Plan

BUILDING INFORMATION

GRADE CONFIGURATION:	4-6
CURRENT ENROLLMENT:	400
CONSTRUCTION DATES:	1962, 1965, 1984, 2002
ACREAGE:	9.0
EXISTING BUILDING AREA:	51,256 SF
SQ.FT. PER STUDENT:	128.14

BUILDING ADDITIONS KEY

1962 ORIGINAL CONSTRUCTION	25,637 S.F.
1965 ADDITION	13,364 S.F.
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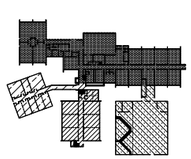
	51,256 S.F. TOTAL



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SECOND FLOOR PLAN

6,796 S.F.

0 8 16 32 64

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

Assessment Diagram
Columbus Intermediate
Elementray School

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educational visioning / planning
high performance learning environments
facility assessments
facility master planning
construction administration
owners representation

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5264 E Marina Ave., Suite 200
Port Clinton, Ohio 43452

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10488 Churchill Drive, Suite 200
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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

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1962, 1965, 1984, 2002
Acreage:	9.0
Total Bldg Area:	51,256 sf

SHEET NUMBER
4 of 4

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

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North elevation photo:

East 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 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.

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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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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 Considerations

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Glendale Primary Elementary School (13607)

District: Bedford City
Name: Glendale Primary Elementary School
Address: 400 W Glendale Avenue
Bedford,OH 44146
Bldg. IRN: 13607

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Nora C. Beach
Phone: (440) 439-4227
Date Prepared: 2018-05-23 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	PK-3	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	516	Classrooms:	23
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1953 Original Construction	1953	no	2	25,019
1959 Addition	1959	no	2	13,798
1966 Addition	1966	no	1	10,876
Total				**49,693**

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

FACILITY ASSESSMENT Cost Set: 2018		Rating	Dollar Assessment	C
A.	Heating System	3	$1,695,525.16	-
B.	Roofing	3	$341,236.80	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$806,517.39	-
E.	Plumbing and Fixtures	2	$310,125.50	-
F.	Windows	2	$15,795.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$51,230.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,067,259.30	-
K.	Interior Lighting	3	$248,465.00	-
L.	Security Systems	3	$116,778.55	-
M.	Emergency/Egress Lighting	3	$49,693.00	-
N.	Fire Alarm	3	$86,962.75	-
O.	Handicapped Access	3	$805,738.60	-
P.	Site Condition	3	$322,970.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$13,500.00	-
S.	Exterior Doors	2	$16,000.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$288,480.76	-
V.	Loose Furnishings	3	$149,079.00	-
W.	Technology	3	$654,953.74	-
X.	Construction Contingency / Non-Construction Cost	-	$1,721,190.50	-
Total			$8,766,501.05	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	61	61%	Borderline
2.0 Structural and Mechanical Features	200	114	57%	Borderline
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	121	61%	Borderline
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	95	48%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	573	57%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract

Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$9,082,095.09

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

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1953 Original Construction (1953) Summary

District: Bedford City
Name: Glendale Primary Elementary School
Address: 400 W Glendale Avenue
Bedford,OH 44146
Bldg. IRN: 13607

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Nora C. Beach
Phone: (440) 439-4227
Date Prepared: 2018-05-23 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	PK-3	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	516	Classrooms:	23
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1953 Original Construction	**1953**	**no**	**2**	**25,019**
1959 Addition	1959	no	2	13,798
1966 Addition	1966	no	1	10,876
Total				**49,693**

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

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
	A.	Heating System	3	$853,648.28	-
	B.	Roofing	3	$247,835.70	-
	C.	Ventilation / Air Conditioning	2	$5,000.00	-
	D.	Electrical Systems	3	$406,058.37	-
	E.	Plumbing and Fixtures	2	$153,666.50	-
	F.	Windows	2	$7,670.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$30,940.00	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$611,541.90	-
	K.	Interior Lighting	3	$125,095.00	-
	L.	Security Systems	3	$58,794.65	-
	M.	Emergency/Egress Lighting	3	$25,019.00	-
	N.	Fire Alarm	3	$43,783.25	-
	O.	Handicapped Access	3	$451,403.80	-
	P.	Site Condition	3	$188,430.05	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	2	$13,500.00	-
	S.	Exterior Doors	2	$16,000.00	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	3	$171,563.08	-
	V.	Loose Furnishings	3	$75,057.00	-
	W.	Technology	3	$329,750.42	-
-	X.	Construction Contingency / Non-Construction Cost	-	$931,956.58	-
Total				$4,746,713.58	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	61	61%	Borderline
2.0 Structural and Mechanical Features	200	114	57%	Borderline
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	121	61%	Borderline
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	95	48%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	573	57%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$4,917,595.27

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

1959 Addition (1959) Summary

District: Bedford City
Name: Glendale Primary Elementary School
Address: 400 W Glendale Avenue
Bedford,OH 44146
Bldg. IRN: 13607

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Nora C. Beach
Phone: (440) 439-4227
Date Prepared: 2018-05-23 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	PK-3	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	516	Classrooms:	23
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1953 Original Construction	1953	no	2	25,019
1959 Addition	**1959**	**no**	**2**	**13,798**
1966 Addition	1966	no	1	10,876
Total				**49,693**

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

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
A.	Heating System		3	$470,787.76	-
B.	Roofing		3	$88,401.10	-
C.	**Ventilation / Air Conditioning**		**2**	**$0.00**	-
D.	Electrical Systems		3	$223,941.54	-
E.	Plumbing and Fixtures		2	$96,093.00	-
F.	Windows		2	$6,630.00	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$15,532.50	-
I.	Structure: Floors and Roofs		1	$0.00	-
J.	General Finishes		3	$276,613.80	-
K.	Interior Lighting		3	$68,990.00	-
L.	Security Systems		3	$32,425.30	-
M.	Emergency/Egress Lighting		3	$13,798.00	-
N.	Fire Alarm		3	$24,146.50	-
O.	Handicapped Access		3	$206,759.60	-
P.	Site Condition		3	$75,234.01	-
Q.	Sewage System		1	$0.00	-
R.	**Water Supply**		**2**	**$0.00**	-
S.	**Exterior Doors**		**2**	**$0.00**	-
T.	Hazardous Material		1	$0.00	-
U.	Life Safety		3	$60,809.36	-
V.	Loose Furnishings		3	$41,394.00	-
W.	Technology		3	$181,857.64	-
X.	Construction Contingency / Non-Construction Cost		-	$460,123.72	-
Total				$2,343,537.83	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	61	61%	Borderline
2.0 Structural and Mechanical Features	200	114	57%	Borderline
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	121	61%	Borderline
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	95	48%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	573	57%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$2,427,905.19

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

1966 Addition (1966) Summary

District: Bedford City
Name: Glendale Primary Elementary School
Address: 400 W Glendale Avenue
Bedford,OH 44146
Bldg. IRN: 13607

County: Cuyahoga **Area:** Northeastern Ohio (8)
Contact: Ms. Nora C. Beach
Phone: (440) 439-4227
Date Prepared: 2018-05-23 **By:** Kevin Harrison, AIA, LEED AP
Date Revised: 2018-06-21 **By:** Andi Lease

Current Grades	PK-3	Acreage:	4.50
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	516	Classrooms:	23
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1953 Original Construction	1953	no	2	25,019
1959 Addition	1959	no	2	13,798
1966 Addition	**1966**	**no**	**1**	**10,876**
Total				**49,693**

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

FACILITY ASSESSMENT Cost Set: 2018			Rating	Dollar Assessment	C
	A.	Heating System	3	$371,089.12	-
	B.	Roofing	3	$5,000.00	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$176,517.48	-
	E.	Plumbing and Fixtures	2	$60,366.00	-
	F.	Windows	2	$1,495.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$4,757.50	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$179,103.60	-
	K.	Interior Lighting	3	$54,380.00	-
	L.	Security Systems	3	$25,558.60	-
	M.	Emergency/Egress Lighting	3	$10,876.00	-
	N.	Fire Alarm	3	$19,033.00	-
	O.	Handicapped Access	3	$147,575.20	-
	P.	Site Condition	3	$59,305.94	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	**Exterior Doors**	**2**	**$0.00**	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	3	$56,108.32	-
	V.	Loose Furnishings	3	$32,628.00	-
	W.	Technology	3	$143,345.68	-
-	X.	Construction Contingency / Non-Construction Cost	-	$329,110.21	-
Total				$1,676,249.65	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	61	61%	Borderline
2.0 Structural and Mechanical Features	200	114	57%	Borderline
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	121	61%	Borderline
5.0 Educational Adequacy	200	133	67%	Borderline
6.0 Environment for Education	200	95	48%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	573	57%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$1,736,594.63

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

A. Heating System

Description: The 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.

Item	Cost	Unit	Whole Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	$1,297,981.16	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required	Required	$397,544.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$1,695,525.16	$853,648.28	$470,787.76	$371,089.12		

Gas fired boiler

Classroom unit ventilator

Back to Assessment Summary

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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Membrane (all types):	$8.70	sq.ft. (Qty)		25,019 Required	8,613 Required		$292,598.40	(unless under 10,000 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 Cage:	$100.00	ln.ft.		15 Required	12 Required		$2,700.00	(remove and replace)
Sum:			$341,236.80	$247,835.70	$88,401.10	$5,000.00		

Roof at 1959 addition

Roof at 1953 original construction

Back to Assessment Summary

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 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 system provided with complete HVAC system replacement. Provide exhaust for existing art room kiln.

Item	Cost	Unit	Whole Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required			$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00	$0.00		

Transfer grille

Self contained air conditioning unit

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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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	$806,517.39	(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:			$806,517.39	$406,058.37	$223,941.54	$176,517.48		

Main distribution panel

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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 16 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 10 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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	$173,925.50	(remove / replace)
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 bibs	$1,200.00	each			1 Required	1 Required	$2,400.00	Provide additional exterior hose bibs.
Other: Wall patching at floor urinal removal	$2,000.00	each		5 Required	7 Required		$24,000.00	Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to wall hung urinal replacement.
Sum:			$310,125.50	$153,666.50	$96,093.00	$60,366.00		

Floor mounted urinals

Water closet partitions

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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) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
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

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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 deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Masonry block foundation

Masonry block foundation

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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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		10,872 Required	5,925 Required	1,775 Required	$27,858.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		10,872 Required	5,925 Required	1,775 Required	$18,572.00	(wall surface)
Other: Louvered grill removal	$40.00	sq.ft. (Qty)		94 Required	18 Required	8 Required	$4,800.00	Provide for brick infill at exterior grilles following unit ventilator 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		

Chimney at 1953 original construction

Typical exterior brick veneer

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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) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Cast in place concrete at mechanical room

Exposed bar joist and insulated panel

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J. General Finishes

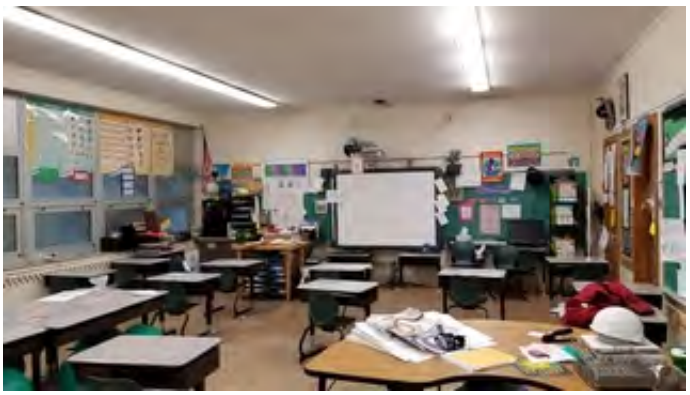
Description: The overall facility features conventionally partitioned classrooms, with the 1966 addition featuring a shared octagon shaped common space with flexible partition walls that open to the common space. The overall facility features 9'' vinyl tile type flooring, plaster and lay-in type ceilings, 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.

Item	Cost	Unit	Whole Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	Required	$790,118.70	(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	$0.20	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			$108,680.00	(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 corridor finishes



Typical classroom finishes

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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.

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	Whole Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	$248,465.00	Includes demo of existing fixtures
Sum:			$248,465.00	$125,095.00	$68,990.00	$54,380.00		

Lighting in the gymnasium

Lighting in student dining area

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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 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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Security System:	$1.85	sq.ft. (of entire building addition)		Required	Required	Required	$91,932.05	(complete, area of building)
Other: Partial exterior site lighting upgrade	$0.50	sq.ft. (of entire building addition)		Required	Required	Required	$24,846.50	Provide upgrade to exterior security lighting 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

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M. Emergency/Egress Lighting

Description: The overall facility 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.

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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	$49,693.00	(complete, area of building)
Sum:			$49,693.00	$25,019.00	$13,798.00	$10,876.00		

Ceiling mounted exit signage

Corridor mounted emergency lighing

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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 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.

Rating: 3 Needs Replacement

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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	Required	$86,962.75	(complete new system, including removal of existing)
Sum:			$86,962.75	$43,783.25	$24,146.50	$19,033.00		

Wall mounted horn/strobe device

Fire alarm pull station

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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.

Item	Cost	Unit	Whole Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Signage:	$0.20	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	$52,000.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	$5,000.00	leaf		12 Required		9 Required	$105,000.00	(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	$260,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
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 water closet stalls

Non-compliant door hardware

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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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		25,019 Required	13,798 Required	10,876 Required	$74,539.50	(up to $100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	$2,000.00	lump sum		Required			$2,000.00	
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		1,951 Required	1,076 Required	848 Required	$110,825.00	(including drainage / tear out for light 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 Unforeseen Circumstances	$50,000.00	allowance		Required			$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	$74,539.50	Include this one **or** the next. (Each addition should have this item)
Sum:			$322,970.00	$188,430.05	$75,234.01	$59,305.94		

Asphalt pavement at parking lot

Damaged rubberized soft surfacing at playground

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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	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

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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) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
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

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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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf		8 Required			$16,000.00	(includes removal of existing)
Sum:			$16,000.00	$16,000.00	$0.00	$0.00		

Typical entrance doors

Wood entrance doors

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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	Unit	Whole Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Assumed hazardous flooring material

Assumed hazardous flooring material

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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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		25,019 Required	13,798 Required	10,876 Required	$159,017.60	(includes increase of service piping, if required)
New Exterior Stair Enclosure	$42,500.00	per level		1 Required			$42,500.00	(all inclusive)
Water Main	$40.00	ln.ft.		275 Required			$11,000.00	(new)
Handrails:	$5,000.00	level			3 Required		$15,000.00	
Other: Backflow preventor	$5,000.00	per unit		1 Required			$5,000.00	Provide new backflow preventer at new fire suppression water main.
Other: Fire extinguishers and cabinets	$0.12	sq.ft. (of entire building addition)		Required	Required	Required	$5,963.16	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Provide egress path through octagon	$20,000.00	lump sum				Required	$20,000.00	Provide solution to dead-end corridor in octagon
Other: Remove and Rebuild Stair	$25,000.00	lump sum		Required			$25,000.00	Provide additional funding to remove and rebuild exterior stair.
Other: Remove corridor security gate	$2,500.00	per unit		2 Required			$5,000.00	Remove corridor security gates to eliminate 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

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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 Building	1953 Original Construction (1953) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
CEFPI Rating 6	$3.00	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

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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) 25,019 ft²	1959 Addition (1959) 13,798 ft²	1966 Addition (1966) 10,876 ft²	Sum	Comments
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

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X. Construction Contingency / Non-Construction Cost

Renovation 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 Project		**$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**	2018-05-23
Building Name	Glendale Primary Elementary School		
Street Address	400 W Glendale Avenue		
City/Town, State, Zip Code	Bedford, OH 44146		
Telephone Number(s)	(440) 439-4227		
School District	Bedford City		

Setting: Small City

Site-Acreage	4.50	Building Square Footage	49,693
Grades Housed	PK-3	Student Capacity	396
Number of Teaching Stations	26	Number of Floors	2
Student Enrollment	516		
Dates of Construction	1953,1959,1966		

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 Surfacing**	**Floor Construction**
☑ 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	*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 streets that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.		
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 emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope. An outdoor learning lab and shelter area are provided on the site.		
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, and in poor condition, and is located on a poured rubberized surface which is an approved soft surface material, but is also showing signs of deterioration and required repair. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is provided to contain students within 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 gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, 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, including benches and picnic tables to facilitate instruction. No athletic facilities are provided on the site, due to the small site size.		
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 which is in fair condition, but areas are showing signs of aging and deterioration.		
TOTAL - 1.0 The School Site	100	*61*

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 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	*9*
Light sources are properly placed, well maintained, and provide adequate lighting in most areas. Light fixtures do not appear to be subject to 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	*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	*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	*10*
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.		

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. Older 9" VCT is breaking and coming loose in several areas 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 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 Space	Points Allocated	Points
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.		
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	*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	Points Allocated	Points
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.		
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	*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 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	*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.		

6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*6*
Classroom furniture is relatively consistent in design and in good condition, with some older desks and furniture for teachers.		
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:	13607

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, dry 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 and custodial uses. WEc3.2: Water Use Reduction: 30% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilets and waterless 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 contamination. 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: **Glendale Primary Elementary School**

PK-3

Building features that clearly exceed criteria:

1. Semi-enclosed hard surface play area visible from many interior rooms.
2.
3.
4.
5.
6.

Building 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.
6.

Back to Assessment Summary

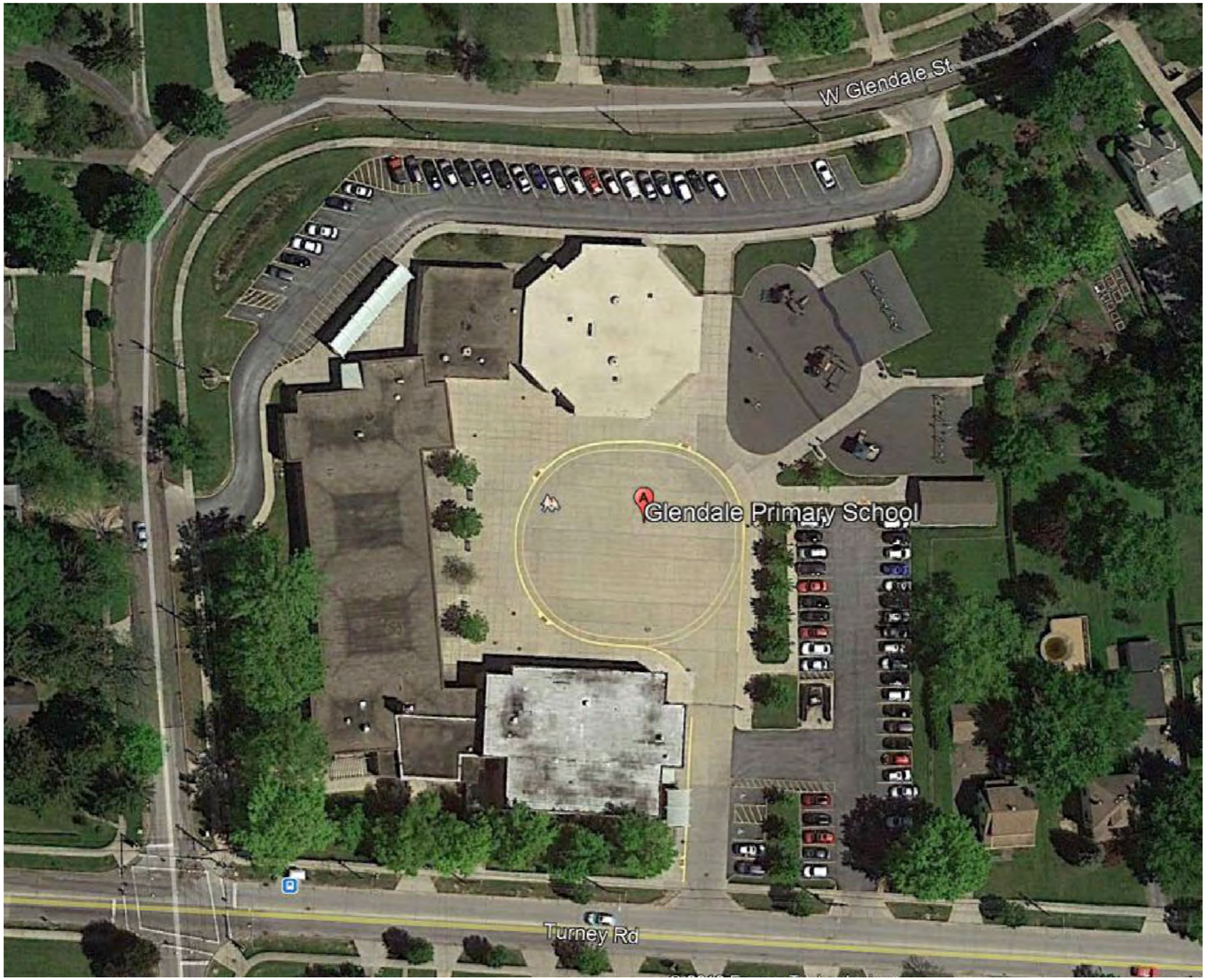
Environmental Hazards Assessment Cost Estimates

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.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		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



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SITE PLAN

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facility master planning
construction administration
owners representation

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BUILDING COMPONENT LEGEND

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- CT - SPACE
- AG ED LAB
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

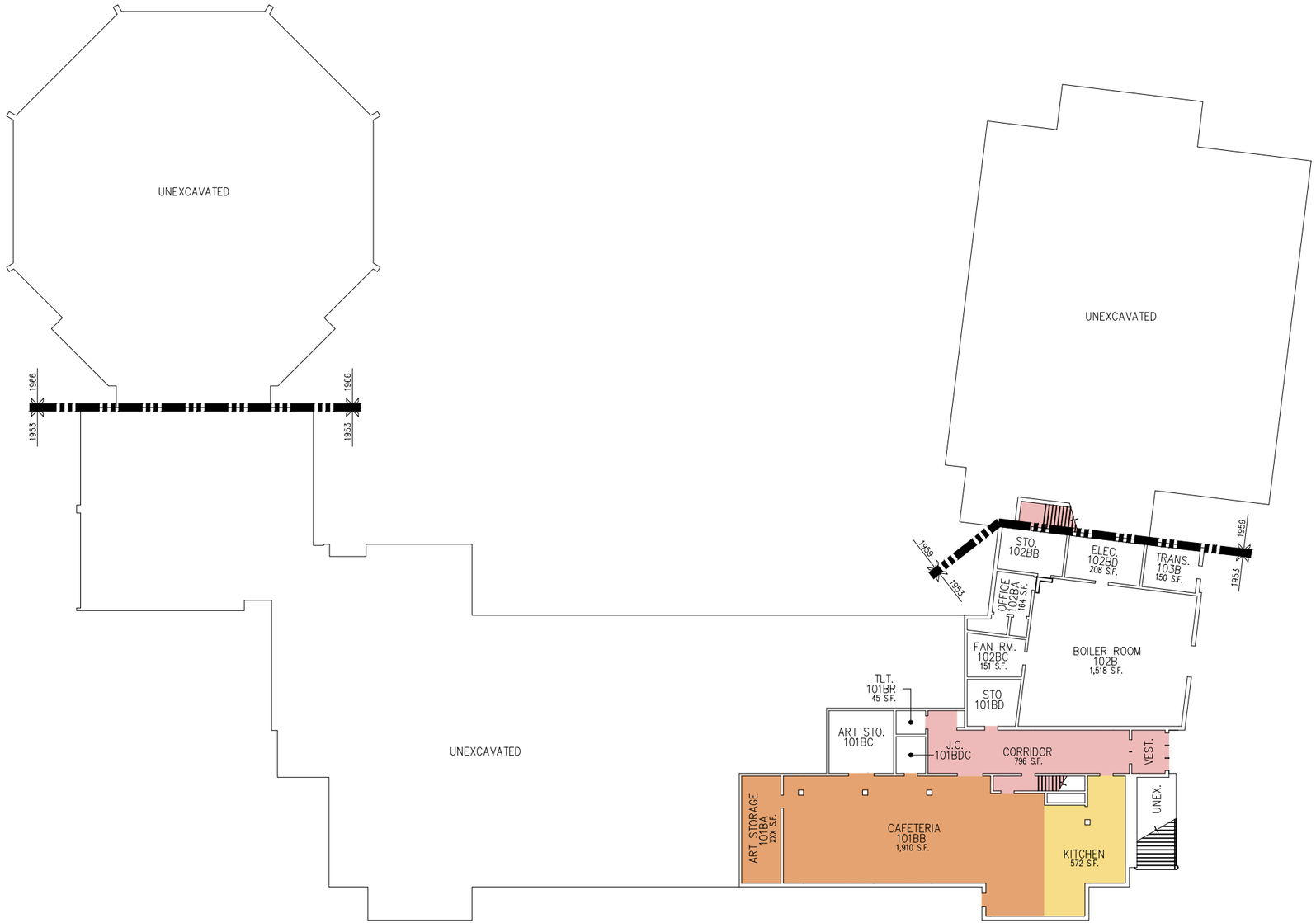
Site Plan

Assessment Diagram
Glendale Primary School

BEDFORD CITY
SCHOOL DISTRICT
Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1953, 1959, 1966
Acreage:	4.50
Total Bldg Area:	49,693 sf

SHEET NUMBER
1 of 4

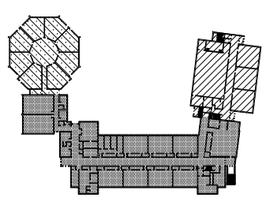


BUILDING INFORMATION

GRADE CONFIGURATION:	pK-3
CURRENT ENROLLMENT:	516
CONSTRUCTION DATES:	1953, 1959. 1966
ACREAGE:	4.50
EXISTING BUILDING AREA:	49,693 SF
SQ.FT. PER STUDENT:	96.30

BUILDING ADDITIONS KEY

	1953 ORIGINAL CONSTRUCTION	25,019 S.F.
	1959 ADDITION	13,798 S.F.
	1966 OCTAGON ADDITION	10,876 S.F.
		49,693 S.F. TOTAL



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BASEMENT FLOOR PLAN

0 16 32 64

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

Proposed Floor Plan

Assessment Diagram
Glendale Primary School

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BEDFORD CITY SCHOOL DISTRICT

Ohio Facilities Construction Commission

Construction Dates:	1953, 1959, 1966
Acreage:	4.50
Total Bldg Area:	49,693 sf
By:	kdh
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT

SHEET NUMBER
2 of 4

First Floor Plan

BUILDING INFORMATION

GRADE CONFIGURATION:	pK-3
CURRENT ENROLLMENT:	516
CONSTRUCTION DATES:	1953, 1959. 1966
ACREAGE:	4.50
EXISTING BUILDING AREA:	49,693 SF
SQ.FT. PER STUDENT:	96.30

BUILDING ADDITIONS KEY

	1953 ORIGINAL CONSTRUCTION	25,019 S.F.
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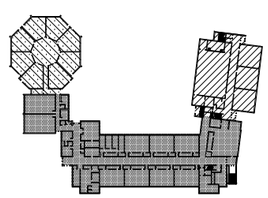

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FIRST FLOOR PLAN

0 16 32 64

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

Assessment Diagram
Glendale Primary School

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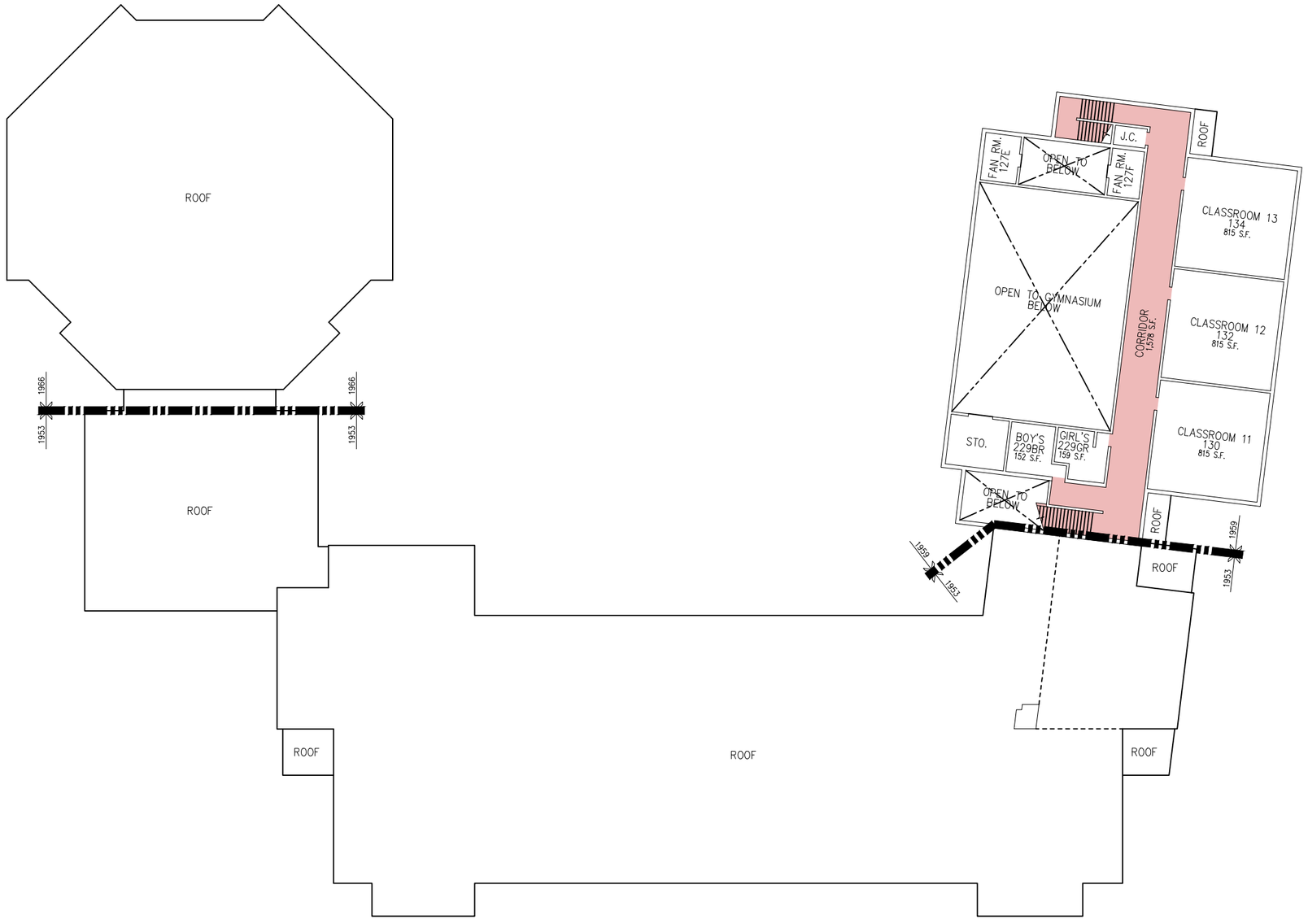
BEDFORD CITY SCHOOL DISTRICT
Ohio Facilities Construction Commission

Construction Dates: 1953, 1959, 1966
Acreage: 4.50
Total Bldg Area: 49,693 sf

By: kah
Date: May 2018
Issued with: ON-SITE ASSESSMENT

SHEET NUMBER
3 of 4



BUILDING INFORMATION

GRADE CONFIGURATION:	pK-3
CURRENT ENROLLMENT:	516
CONSTRUCTION DATES:	1953, 1959. 1966
ACREAGE:	4.50
EXISTING BUILDING AREA:	49,693 SF
SQ.FT. PER STUDENT:	96.30

BUILDING ADDITIONS KEY

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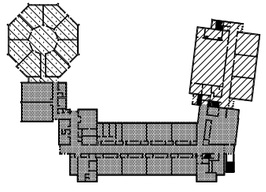

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SECOND FLOOR PLAN

5,185 S.F.

0 8 16 32 64

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

Second Floor Plan

Assessment Diagram
Glendale Primary School

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BEDFORD CITY SCHOOL DISTRICT

Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1953, 1959, 1966
Acreage:	4.50
Total Bldg Area:	49,693 sf

SHEET NUMBER
4 of 4

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

Next Page

North elevation photo:

East 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. 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 guidelines. Existing kitchen is full service. Student dining shares the 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.

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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

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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
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 Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Central Primary School (5561)

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Central Primary School	**Contact:**	Ms. Monique Winston		
Address:	799 Washington St	**Phone:**	(440) 439-4225		
	Bedford,OH 44146	**Date Prepared:**	2018-05-23	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	5561	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	K-3	Acreage:	7.00
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	449	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1905 Original Construction	1905	no	3	16,466
1959 Addition	1959	no	3	25,650
1965 Addition	1965	no	2	12,720
1992 Atrium Addition	1992	no	2	2,351
Total				**57,187**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$1,951,220.44	-
B.	Roofing	3	$266,176.70	-
C.	Ventilation / Air Conditioning	2	$5,000.00	-
D.	Electrical Systems	3	$928,145.01	-
E.	Plumbing and Fixtures	3	$58,800.00	-
F.	Windows	2	$14,430.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$114,946.25	-
I.	Structure: Floors and Roofs	3	$513,180.00	-
J.	General Finishes	3	$1,207,055.50	-
K.	Interior Lighting	3	$285,935.00	-
L.	Security Systems	2	$105,795.95	-
M.	Emergency/Egress Lighting	3	$57,187.00	-
N.	Fire Alarm	3	$100,077.25	-
O.	Handicapped Access	2	$614,437.40	-
P.	Site Condition	3	$339,062.43	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	2	$4,000.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$308,860.84	-
V.	Loose Furnishings	3	$171,561.00	-
W.	Technology	3	$658,222.37	-
X.	Construction Contingency / Non-Construction Cost	-	$1,882,255.22	-
Total			$9,586,848.36	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	69	69%	Borderline
2.0 Structural and Mechanical Features	200	97	49%	Poor
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	78	39%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	517	52%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$9,931,974.90

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

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1905 Original Construction (1905) Summary

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Central Primary School	**Contact:**	Ms. Monique Winston		
Address:	799 Washington St	**Phone:**	(440) 439-4225		
	Bedford,OH 44146	**Date Prepared:**	2018-05-23	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	5561	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	K-3	Acreage:	7.00
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	449	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1905 Original Construction	**1905**	**no**	**3**	**16,466**
1959 Addition	1959	no	3	25,650
1965 Addition	1965	no	2	12,720
1992 Atrium Addition	1992	no	2	2,351
Total				**57,187**

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

		FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
	A.	Heating System	3	$561,819.92	-
	B.	Roofing	3	$65,422.10	-
	C.	Ventilation / Air Conditioning	2	$5,000.00	-
	D.	Electrical Systems	3	$267,243.18	-
	E.	Plumbing and Fixtures	3	$21,300.00	-
	F.	Windows	2	$5,460.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$64,186.25	-
	I.	Structure: Floors and Roofs	3	$513,180.00	-
	J.	General Finishes	3	$384,018.60	-
	K.	Interior Lighting	3	$82,330.00	-
	L.	Security Systems	2	$30,462.10	-
	M.	Emergency/Egress Lighting	3	$16,466.00	-
	N.	Fire Alarm	3	$28,815.50	-
	O.	Handicapped Access	2	$264,993.20	-
	P.	Site Condition	3	$133,902.96	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	2	$500.00	-
	S.	**Exterior Doors**	**2**	**$0.00**	-
	T.	Hazardous Material	1	$0.00	-
	U.	Life Safety	3	$103,167.12	-
	V.	Loose Furnishings	3	$49,398.00	-
	W.	Technology	3	$189,523.66	-
-	X.	Construction Contingency / Non-Construction Cost	-	$680,918.53	-
Total				$3,468,107.12	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	69	69%	Borderline
2.0 Structural and Mechanical Features	200	97	49%	Poor
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	78	39%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	517	52%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$3,592,958.98

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

1959 Addition (1959) Summary

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Central Primary School	**Contact:**	Ms. Monique Winston		
Address:	799 Washington St	**Phone:**	(440) 439-4225		
	Bedford,OH 44146	**Date Prepared:**	2018-05-23	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	5561	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	K-3	Acreage:	7.00
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	449	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1905 Original Construction	1905	no	3	16,466
1959 Addition	**1959**	**no**	**3**	**25,650**
1965 Addition	1965	no	2	12,720
1992 Atrium Addition	1992	no	2	2,351
Total				**57,187**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$875,178.00	-
B.	Roofing	3	$102,718.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$416,299.50	-
E.	Plumbing and Fixtures	3	$16,500.00	-
F.	Windows	2	$3,120.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$31,500.00	-
I.	**Structure: Floors and Roofs**	**3**	**$0.00**	-
J.	General Finishes	3	$601,725.00	-
K.	Interior Lighting	3	$128,250.00	-
L.	Security Systems	2	$47,452.50	-
M.	Emergency/Egress Lighting	3	$25,650.00	-
N.	Fire Alarm	3	$44,887.50	-
O.	Handicapped Access	2	$219,630.00	-
P.	Site Condition	3	$130,164.48	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	Exterior Doors	2	$4,000.00	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$155,658.00	-
V.	Loose Furnishings	3	$76,950.00	-
W.	Technology	3	$295,231.50	-
X.	Construction Contingency / Non-Construction Cost	-	$775,641.13	-
Total			$3,950,555.61	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	69	69%	Borderline
2.0 Structural and Mechanical Features	200	97	49%	Poor
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	78	39%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	517	52%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$4,092,775.61

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

1965 Addition (1965) Summary

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Central Primary School	**Contact:**	Ms. Monique Winston		
Address:	799 Washington St	**Phone:**	(440) 439-4225		
	Bedford,OH 44146	**Date Prepared:**	2018-05-23	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	5561	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	K-3	Acreage:	7.00
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	449	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1905 Original Construction	1905	no	3	16,466
1959 Addition	1959	no	3	25,650
1965 Addition	**1965**	**no**	**2**	**12,720**
1992 Atrium Addition	1992	no	2	2,351
Total				**57,187**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$434,006.40	-
B.	Roofing	3	$71,831.60	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$206,445.60	-
E.	Plumbing and Fixtures	3	$21,000.00	-
F.	Windows	2	$5,850.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$18,760.00	-
I.	**Structure: Floors and Roofs**	**3**	**$0.00**	-
J.	General Finishes	3	$209,792.00	-
K.	Interior Lighting	3	$63,600.00	-
L.	Security Systems	2	$23,532.00	-
M.	Emergency/Egress Lighting	3	$12,720.00	-
N.	Fire Alarm	3	$22,260.00	-
O.	Handicapped Access	2	$110,344.00	-
P.	Site Condition	3	$63,282.18	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	**Exterior Doors**	**2**	**$0.00**	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$42,230.40	-
V.	Loose Furnishings	3	$38,160.00	-
W.	Technology	3	$146,407.20	-
X.	Construction Contingency / Non-Construction Cost	-	$364,065.55	-
Total			$1,854,286.93	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	69	69%	Borderline
2.0 Structural and Mechanical Features	200	97	49%	Poor
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	78	39%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	517	52%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$1,921,041.26

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

1992 Atrium Addition (1992) Summary

District:	Bedford City	**County:**	Cuyahoga	**Area:**	Northeastern Ohio (8)
Name:	Central Primary School	**Contact:**	Ms. Monique Winston		
Address:	799 Washington St	**Phone:**	(440) 439-4225		
	Bedford,OH 44146	**Date Prepared:**	2018-05-23	**By:**	Kevin Harrison, AIA, LEED AP
Bldg. IRN:	5561	**Date Revised:**	2018-06-21	**By:**	Andi Lease

Current Grades	K-3	Acreage:	7.00
Proposed Grades	N/A	Teaching Stations:	26
Current Enrollment	449	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
1905 Original Construction	1905	no	3	16,466
1959 Addition	1959	no	3	25,650
1965 Addition	1965	no	2	12,720
1992 Atrium Addition	**1992**	**no**	**2**	**2,351**
Total				**57,187**

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

	FACILITY ASSESSMENT Cost Set: 2018	Rating	Dollar Assessment	C
A.	Heating System	3	$80,216.12	-
B.	Roofing	3	$26,205.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$38,156.73	-
E.	Plumbing and Fixtures	3	$0.00	-
F.	**Windows**	**2**	**$0.00**	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$500.00	-
I.	**Structure: Floors and Roofs**	**3**	**$0.00**	-
J.	General Finishes	3	$11,519.90	-
K.	Interior Lighting	3	$11,755.00	-
L.	Security Systems	2	$4,349.35	-
M.	Emergency/Egress Lighting	3	$2,351.00	-
N.	Fire Alarm	3	$4,114.25	-
O.	Handicapped Access	2	$19,470.20	-
P.	Site Condition	3	$11,712.81	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	**Exterior Doors**	**2**	**$0.00**	-
T.	Hazardous Material	1	$0.00	-
U.	Life Safety	3	$7,805.32	-
V.	Loose Furnishings	3	$7,053.00	-
W.	Technology	3	$27,060.01	-
X.	Construction Contingency / Non-Construction Cost	-	$61,630.00	-
Total			$313,898.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	69	69%	Borderline
2.0 Structural and Mechanical Features	200	97	49%	Poor
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 Building Safety and Security	200	118	59%	Borderline
5.0 Educational Adequacy	200	100	50%	Borderline
6.0 Environment for Education	200	78	39%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	517	52%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.60%
Cost to Renovate (Cost Factor applied)	$325,199.04

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

A. Heating System

Description: The 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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
HVAC System Replacement:	$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	$1,493,724.44	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	$8.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$457,496.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$1,951,220.44	$561,819.92	$875,178.00	$434,006.40	$80,216.12		

Gas fired boiler

Classroom unit ventilator

Back to Assessment Summary

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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Membrane (all types):	$8.70	sq.ft. (Qty)		5,323 Required	8,620 Required	6,388 Required	2,150 Required	$195,584.70	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$18.40	ln.ft.		305 Required	610 Required	340 Required		$23,092.00	
Overflow Roof Drains and Piping:	$2,500.00	each		4 Required	6 Required	4 Required	3 Required	$42,500.00	
Roof Access Ladder with Fall Protection Cage:	$100.00	ln.ft.		35 Required	15 Required			$5,000.00	(remove and replace)
Sum:			$266,176.70	$65,422.10	$102,718.00	$71,831.60	$26,205.00		

Asphalt roofing

Stone coping with straps

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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) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required				$5,000.00	
Sum:			$5,000.00	$5,000.00	$0.00	$0.00	$0.00		

Classroom unit ventilator

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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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	$928,145.01	(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:			$928,145.01	$267,243.18	$416,299.50	$206,445.60	$38,156.73		

Pole mounted transformers

Main distribution equipment

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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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
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 hose bibs	$800.00	each		6 Required				$4,800.00	Provide exterior hose bibs in 1905 original building.
Other: Wall patching at floor urinal removal	$2,000.00	each		0 Required	3 Required			$6,000.00	Provide wall hung urinals in locations of current floor mounted urinals. Provide wall patch at each wall to 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

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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, 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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Insulated Glass/Panels:	$65.00	sq.ft. (Qty)		84 Required	48 Required	90 Required		$14,430.00	(includes blinds)
Sum:			$14,430.00	$5,460.00	$3,120.00	$5,850.00	$0.00		

Windows at 1905 original construction

Typical classroom windows

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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 deterioration.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

Concrete masonry unit foundation

Brick foundation wall at 1905 original construction

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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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Tuckpointing:	$5.25	sq.ft. (Qty)		7,625 Required				$40,031.25	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		9,150 Required	12,200 Required	6,800 Required	200 Required	$42,525.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		9,150 Required	12,200 Required	6,800 Required	200 Required	$28,350.00	(wall surface)
Other: Masonry infills at unit ventilators	$40.00	sq.ft. (Qty)		32 Required	25 Required	44 Required		$4,040.00	Provide for brick infill at exterior grilles following unit 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		

Brick veneer at 1905 original construction

Chimney at 1959 addition

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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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Replace Wood Floor System	$45.00	sq.ft. (Qty)		10,977 Required				$493,965.00	
Fire Rated Drywall over Existing Wood Ceiling Joists	$3.50	sq.ft. (Qty)		5,490 Required				$19,215.00	(per square feet of 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

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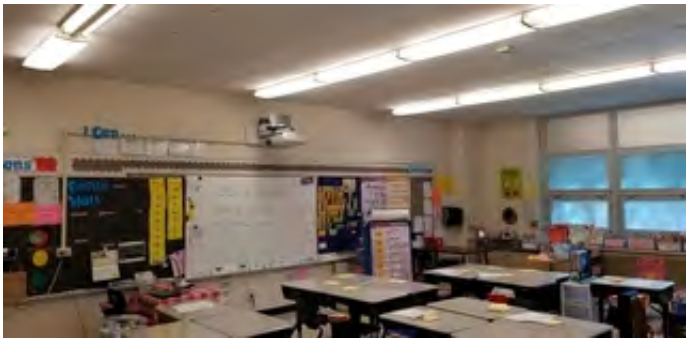
J. General Finishes

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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Paint:	$2.00	sq.ft. (of entire building addition)					Required	$4,702.00	(partial finish - floor area/prep and installation)
Acoustic Ceiling:	$2.90	sq.ft. (Qty)					2,351 Required	$6,817.90	(partial finish - drop in/standard 2 x 4 ceiling tile per area)
Complete Replacement of Finishes and Casework (Elementary):	$15.90	sq.ft. (of entire building addition)		Required	Required	Required		$871,892.40	(elementary, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		8 Required	6 Required	5 Required		$19,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	Required	Required		$10,967.20	(per building area)
Plaster refinishing:	$14.00	sq.ft. (Qty)		1,650 Required				$23,100.00	
Lightweight Concrete Floor Infill at Wood Floor Removal:	$8.00	sq.ft. (Qty)		10,977 Required				$87,816.00	(partial finish - includes removal of wood flooring and sleeper system)
Terrazzo Floor Repair	$25.00	sq.ft. (Qty)			300 Required			$7,500.00	(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)			854 Required			$162,260.00	(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:			$1,207,055.50	$384,018.60	$601,725.00	$209,792.00	$11,519.90		



Typical classroom finishes

Typical corridor finishes

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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, C, D, I, J, L, M, N, and U.

Item	Cost	Unit	Whole Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Complete Building Lighting Replacement	$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$285,935.00	Includes demo of 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

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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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Partial Security System Upgrade:	$1.35	sq.ft. (of entire building addition)		Required	Required	Required	Required	$77,202.45	(complete, area of building)
Other: Partial exterior site lighting upgrade	$0.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	$28,593.50	Provide upgrade to exterior security lighting system to meet Ohio School 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

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M. Emergency/Egress Lighting

Description: The overall facility does contain an emergency/egress lighting system. The system is in poor condition and does not 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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$57,187.00	(complete, area of building)
Sum:			$57,187.00	$16,466.00	$25,650.00	$12,720.00	$2,351.00		

Exit signage

Emergency lighting

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N. Fire Alarm

Description: 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 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.

Rating: 3 Needs Replacement

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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Fire Alarm System:	$1.75	sq.ft. (of entire building addition)		Required	Required	Required	Required	$100,077.25	(complete new system, including 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

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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 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Signage:	$0.20	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	$9,000.00	(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	$215,000.00	(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 water fountain

Non-compliant door hardware

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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 picnic tables.

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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Playground Equipment:	$1.50	sq.ft. (Qty)		16,466 Required	25,650 Required	12,720 Required	2,351 Required	$85,780.50	(up to $100,000, per sq.ft. of 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 (light duty):	$28.60	sq. yard		572 Required	890 Required	442 Required	82 Required	$56,799.60	(including drainage / tear out for 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 Unforeseen Circumstances	$50,000.00	allowance		Required				$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	$85,780.50	Include this one **or** the next. (Each addition should have this item)
Sum:			$339,062.43	$133,902.96	$130,164.48	$63,282.18	$11,712.81		

Asphalt pavement in parking lot

Bus loading zone behind building

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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.

Item	Cost	Unit	Whole Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		

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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	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Water Quality Test	$500.00	allowance		Required				$500.00	(includes 2 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

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 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.

Rating: 2 Needs Repair

Recommendations: 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.

Item	Cost	Unit	Whole Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,000.00	per leaf			2 Required			$4,000.00	(includes removal of 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	Unit	Whole Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		16,466 Required	25,650 Required	12,720 Required	2,351 Required	$182,998.40	(includes increase of service piping, if required)
New Exterior Stair Enclosure	$42,500.00	per level		1 Required	1 Required			$85,000.00	(all inclusive)
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 preventer at fire main	$6,000.00	each		1 Required				$6,000.00	Provide back-flow preventer at water fire service.
Other: Fire extinguishers and cabinets	$0.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	$6,862.44	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Remove corridor security gate	$1,500.00	per unit			2 Required			$3,000.00	Remove corridor security gates which create dead-end corridors when in the closed position.
Sum:			$308,860.84	$103,167.12	$155,658.00	$42,230.40	$7,805.32		

Kitchen hood fire suppression

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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
CEFPI Rating 6	$3.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	$171,561.00	
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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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 Building	1905 Original Construction (1905) 16,466 ft²	1959 Addition (1959) 25,650 ft²	1965 Addition (1965) 12,720 ft²	1992 Atrium Addition (1992) 2,351 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$11.51	sq.ft. (Qty)		16,466 Required	25,650 Required	12,720 Required	2,351 Required	$658,222.37	
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

Renovation Costs (A-W)		$7,704,593.14
7.00%	Construction Contingency	$539,321.52
Subtotal		$8,243,914.66
16.29%	Non-Construction Costs	$1,342,933.70
Total Project		**$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 School		
Street Address	799 Washington St		
City/Town, State, Zip Code	Bedford, OH 44146		
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 Units	☐ Central	☑ Room Units
Heating:	☑ Central	☐ Roof Top	☐ Individual Unit	☐ Forced Air
	☑ Hot Water	☑ Steam		

Type of Construction	**Exterior Surfacing**	**Floor Construction**
☑ 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 suitable for buses, cars, and service vehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.		
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 areas where mowing is required do not exceed 3:1 slope. The site has been developed with outdoor learning spaces to enhance the learning environment.		
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 is located on a poured rubber surface which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is provided to contain students within 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 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.		
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.		

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 provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to 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.		

2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	
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*
Additional hose bibs are required.		
TOTAL - 2.0 Structural and Mechanical Features	200	*97*

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 around the exterior of the facility.		
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 condtion, 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.		

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. The structure of the 1905 original construction includes wood floor joists on the second and third floors, as well as a wood joist roof structure.		
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.		
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	*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	Points Allocated	Points
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.		
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. Lawn areas where mowing is required do not exceed 3:1 slope. The site has not been developed with outdoor learning spaces to enhance the learning environment.		
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 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	*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.		
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	*4*
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.		

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 City
County:	Cuyahoga
School District IRN:	43562
Building:	Central Primary School
Building IRN:	5561

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, dry 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 and custodial uses. WEc3.2: Water Use Reduction: 30% Design any potential addition/renovation(s) using high-efficiency fixtures, dry fixtures such as composting toilets and waterless 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 contamination. 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: **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.
3. Building is not air conditioned.
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.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		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

N

SITE PLAN

HPG
HARRISON
PLANNING GROUP
architecture
educational visioning / planning
high performance learning environments
facility assessments
facility master planning
construction administration
owners representation

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BUILDING COMPONENT LEGEND

- CORRIDORS
- GYMNASIUM
- MEDIA CENTER
- STUDENT DINING
- KITCHEN
- CT - SPACE
- AG ED LAB
- NON-DESIGN MANUAL
- UNUSABLE
- OVERSIZED AREAS

Site Plan

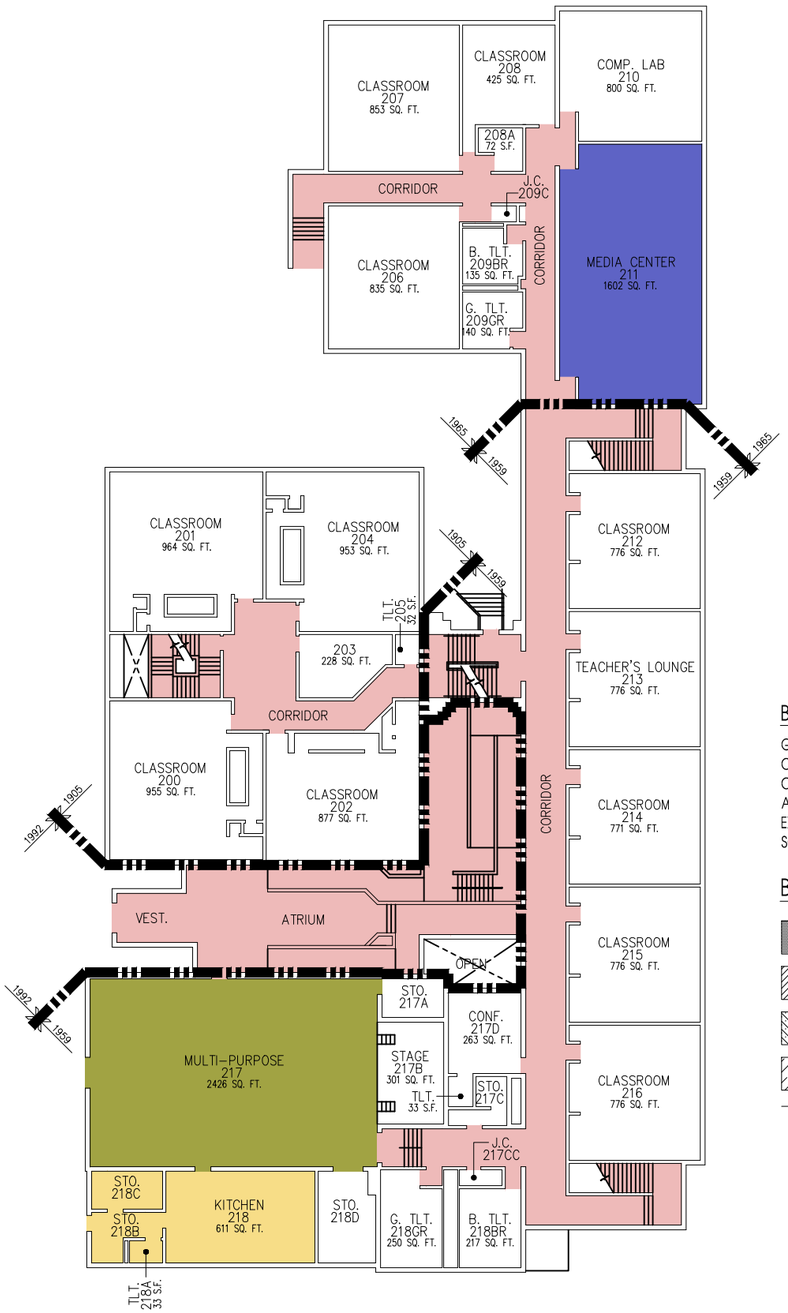
Assessment Diagram
Central Primary
Elementray

BEDFORD CITY SCHOOL DISTRICT

Ohio Facilities Construction Commission

By:	kah
Date:	May 2018
Issued with:	ON-SITE ASSESSMENT
Construction Dates:	1905, 1959, 1965, 1992
Acreage:	7.00
Total Bldg Area:	57,187 sf

SHEET NUMBER
1 of 3



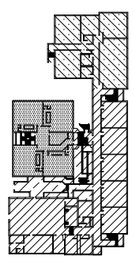
SECOND FLOOR PLAN

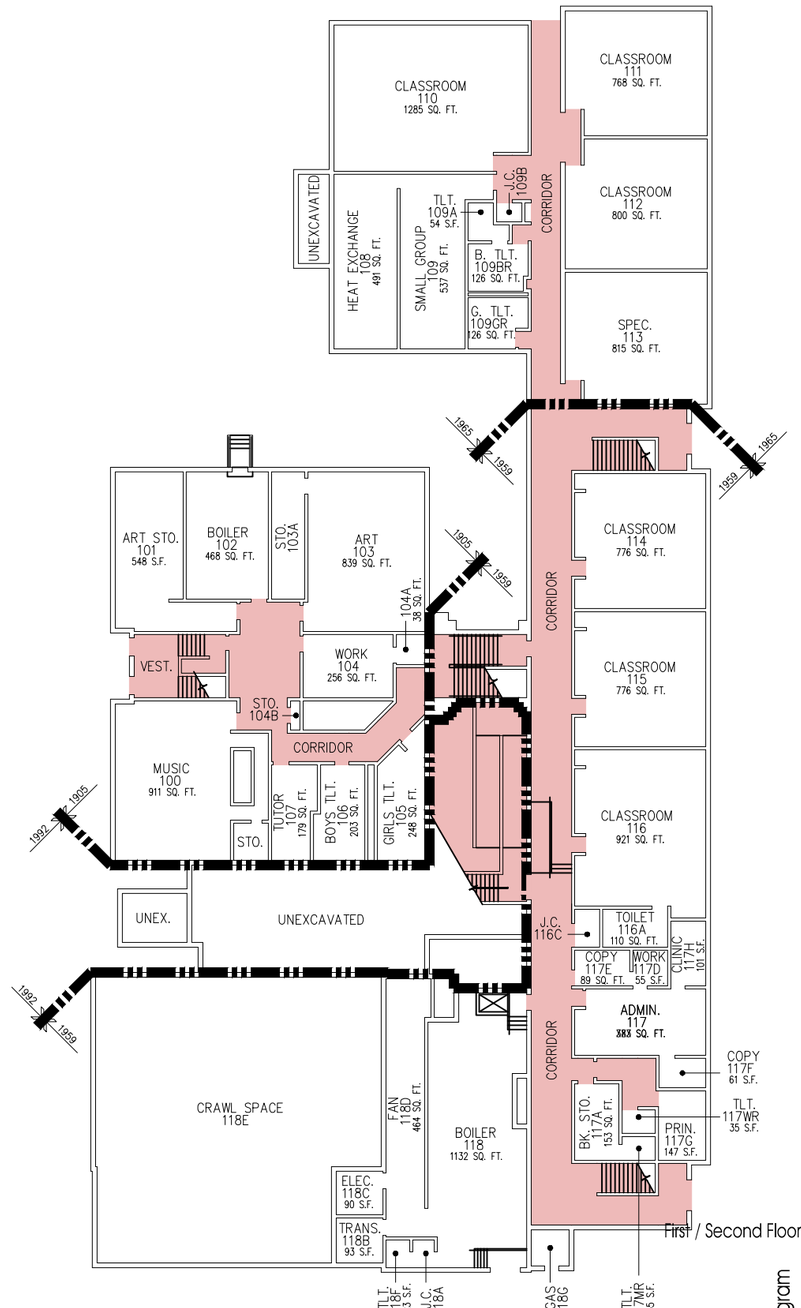
BUILDING INFORMATION

GRADE CONFIGURATION:	K-3
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

	1905 ORIGINAL CONSTRUCTION	16,466 S.F.
	1959 ADITION	25,650 S.F.
	1965 ADDITION	12,720 S.F.
	1992 ATRIUM ADDITION	2,351 S.F.
		57,187 S.F. TOTAL





FIRST FLOOR PLAN

First / Second Floor Plan

N

0 16 32 64

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

Assessment Diagram
Central Primary
Elementray

HPG HARRISON PLANNING GROUP

architecture
educational visioning / planning
high performance learning environments
facility assessments
facility master planning
construction administration
owners representation

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

Construction Dates: 1905, 1959, 1965, 1992
Acreage: 7.00
Total Bldg Area: 57,187 sf

By: kah
Date: May 2018
Issued with: ON-SITE ASSESSMENT

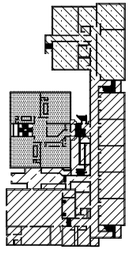
SHEET NUMBER
2 of 3

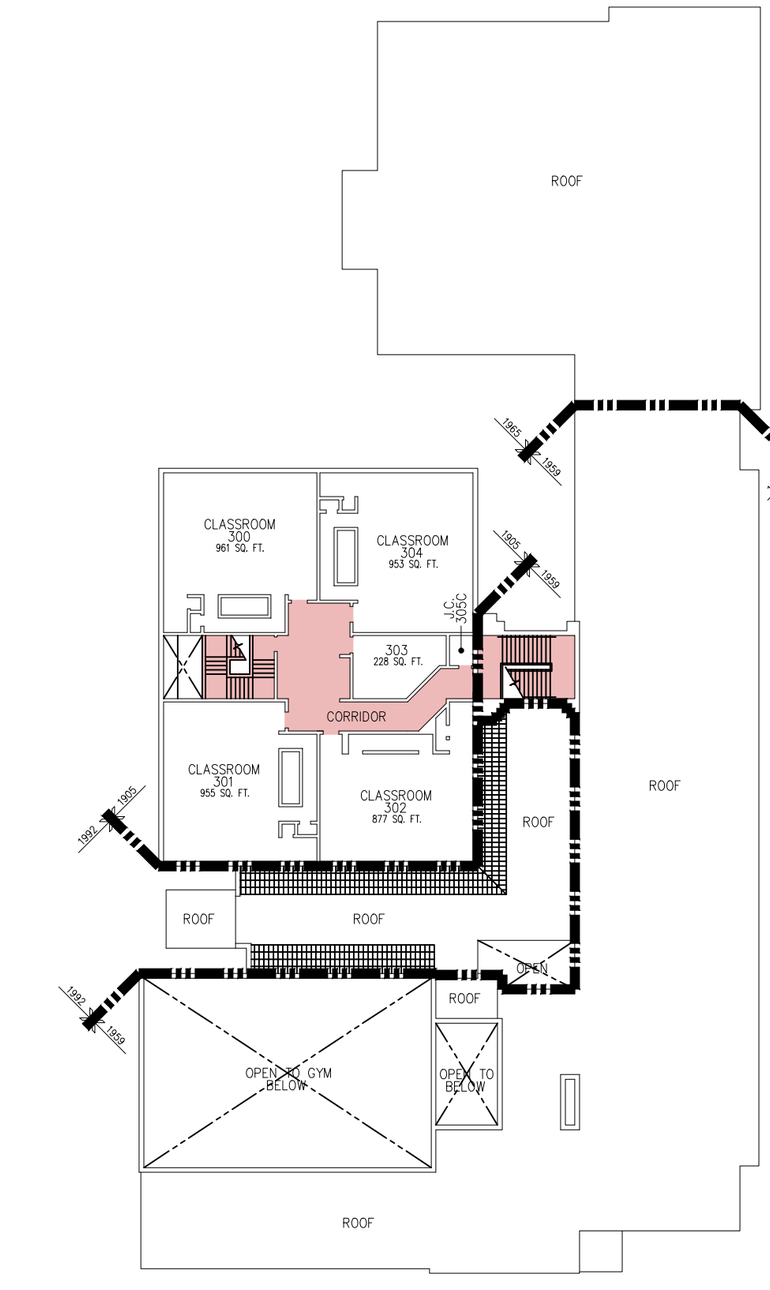
BUILDING INFORMATION

GRADE CONFIGURATION:	K-3
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

	1905 ORIGINAL CONSTRUCTION	16,466 S.F.
	1959 ADITION	25,650 S.F.
	1965 ADDITION	12,720 S.F.
	1992 ATRIUM ADDITION	2,351 S.F.
		57,187 S.F. TOTAL





THIRD FLOOR PLAN

N

0 8 16 32 64

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

HPG HARRISON PLANNING GROUP

architecture
educational visioning / planning
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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

Construction Dates: 1905, 1959, 1965, 1992
Acreage: 7.00
Total Bldg Area: 57,187 sf

By: kah
Date: May 2018
Issued with: ON-SITE ASSESSMENT

Third Floor Plan

Assessment Diagram
Central Primary
Elementray

SHEET NUMBER
3 of 3

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

Students per Grade	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12
Building Grade Configuration:											X	X	X	X

Building Site Acreage:	58 acres				
Underground fuel tanks on site?	Yes	No X	Type/Size:		Still in use? Yes No
Site In Flood Plain:	Yes	No X			

Years of Construction	Year	Roof Installation Years	Site Utilities									
			Heating Fuel		Storm Sewer		Sanitary Sewer		Power		Water	
Original Construction	1954	Attached	Type Natural Gas		Type City		Type City		Type First Energy		Type City	
Addition 1	1958	Attached										
Addition 2	1971	Attached										
Addition 3	1994	1994										
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 Known Problems with Building or Site – All need replacement - Window systems; HVAC; Roofing; Electrical; Restrooms; ADA compliance

List Recent or Planned Improvements

Scope of Work	Approximate Total Cost $
See attached	

List Work Under Contract

Scope of Work	Approximate Total Cost $
None	

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)

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2017**
Project School(s):	**Bedford High School Bearcat Stadium**
Description:	Turf replacement project.
Cost:	All costs were appropriated from the **general fund**.
Total Cost:	$ 416,866

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2016**
Project	Furniture replacement and general refurbishing
School(s):	**Bedford High School North Large Group Instruction Room**
Description:	The original furniture was replaced, carpeting was replaced and technology was added. General repairs and painting was completed and new lighting installed.
Cost:	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

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2014**
Project	Track Resurfacing
School(s):	Bedford High School
Description:	Track resurfaced
Cost:	$302,459

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2013**
Project:	Clock-tower Renovations, Refrigeration Equipment Replacement
School(s):	Bedford High School
Description:	The clock-tower was in such bad shape it was feared it would collapse. The work included significant masonry repairs. The original refrigeration equipment in the kitchen was replaced.
Cost:	$ 43,758 Clock-tower $108,200 Refrigeration Equipment

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year: **2010**

Project: Windows, Doors, Pool Bleachers, Roofing
Canopy and Front Door Replacement

School(s): Bedford High School Gymnasium Entrance
Administration Center

Description: 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 replaced. The windows on the south side were replaced. The original interior doors in the gym and at the pool were replaced. The roof over the adjacent rooms 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.

Cost: $608,307

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2010**
Project:	Roof Replacement, Window Replacement, New Furniture
School(s):	Bedford High School Cafeteria
Description:	The original windows were replaced and the original roof was replaced with a standing seam design. New cafeteria tables were purchased.
Cost:	$139, 832 Roof $ 48,500 Tables Windows were included in the gym entrance project.

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2008**
Project:	Pool Filter Replacement Elevator Upgrade
School(s):	Bedford High School
Description:	The original pool filter was past its useful life and in need of replacement. The elevator upgrade was due to the age of the equipment and new regulations.
Cost:	$76,000 Pool Filter $27,908 Elevator

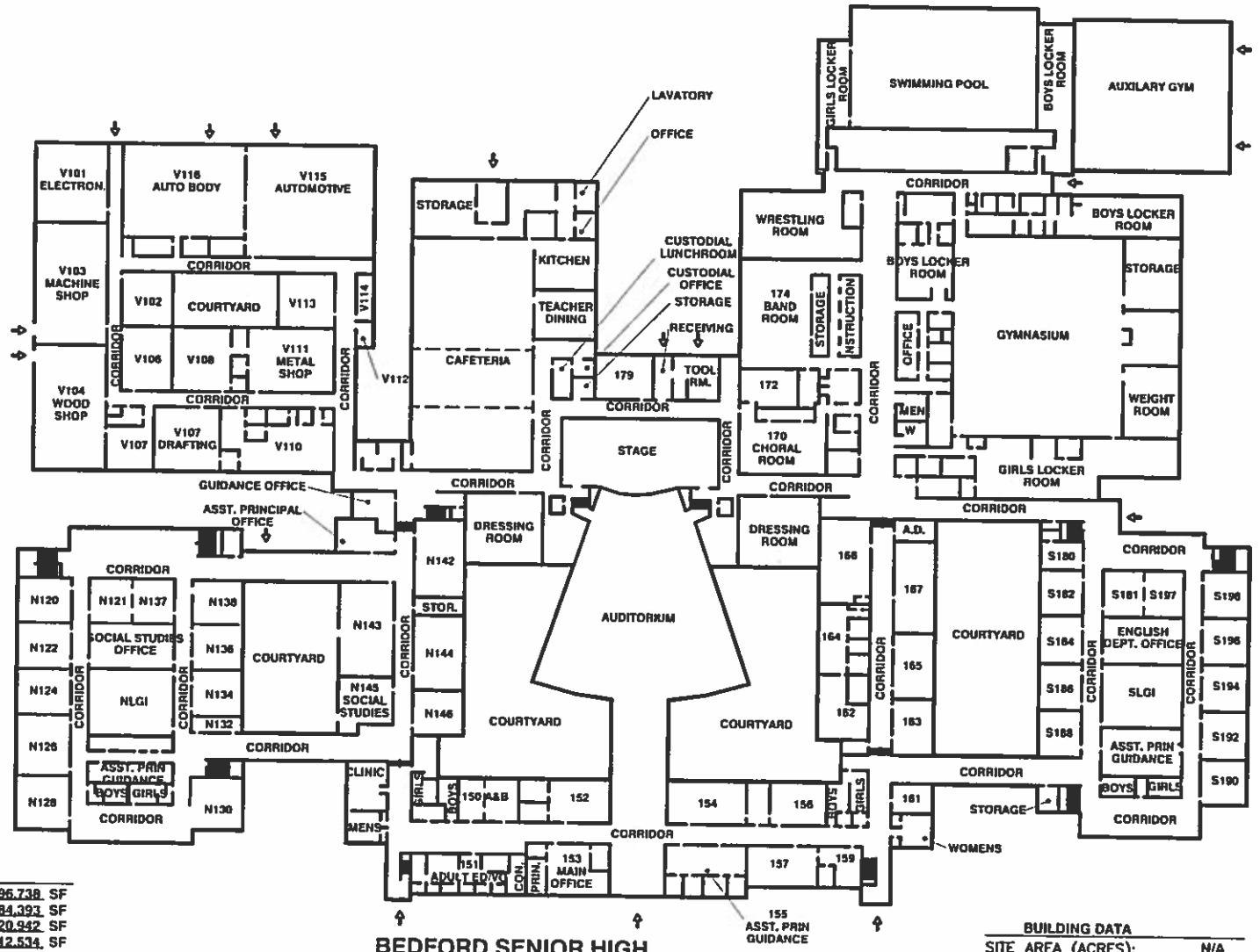
Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2007**
Project:	PA System Replacement
School(s):	Bedford High School
Description:	The original PA system was replaced.
Cost:	$58,296

OFCC
Assessment

May 2018

Floor plans
Fire escape routes



BEDFORD SENIOR HIGH FIRST FLOOR PLAN

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

FLOOR AREA DATA

TOTAL FLOOR AREA:	296,738 SF
CLASSROOMS:	84,393 SF
GYMNASIUM:	20,942 SF
CAFETERIA:	12,534 SF
CIRCULATION:	54,164 SF
MISC. OTHER:	124,705 SF

BUILDING DATA

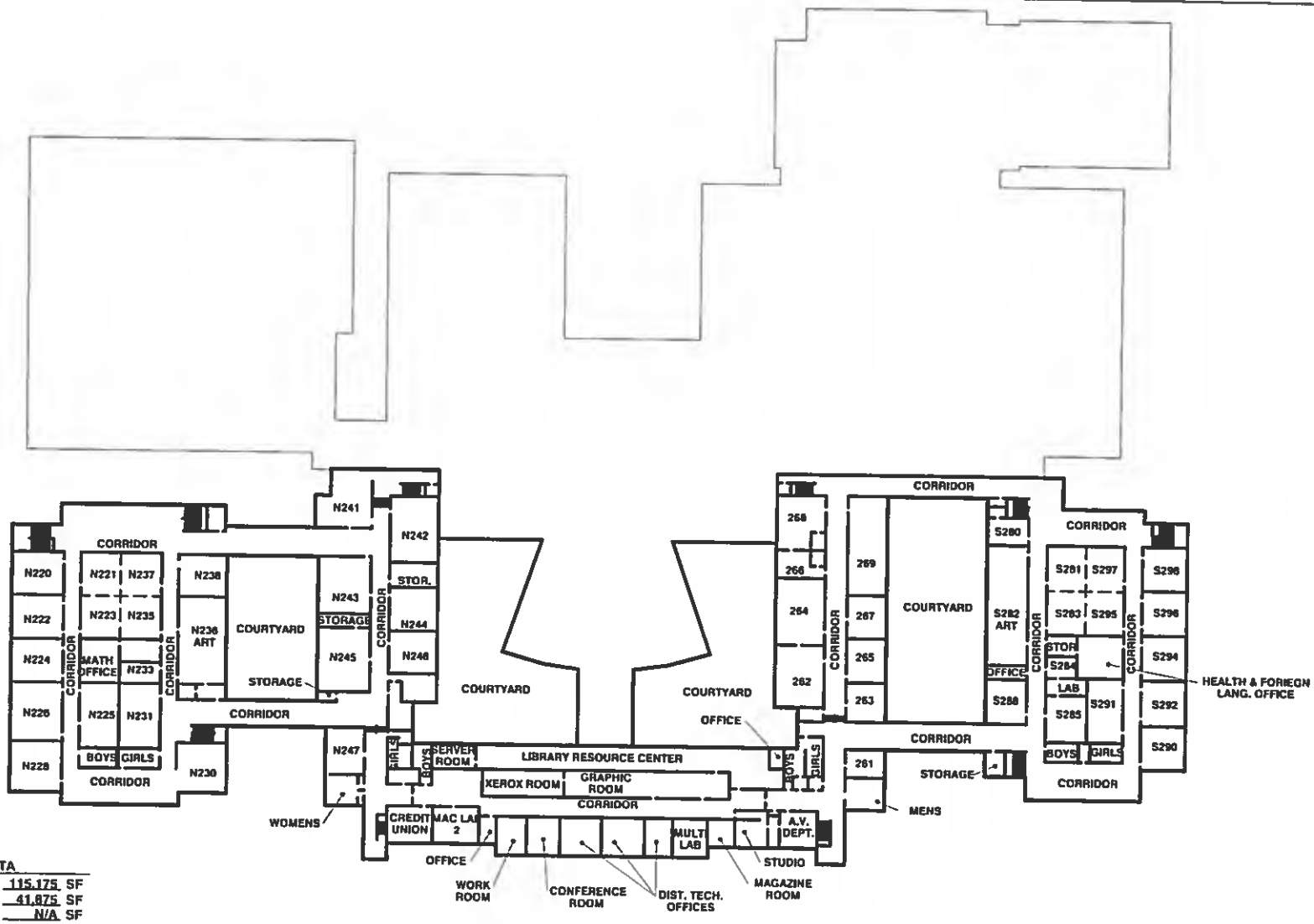
SITE AREA (ACRES):	N/A
BUILDING AREA:	411,913 SF
BASEMENT FLOOR AREA:	N/A SF
FIRST FLOOR AREA:	296,738 SF
SECOND FLOOR AREA:	115,175 SF
THIRD FLOOR AREA:	N/A SF

SCHOOL NAME: BEDFORD SENIOR HIGH SCHOOL
DRAWING: FIRST FLOOR
LOCATION: 481 NORTHFIELD ROAD
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

DLZ OHIO, INC.

Bedford City School District



FLOOR AREA DATA

TOTAL FLOOR AREA:	115,175	SF
CLASSROOMS:	41,875	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	N/A	SF
CIRCULATION:	34,450	SF
MISC. OTHER:	38,849	SF

BEDFORD SENIOR HIGH SECOND FLOOR PLAN

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

SCHOOL NAME: BEDFORD SENIOR HIGH SCHOOL

DRAWING: SECOND FLOOR | LOCATION: 481 NORTHFIELD ROAD

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

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC. A DLZ COMPANY

Overview

Building

Red

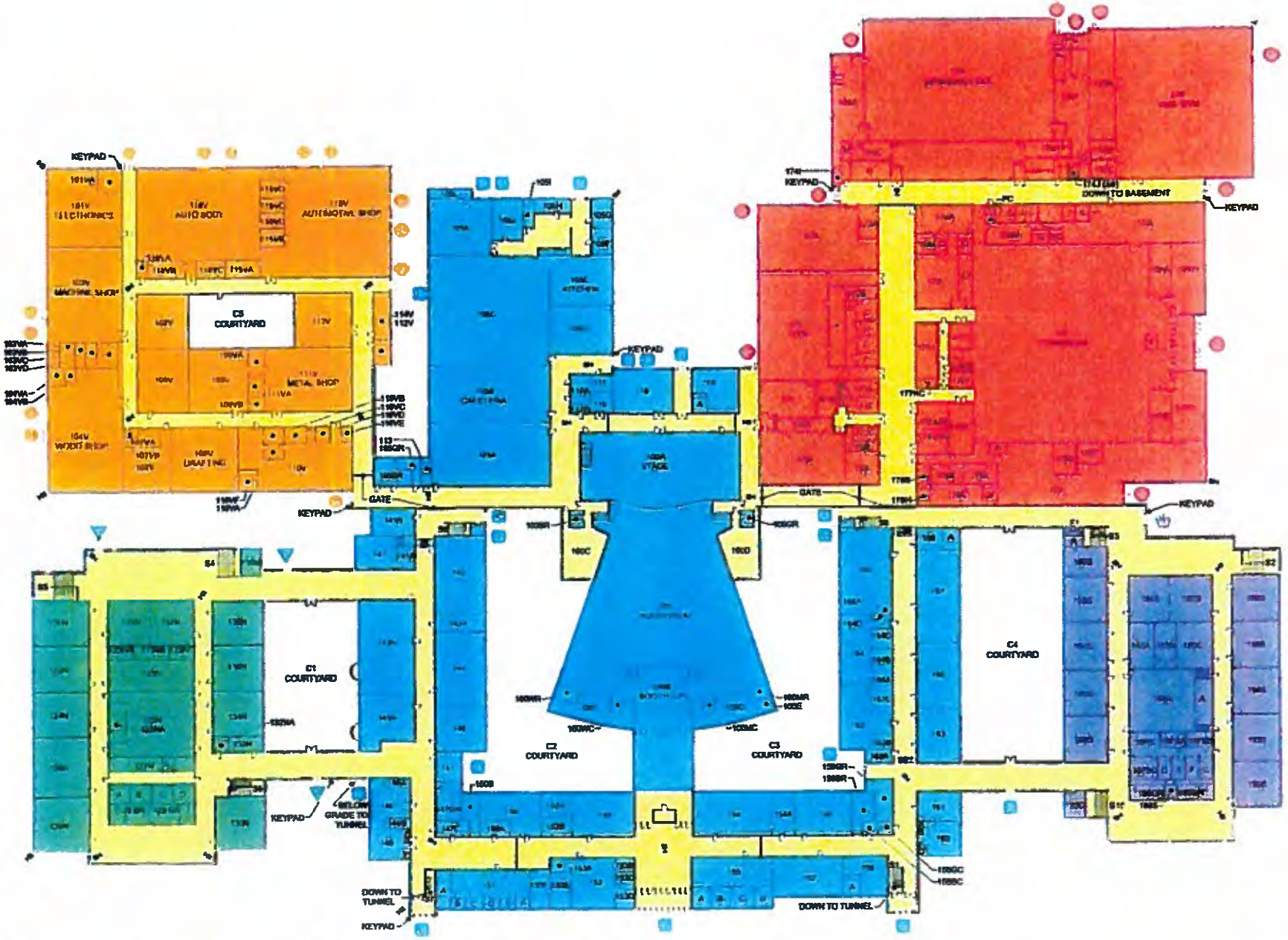
Green

Blue

Orange

Purple

Tunnel



This drawing depicts a best and accurate representation of Bedford H.S. School as of 03.28.04. It includes interior and/or exterior wall locations and various other features useful to an emergency responder. The goal of school is emergency response. Terminal Safety Solutions Inc. and its employees, shall not be held responsible for any inaccuracies that may be depicted.

Approved By: _____

Title: _____

LEGEND

- EXTERIOR DOOR TAG RED ZONE
- EXTERIOR DOOR TAG BLUE ZONE
- EXTERIOR DOOR TAG GREEN ZONE
- EXTERIOR DOOR TAG ORANGE ZONE
- EXTERIOR DOOR TAG GRAY ZONE
- EXTERIOR DOOR TAG PURPLE ZONE
- FENCE LINE OF PROPERTY
- PUPPED OUT EXTERIOR WALL
- CATCH AREA
- ELEVATOR
- ROOF HATCH
- SECURITY CAMERA
- RUNNEL AREA DESIGNATION
- CRITICAL SPACE DESIGNATION
- SERVICE SHED
- FIRE HYDRANT
- KEY BOX
- MCC PADLE SHUTOFF
- CHEMICAL STORAGE
- MCC WATER SHUTOFF
- MCC ELECTRICAL SHUTOFF
- GAS CAN SHUTOFF
- ELECTRICAL BOX

Location:
481 Northfield, Rd
Bedford, OH

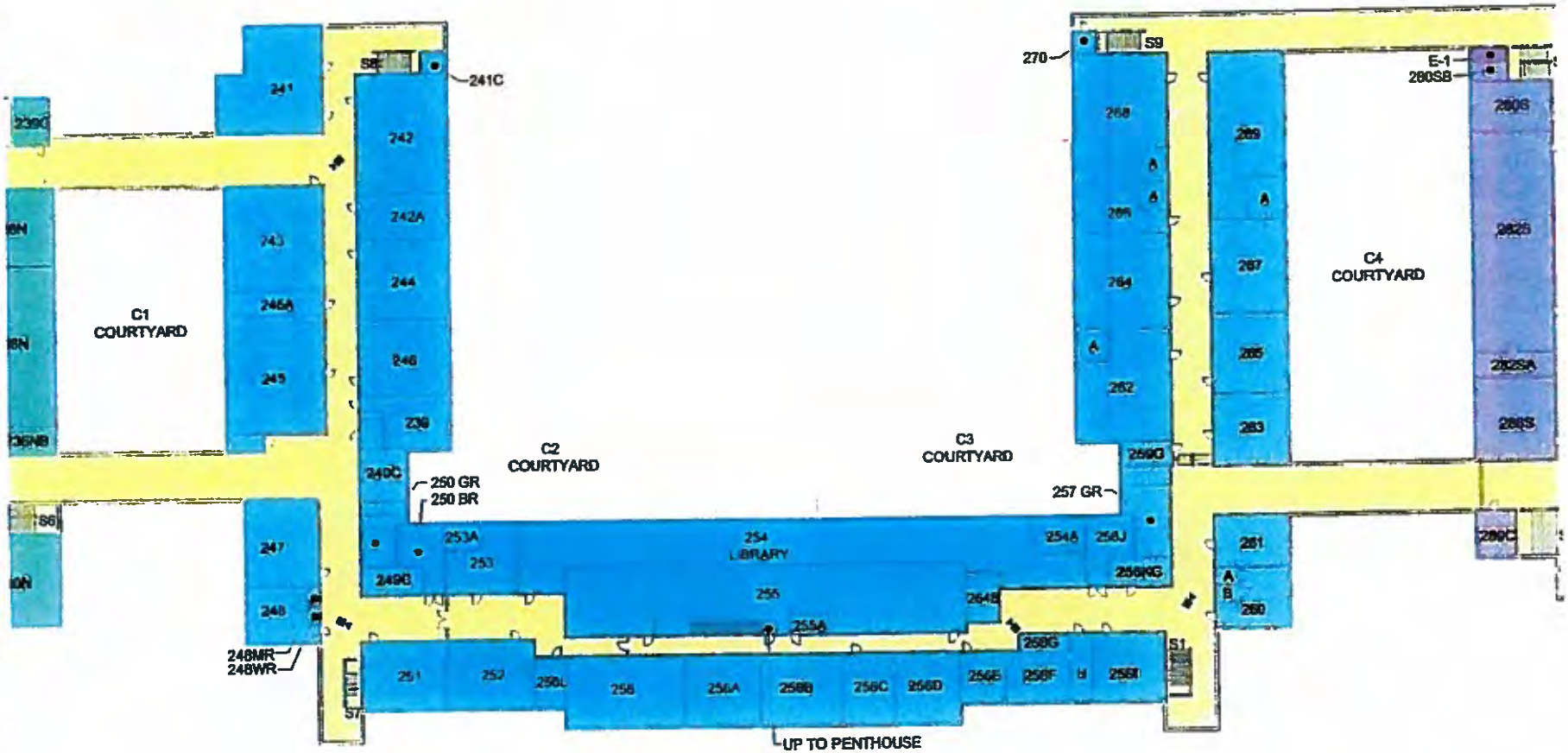
Latitude: 41.4025 N
Longitude: 81.5251 W

Elevation: 960

Source:
Mapcard.com

Bedford High School
- School Plan
Scale: N.T.S.

Overview
Building
Red
Green
Blue - 2nd
Orange
Purple
Tunnel



Bedford High School
Second Floor Plan - Blue Zone
Scale: N.T.S.

OFCC
Assessment

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
Bedford High School	9,10,11,12	11/1/2017
Address	**School District**	**District Type**
481 Northfield Road Bedford, OH 44146	Bedford/Bedford Heights	Public
Principal/Manager	**Phone**	**Cuyahoga County Board of Health School Code**
Samuel Vawters	(440)439-4848	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. ---

Inspected by	Health District
Matthew Johnson, R.S. 2709	Cuyahoga County Board of Health

Name of School Staff Accompanying Inspector	Title	Phone
Paul Zeller	Custodian	(440)439-4848

Inspection / Hazard Correction Notice:

Notice No: _____

Address: 481 Northfield Occupant: Bedford High School

Business Phone: 440-786-3338 Contact Person: Paul Zeller

Emergency Contact 1 _____ Phone 440-336-0248

Emergency Contact 2 _____ Phone _____

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 _____, _____. Failure to comply will result in legal action.

TYPE OF HAZARD

FIRE PROTECTION

1) **Fire Extinguishers:** ____out dated; _X_ lack of ; ____discharged; ____mounted; ____blocked; ____other.
2. **Fire Sprinklers:** ____annual test; ____heads blocked; ____risers blocked; ____alarm; ____ID plates/tags; ____gauges; ____standpipes accessible; ____FD connection; ____standpipe test; ____other.
3. **Fire alarm:** ____annual test;N____operational; ____panel accesible; ____detectors; ____other.
4. **Fire pump:** ____operational; ____test records; ____other.
5. **Suppression systems:** ____tested; ____operational; ____accessible; type:_____
6. **Fire doors:** ____tested; ____operational; ____other.
7.
8.

GENERAL PRECAUTIONS

10) **Exits / access:** ____doors operational; ____obstructions; ____exit lights; _X_ emergency lighting; ____aisle width; ____Knox box; ____other.
11. **Heating appliances:** ____operational; ____clearance; ____chimney; ____vent; ____relief valve; ____other.
12. **Electrical:** ____defective fixtures;N____defective wiring; _X_ exposed wiring; ____extension cords; ____multi-adapters; _X_ access to panels; ____other.
13. **Flammable Liquids/compressed gases:** ____storage; ____proper labels; ____cylinders secure; ____waste disposal; ____propane storage; ____other.
14) **Miscellaneous:** _X_ housekeeping; ____rubbish accumulation; ____vegetation; ____ceiling/wall openings; ____other
15.
16.

PERMITS

Required: _____ Fee: _____

REMARKS (explanation of above violations)

V-103 - storage room - tow litt needs Fire extinguishers #1

Emergency Lts in tunnel, science hallway #10

" " North house tunnel #10

Band room breaker box needs breakers installed #12

Stadium

(A) - #10 - Emergency Light - visitors coach locker room

(B) - #10 - " - Home Locker room

(C) - #10 - " - Womens bathroom

(D) - #10 - " - Home Con. stand

#12 + #14 - Access to panels, move items away from transformer in home Con. stand electrical room.

Date: 10-24-17 Inspected by: Lt. Ryan Tuck

BEDFORD FIRE

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**

PREVENTION THROUGH EDUCATION

MEMORANDUM

DATE 4-25-18 RE: FIRE INSPECTION

TO JOHN SOMMERS

MESSAGE

ALL VIOLATIONS HAVE BEEN CORRECTED TO THE SATISFACTION OF THE FIRE INSPECTOR, LT. RYAN TOAL.

SIGNED

A-SC1157
T-4150

☐ PLEASE REPLY ☐ NO REPLY NEEDED

OFCC
Assessment

May 2018

Back Flow Report

HS

CITY OF BEDFORD OHIO

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: [illegible] School
Contact Person: [illegible]
Address: 481 [illegible]
Phone No. 440-439-[illegible]

Assembly Information

Make: WATTS
Model: 909
Size: 6"
Serial Number: 251984[illegible]

Installation Information

Containment / Isolation

Meter Pit ☐ Basement ☐ Floor Number:
Penthouse ☐ Boiler Room ☐ Room Number:
Mechanical Room ☐ Protection Provided

Double Check Assembly

nitial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
ate	2 nd Check Valve		Pass ☐ Fail ☐
epairs aterials sed			

Reduced Pressure Assembly

1st Check Valve	7.8	Pass ☒ Fail ☐
Relief Valve Opening Point	2.4	Pass ☒ Fail ☐
2nd Check Valve	5.8	Pass ☒ Fail ☐
Outlet Valve	Pass ☒	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Double Check Assembly

itial st	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
te	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

PPLY PRESSURE 78 PSI

STER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

er Name (Printed) GARY SMITH Signature Gary Smith Phone No. 663-5090
pany Name: [illegible] Plumbing Ohio Cert. No. 913 Contractor No. ______ Date 6/15

CILITY tification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and responsibility to ensure the above.*

er/Officer (Printed) ______ Signature ______ Phone No. ______
: ______ Date: ______

rn to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fa x # (440) 232 6613
E-Mail Backflow@BedfordOh.Gov

CITY OF **BEDFORD** OHIO

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: [illegible] School
Contact Person: [illegible]
Address: 451 [illegible]
Phone No. 441-439-4111

Assembly Information

Make: Watts
Model: 009
Size: 1"
Serial Number: 1411121

Installation Information

Equipment Protection

Meter Pit ☐ Basement ☐ Floor Number:
Penthouse ☐ Boiler Room ☐ Room Number:
Mechanical Room ☐ Protection Provided

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
	2 nd Check Valve		Pass ☐ Fail ☐

Date 6/15

Repairs Materials Used

Reduced Pressure Assembly

1st Check Valve	7.8	Pass ☒ Fail ☐
Relief Valve Opening Point	2.2	Pass ☒ Fail ☐
2nd Check Valve	6.6	Pass ☒ Fail ☐
Outlet Valve	Pass ☒	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
	2 nd Check Valve		Pass ☐ Fail ☐

Date

Repairs Materials Used

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 78 PSI

TESTER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

Tester Name (Printed) Gary Smith Signature Gary-Smith Phone No. 663-5090
Company Name: Paley Plumbing Ohio Cert. No. 913 Contractor No. [redacted] Date 6/15

FACILITY Certification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and responsibility to ensure the above.*

Owner/Officer (Printed) _____ Signature _____ Phone No. _____
Date: _____

Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fax # (440) 232 6613
E-Mail Backflow@BedfordOh.Gov

CITY OF BEDFORD OHIO

HS

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: [illegible] Address: 481[illegible]
Contact Person: [illegible] Phone No. 44[illegible]39-4[illegible]

Assembly Information

Make: WATTS
Model: 009
Size: 4"
Serial Number 1911.44

Installation Information

Containment Isolation

Meter Pit ☐ Basement ☐ Floor Number:
Penthouse ☐ Boiler Room ☐ Room Number:
Mechanical Room ☐ Protection Provided

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date 6/15	2 nd Check Valve		Pass ☐ Fail ☐
Repairs Materials Used			

Reduced Pressure Assembly

1st Check Valve	7.8	Pass ☒ Fail ☐
Relief Valve Opening Point	2.2	Pass ☒ Fail ☐
2nd Check Valve	6.6	Pass ☒ Fail ☐
Outlet Valve	Pass ☒	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 78 PSI

TESTER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

Tester Name (Printed) GARY SMITH Signature Gary Smith Phone No. 663-5090
Company Name: Paley Plumbing Ohio Cert. No. 413 Contractor No. [illegible] Date 6/15

FACILITY Certification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and responsibility to ensure the above.*

Owner/Officer (Printed) ______ Signature ______ Phone No. ______
Title: ______ Date: ______

Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fax #: (440) 232 6613
E-Mail Backflow@BedfordOh.Gov

CITY OF BEDFORD OHIO

HS

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: [illegible] Address: [illegible]

Contact Person: [illegible] Phone No. [illegible]

Assembly Information

Make: Watts

Model: 709

Size: 4"

Serial Number: N/A

Installation Information

Containment ☐ Isolation ☐

Meter Pit ☒ Basement ☐ Floor Number:

Penthouse ☐ Boiler Room ☐ Room Number:

Mechanical Room ☐ Protection Provided

Double Check Assembly

Initial Test	Outlet Valve		Pass ☒ Fail ☐
	1st Check Valve	7.2	Pass ☒ Fail ☐
Date 8/15	2nd Check Valve	2.2	Pass ☒ Fail ☐
Repairs Materials Used			

Reduced Pressure Assembly

1st Check Valve		Pass ☐ Fail ☐
Relief Valve Opening Point		Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 78 PSI

TESTER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

Tester Name (Printed) Gary Smith **Signature** Gary Smith **Phone No.** 553-5090

Company Name: [illegible] Plumbing **Ohio Cert. No.** 913 **Contractor No.** **Date** 8/15

FACILITY Certification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and responsibility to ensure the above.*

Owner/Officer (Printed) ____________ **Signature** ____________ **Phone No.** ____________

Title: ____________ **Date:** ____________

Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fax #: (440) 232 6613
E-Mail: Backflow@BedfordOh.Gov

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CITY OF BEDFORD OHIO

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: [illegible] | Address: 481 [illegible]
Contact Person: [illegible] | Phone No. 440-[illegible]

Assembly Information

Make: Wilkins
Model: 375
Size: 3"
Serial Number: [illegible]

Installation Information

Containment / Isolation

Meter Pit ☐ | Basement ☐ | Floor Number:
Penthouse ☐ | Boiler Room ☐ | Room Number:
Mechanical Room ☐ | Protection Provided

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date 6/15	2 nd Check Valve		Pass ☐ Fail ☐
Repairs Materials Used			

Reduced Pressure Assembly

1st Check Valve	6.2	Pass ☒ Fail ☐
Relief Valve Opening Point	2.8	Pass ☒ Fail ☐
2nd Check Valve	6.4	Pass ☒ Fail ☐
Outlet Valve	Pass ☒	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 78 PSI

TESTER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

Tester Name (Printed) Gary Smith | Signature Gary Smith | Phone No. 663-5090
Company Name: Paley plumbing | Ohio Cert. No. 913 | Contractor No. | Date 6/15

FACILITY Certification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and responsibility to ensure the above.*

Owner/Officer (Printed) ________ Signature ________ Phone No. ________
Title: ________ Date: ________

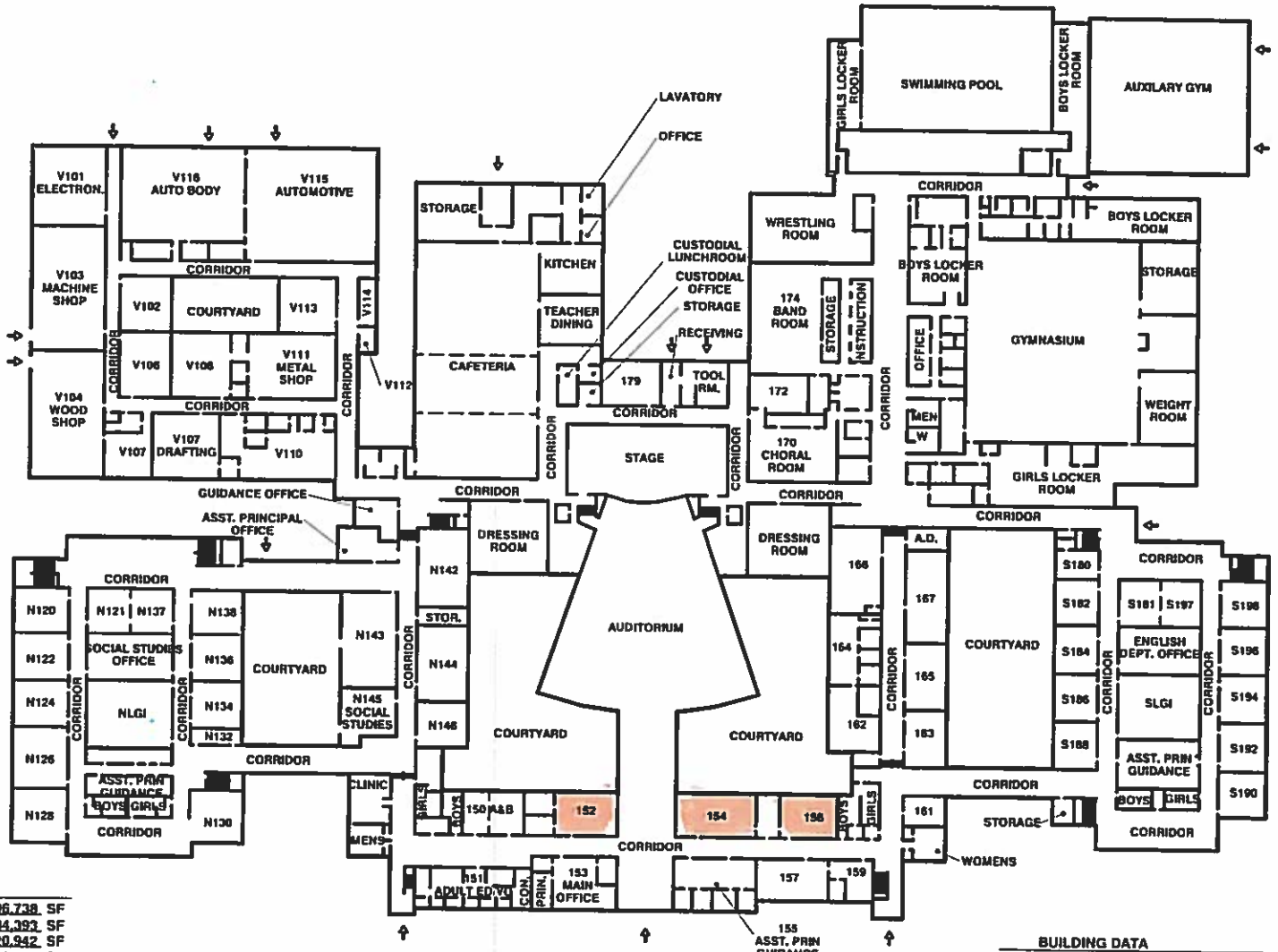
Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fax #: (440) 232 6613
E-Mail: Backflow@BedfordOh.Gov

OFCC Assessment

May 2018

Special Ed Information



BEDFORD SENIOR HIGH FIRST FLOOR PLAN

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

FLOOR AREA DATA

TOTAL FLOOR AREA:	296,738 SF
CLASSROOMS:	84,393 SF
GYMNASIUM:	20,942 SF
CAFETERIA:	12,534 SF
CIRCULATION:	54,164 SF
MISC. OTHER:	124,705 SF

BUILDING DATA

SITE AREA (ACRES):	N/A
BUILDING AREA:	411,913 SF
BASEMENT FLOOR AREA:	N/A SF
FIRST FLOOR AREA:	296,738 SF
SECOND FLOOR AREA:	115,175 SF
THIRD FLOOR AREA:	N/A SF

SCHOOL NAME: BEDFORD SENIOR HIGH SCHOOL
DRAWING: FIRST FLOOR
LOCATION: 481 NORTHFIELD ROAD
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

DLZ OHIO, INC. A DLZ COMPANY

Bedford City School District

OFCC Assessment

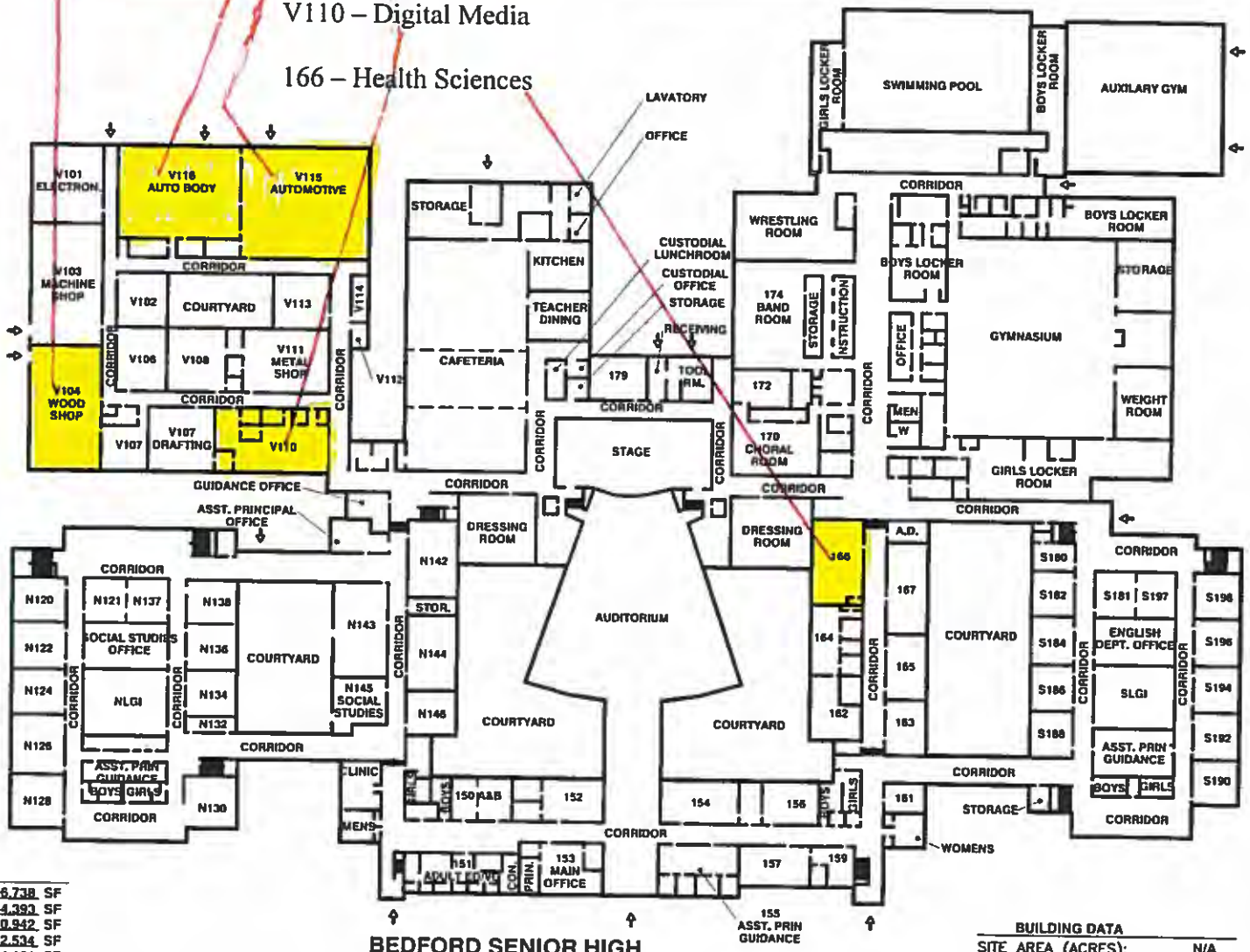
May 2018

Career Tech Information

V116 – Auto Teach Classroom
V115 – Auto Tech Lab

V104 – Maker's Space
V110 – Digital Media

166 – Health Sciences



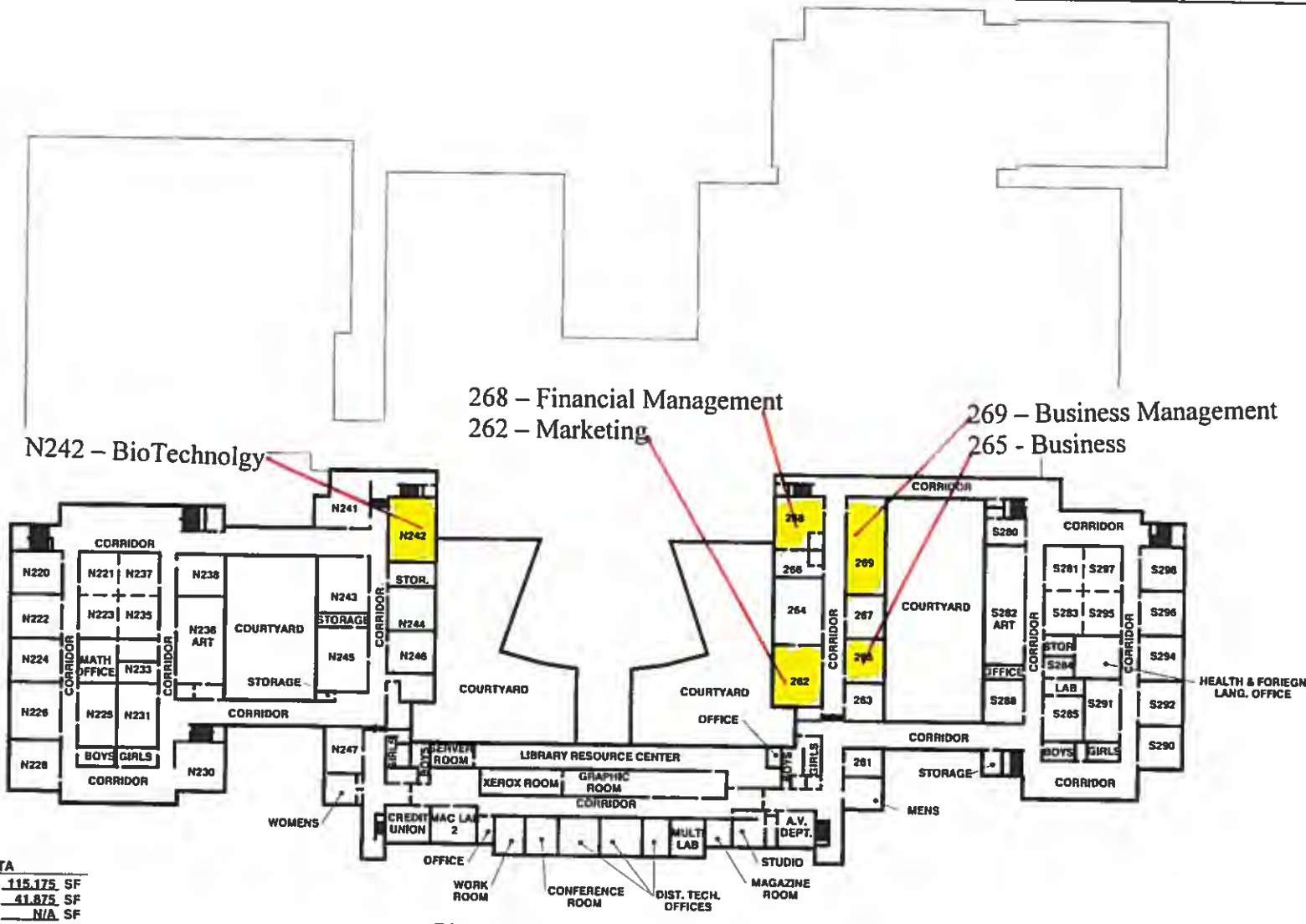
BEDFORD SENIOR HIGH
FIRST FLOOR PLAN
SCALE: 1/64" = 1'-0"

FLOOR AREA DATA	
TOTAL FLOOR AREA:	296,738 SF
CLASSROOMS:	84,393 SF
GYMNASIUM:	20,942 SF
CAFETERIA:	12,534 SF
CIRCULATION:	54,164 SF
MISC. OTHER:	124,705 SF

BUILDING DATA	
SITE AREA (ACRES):	N/A
BUILDING AREA:	411,913 SF
BASEMENT FLOOR AREA:	N/A SF
FIRST FLOOR AREA:	296,738 SF
SECOND FLOOR AREA:	115,175 SF
THIRD FLOOR AREA:	N/A SF

SCHOOL NAME: BEDFORD SENIOR HIGH SCHOOL
LOCATION: 481 NORTHFIELD ROAD
DRAWING: FIRST FLOOR
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"

DLZ OHIO, INC. A DLZ COMPANY
Bedford City School District



FLOOR AREA DATA

TOTAL FLOOR AREA:	115,175	SF
CLASSROOMS:	41,875	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	N/A	SF
CIRCULATION:	34,450	SF
MISC. OTHER:	38,849	SF

BEDFORD SENIOR HIGH SECOND FLOOR PLAN

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

SCHOOL NAME: BEDFORD SENIOR HIGH SCHOOL
DRAWING: SECOND FLOOR
LOCATION: 481 NORTHFIELD ROAD
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"

Bedford City School District
DLZ OHIO, INC. A DLZ COMPANY

OFCC Assessment

May 2018

Carylwood Intermediate School

OFCC Assessment

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:	Bedford City Schools
District IRN:	043562
Building Name:	Carylwood Intermediate Elementary IRN 005041
Building Current Enrollment:	335

Students per Grade														
Building Grade Configuration:	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12
						X	X	X						

Building Site Acreage:	9					
Underground fuel tanks on site?	Yes	No X	Type/Size:		Still in use?	Yes No
Site in Flood Plain:	Yes	No X				

Years of Construction	Year	Roof Installation Years	Site Utilities									
			Heating Fuel		Storm Sewer		Sanitary Sewer		Power		Water	
Original Construction	1955	Attached	Type:		Type:		Type:		Type:		Type:	
Addition 1	1965	Attached										
Addition 2												
Addition 3												
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 Known Problems with Building or Site ADA Compliance; Interior furnishings; No A/C

List Recent or Planned Improvements

Scope of Work	Approximate Total Cost $
See attached.	

List Work Under Contract

Scope of Work	Approximate Total Cost $
None.	

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)

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2016**
Project	Window Replacement, Phase II
School(s):	**Carylwood School, North Wing**
Description:	The original windows and doors were replaced
Cost:	**$508,970**
Contractor:	Capital Aluminum and Glass
Architect:	CT Consultants

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2014**
Project	Site Improvements
School(s):	Carylwood School
Description:	Sidewalks, curbing, installation of front canopy and other site improvements.
Cost:	$190,659

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2014**
Project	Masonry Repairs
School(s):	Carylwood and Glendale Octagon
Description:	Tuck-pointing, brick replacement and washing and sealing
Cost:	$44,000

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2013**
Project:	Window Replacement
School(s):	Carylwood and Columbus Schools
Description:	The original windows were replaced in the south wing at Carylwood. The original 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

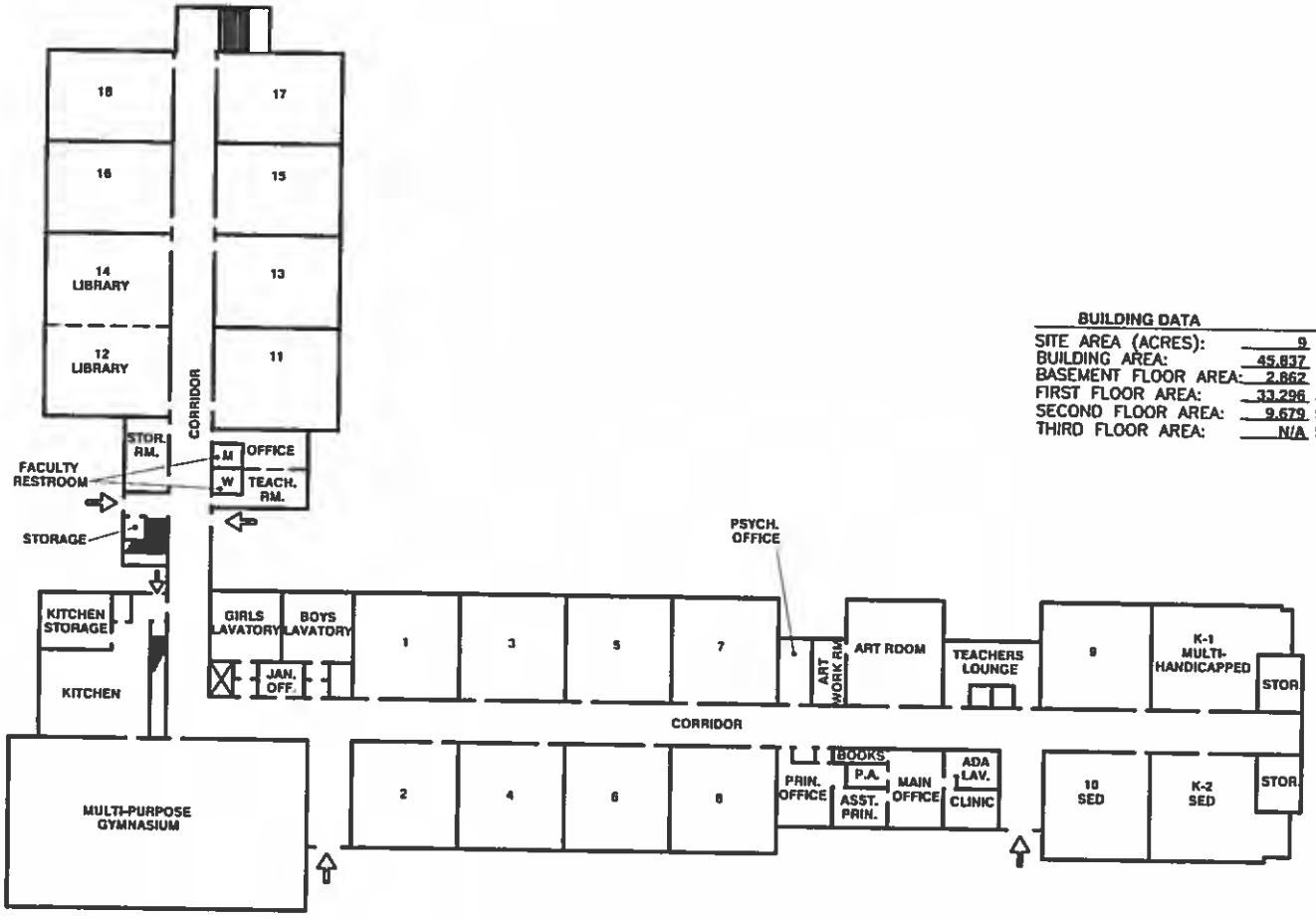
Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2013**
Project:	Fire Alarm Replacement, Two-way Radio Replacement
School(s):	Carylwood and Glendale, The Entire District
Description:	The orginal fire alarm system at both Glendale and Carylwood failed and were in 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

OFCC
Assessment

May 2018

Floor plans
Fire escape routes



BUILDING DATA

SITE AREA (ACRES):	9
BUILDING AREA:	45,837 SF
BASEMENT FLOOR AREA:	2,862 SF
FIRST FLOOR AREA:	33,296 SF
SECOND FLOOR AREA:	9,679 SF
THIRD FLOOR AREA:	N/A SF

FLOOR AREA DATA

TOTAL FLOOR AREA:	33,296 SF
CLASSROOMS:	16,100 SF
GYMNASIUM:	2,337 SF
CAFETERIA:	N/A SF
CIRCULATION:	6,828 SF
MISC. OTHER:	8,031 SF

CARYLWOOD ELEM. FIRST FLOOR PLAN

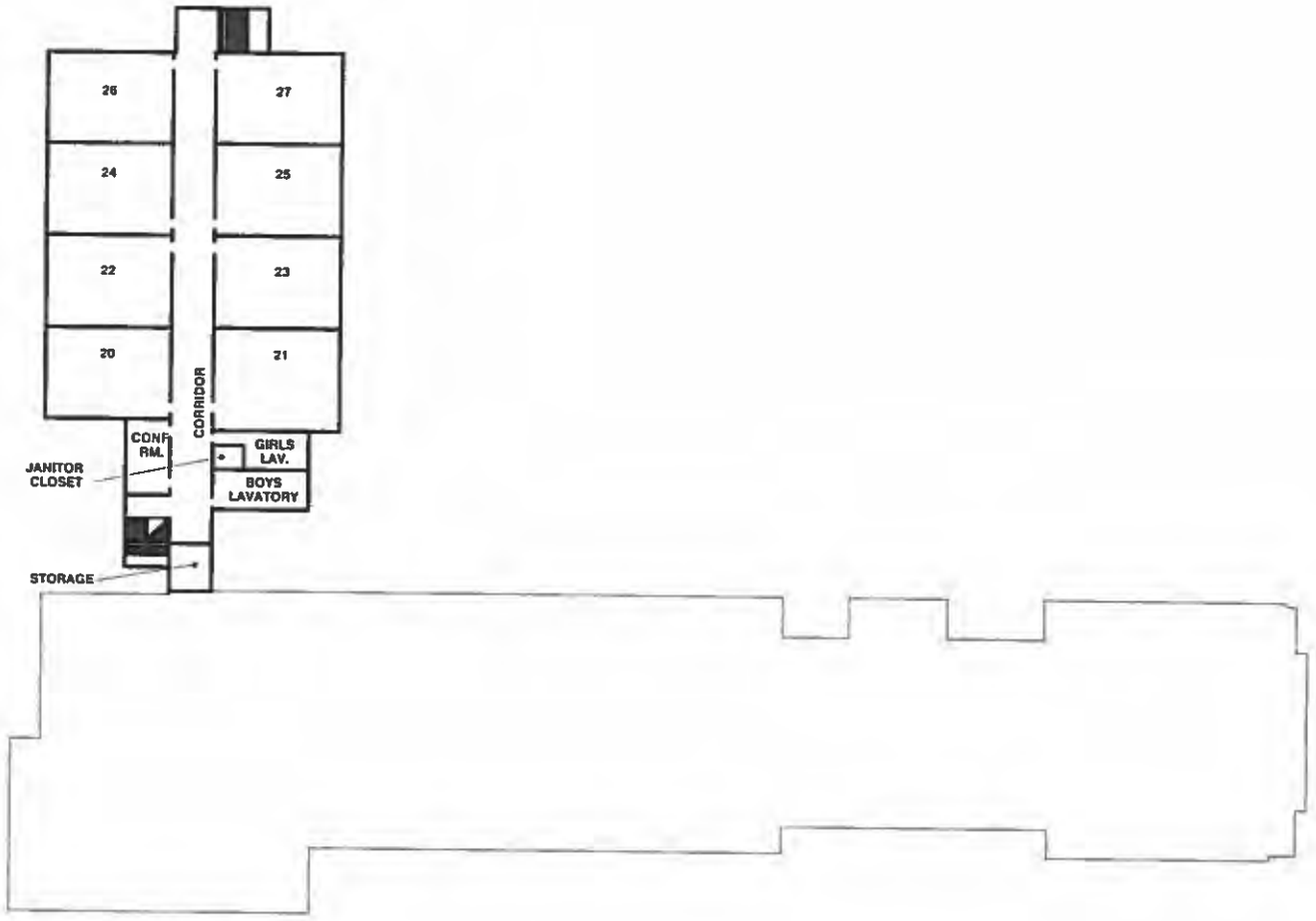
SCALE: 1/32" = 1'-0"

SCHOOL NAME: CARYLWOOD ELEMENTARY SCHOOL
LOCATION: 1387 CARYL DRIVE
DRAWING: FIRST FLOOR
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

DLZ OHIO, INC. A DLZ COMPANY

Bedford City School District



FLOOR AREA DATA

TOTAL FLOOR AREA:	9,679 SF
CLASSROOMS:	6,000 SF
GYMNASIUM:	N/A SF
CAFETERIA:	N/A SF
CIRCULATION:	2,320 SF
MISC. OTHER:	1,359 SF

CARYLWOOD ELEM.
SECOND FLOOR PLAN

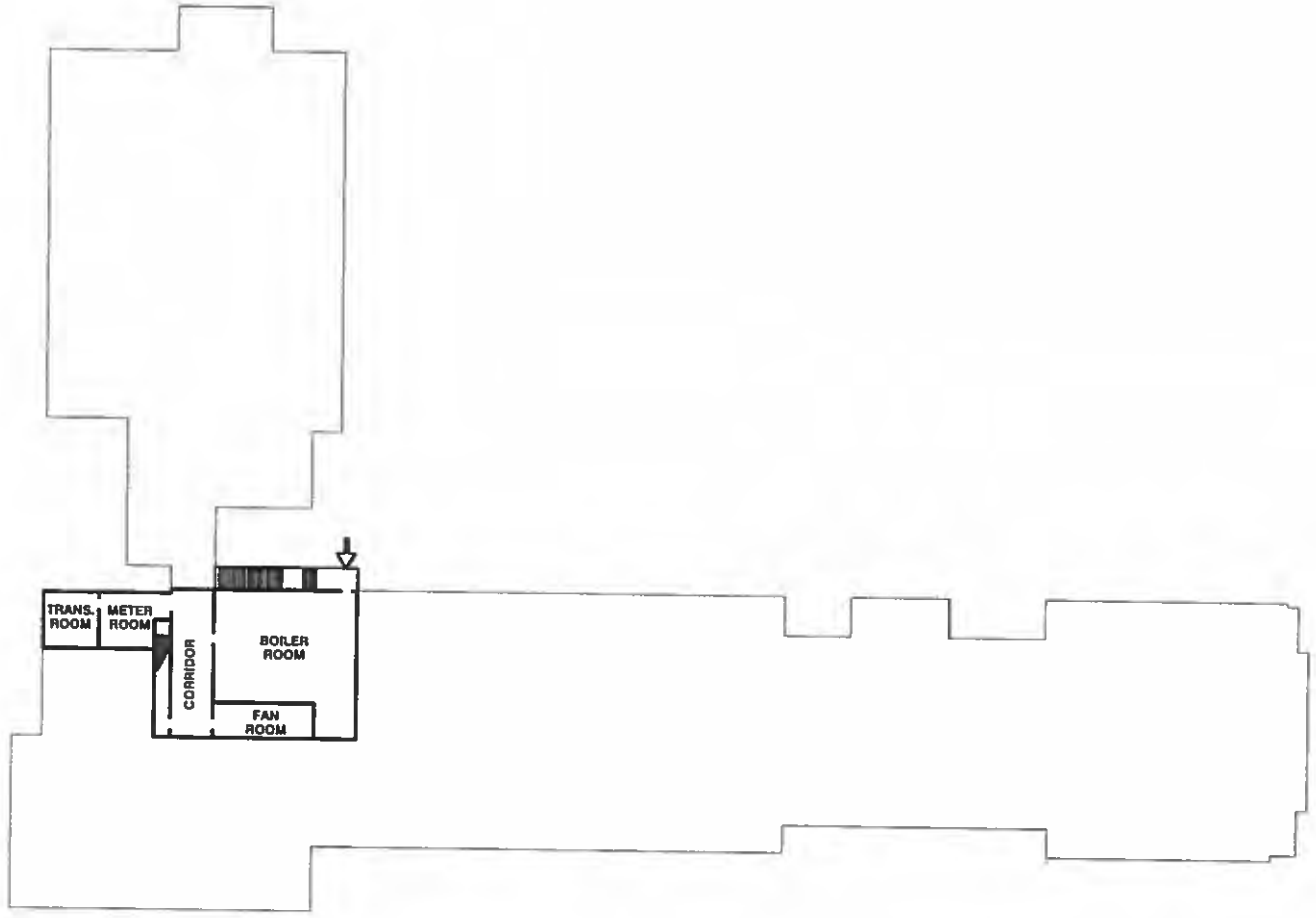
SCALE: 1/32" = 1'-0"

SCHOOL NAME: CARYLWOOD ELEMENTARY SCHOOL
DRAWING: SECOND FLOOR
LOCATION: 1387 CARYL DRIVE
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

DLZ OHIO, INC.
A DLZ COMPANY

Bedford City School District



FLOOR AREA DATA

TOTAL FLOOR AREA:	2,862 SF
CLASSROOMS:	6,000 SF
GYMNASIUM:	N/A SF
CAFETERIA:	N/A SF
CIRCULATION:	833 SF
MISC. OTHER:	2029 SF

CARYLWOOD ELEM. BASEMENT PLAN

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

SCHOOL NAME: CARYLWOOD ELEMENTARY SCHOOL
DRAWING: BASEMENT PLAN
LOCATION: 1387 CARYL DRIVE
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC.
A DLZ COMPANY

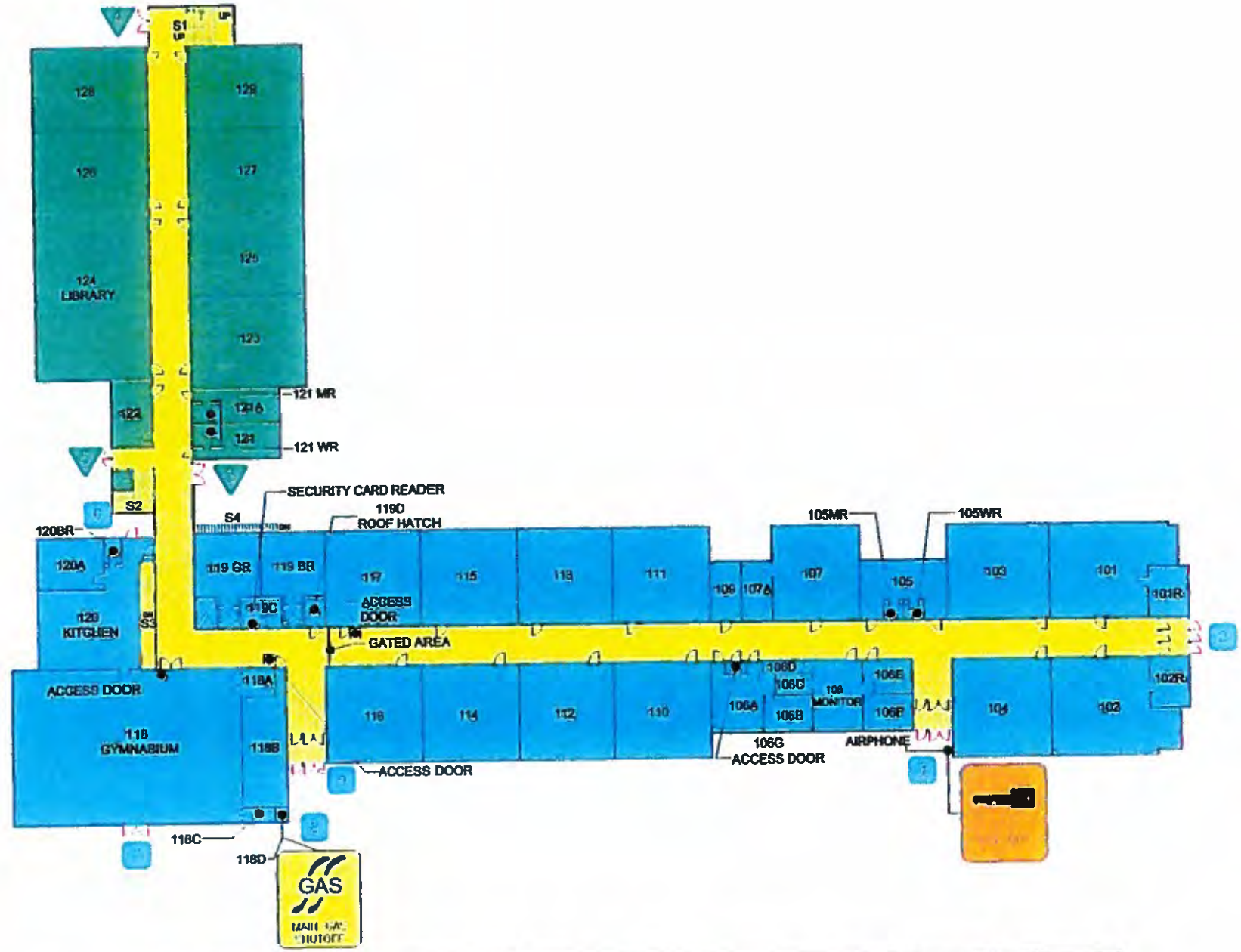
Overview

Building

Red

Green

Blue



"This drawing depicts a true and accurate representation of Carlywood Intermediate School as of 03.21.04. It includes interior and/or exterior area identifiers and various other features needed in an emergency preparedness plan and of interest to emergency responders. Foremost Safety Solutions Inc and its employees, etc assume no liability or responsibility for any inaccuracies that may be depicted"

Approving Authority _____

Date _____

LEGEND

EXTERIOR DOOR TAG RED ZONE	EXTERIOR DOOR TAG GRAY ZONE	ELEVATOR	STORAGE SHED		MAIN WATER SHUTOFF
EXTERIOR DOOR TAG PURPLE ZONE	EXTERIOR DOOR TAG PINK ZONE	ROOF HATCH	FIRE HYDRANT		MAIN ELECTRICAL SHUTOFF
EXTERIOR DOOR TAG BLUE ZONE	FENCE LINE OF PROPERTY	SECURITY CAMERA	KEY BOX		MAIN GAS SHUTOFF
EXTERIOR DOOR TAG GREEN ZONE	FURRED OUT INTERIOR WALL	PLENUM AREA DEMOLITION	MAIN PHONE SHUTOFF		ELECTRICAL BOX
EXTERIOR DOOR TAG ORANGE ZONE	GATED AREA	CRAWL SPACE DEMOLITION	CHEMICAL STORAGE		

Location: Bedford Ohio

1387 Caryl Dr.
Bedford, Oh. 44146

Latitude: 41°22'535" N
Longitude: 81°31'037" W
Elevation: 960'

Source: Mapcard.com

N

Carlywood Intermediate School
- School Plan First Floor
Scale: N.T.S.

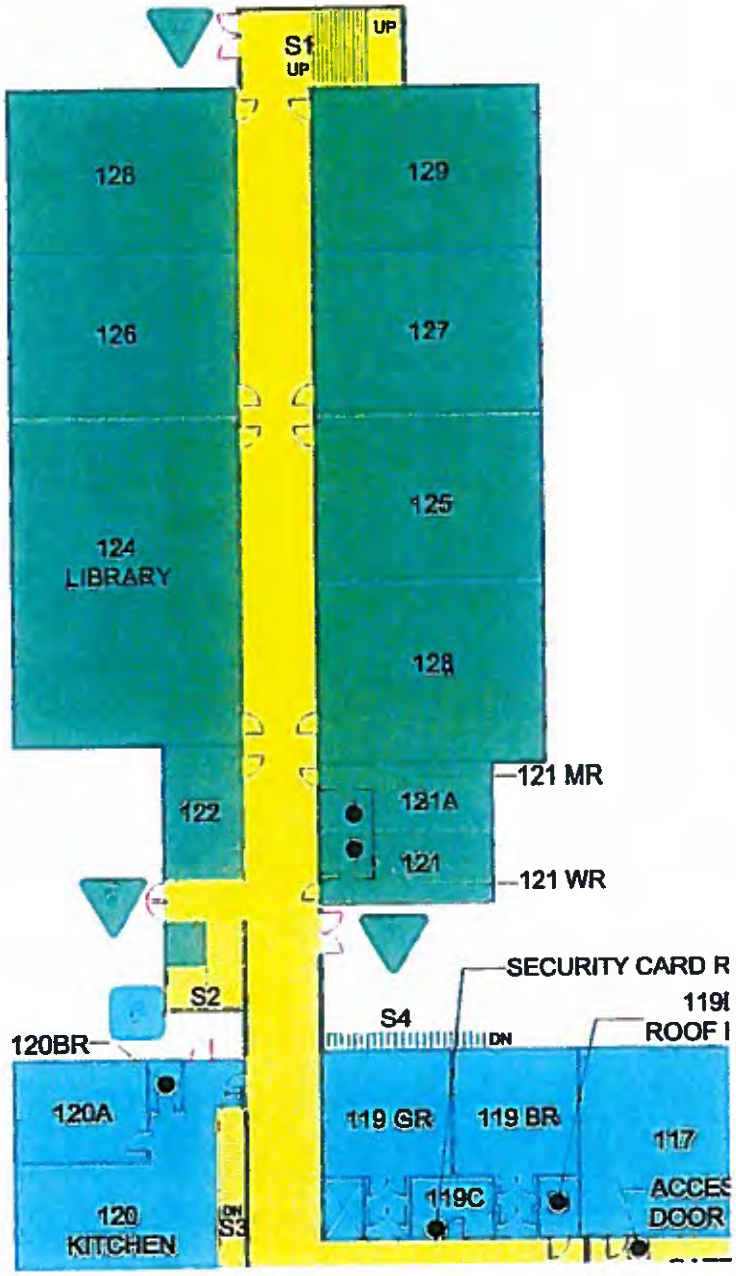
Overview

Building

Red

Green

Blue



Carylwood Intermediate School
First Floor Plan - Green Zone

Carylwood Intermediate School
Second Floor Plan - Green Zone

Carylwood Intermediate School
First and Second Floors - Green Zone
Scale: N.T.S.

OFCC
Assessment

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
Carylwood Elementary	4, 5, 6	10/31/2017
Address	**School District**	**District Type**
1387 Caryl Drive Bedford, OH 44146	Bedford/Bedford Heights	Public
Principal/Manager	**Phone**	**Cuyahoga County Board of Health School Code**
Kenneth Elder	(440)439-4509	302

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. ---

Inspected by	Health District	
Matthew Johnson, R.S. 2709	Cuyahoga County Board of Health	
Name of School Staff Accompanying Inspector	**Title**	**Phone**
Steve Fowler	Custodian	(440)439-4509

Inspection / Hazard Correction Notice:

Notice No: _____

Address: 1387 Cory1 Occupant: Corylwood School

Business Phone: 439-6400 Contact Person: Steve

Emergency Contact 1 _____ Phone _____

Emergency Contact 2 _____ Phone _____

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 _____, _____. Failure to comply will result in legal action.

TYPE OF HAZARD

FIRE PROTECTION

1. **Fire Extinguishers:** _____out dated; _____lack of ; _____discharged; _____mounted; _____blocked; _____other.
2. **Fire Sprinklers:** _____annual test; _____heads blocked; _____risers blocked; _____alarm; _____ID plates/tags; _____gauges; _____standpipes accessible; _____FD connection; _____standpipe test; _____other.
3. **Fire alarm:** _____annual test;N_____operational; _____panel accesible; _____detectors; _____other.
4. **Fire pump:** _____operational; _____test records; _____other.
5. **Suppression systems:** _____tested; _____operational; _____accessible; type:_____
6. **Fire doors:** _____tested; _____operational; _____other.
7.
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;N_____defective 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:** _____housekeeping; _____rubbish accumulation; _____vegetation; _____ceiling/wall openings; _____other.
15.
16.

PERMITS

Required:_____ Fee:_____

REMARKS (explanation of above violations)

NO VIOLATIONS

Date: 10-11-17 Inspected by: [signature]

BEDFORD FIRE

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**

PREVENTION THROUGH EDUCATION

OFCC
Assessment

May 2018

Back Flow Report

CITY OF BEDFORD OHIO

CA

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: Bedford Schools Address: [illegible] Dr (Maint)

Contact Person: [illegible] Phone No. 440-439-411[illegible]

Assembly Information

Make: Watts
Model: 909
Size: 4"
Serial Number: 191045

Installation Information

Containment Isolation

Meter Pit ☐ Basement ☐ Floor Number:
Penthouse ☐ Boiler Room ☐ Room Number:
Mechanical Room ☐ Protection Provided

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	6.2	Pass ☒ Fail ☐
Relief Valve Opening Point	2.0	Pass ☒ Fail ☐
2nd Check Valve	5.0	Pass ☒ Fail ☐
Outlet Valve	Pass ☒	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Repairs Materials Used			

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 85 PSI

TESTER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

Tester Name (Printed) Gary Smith Signature [signature] Phone No. 663-5690
Company Name: Valley Plumbing Ohio Cert. No. 913 Contractor No. ________ Date 6/1/6

FACILITY Certification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and responsibility to ensure the above.*

[Ow]ner/Officer (Printed) ________ Signature ________ Phone No. ________
[Tit]le: ________ Date: ________

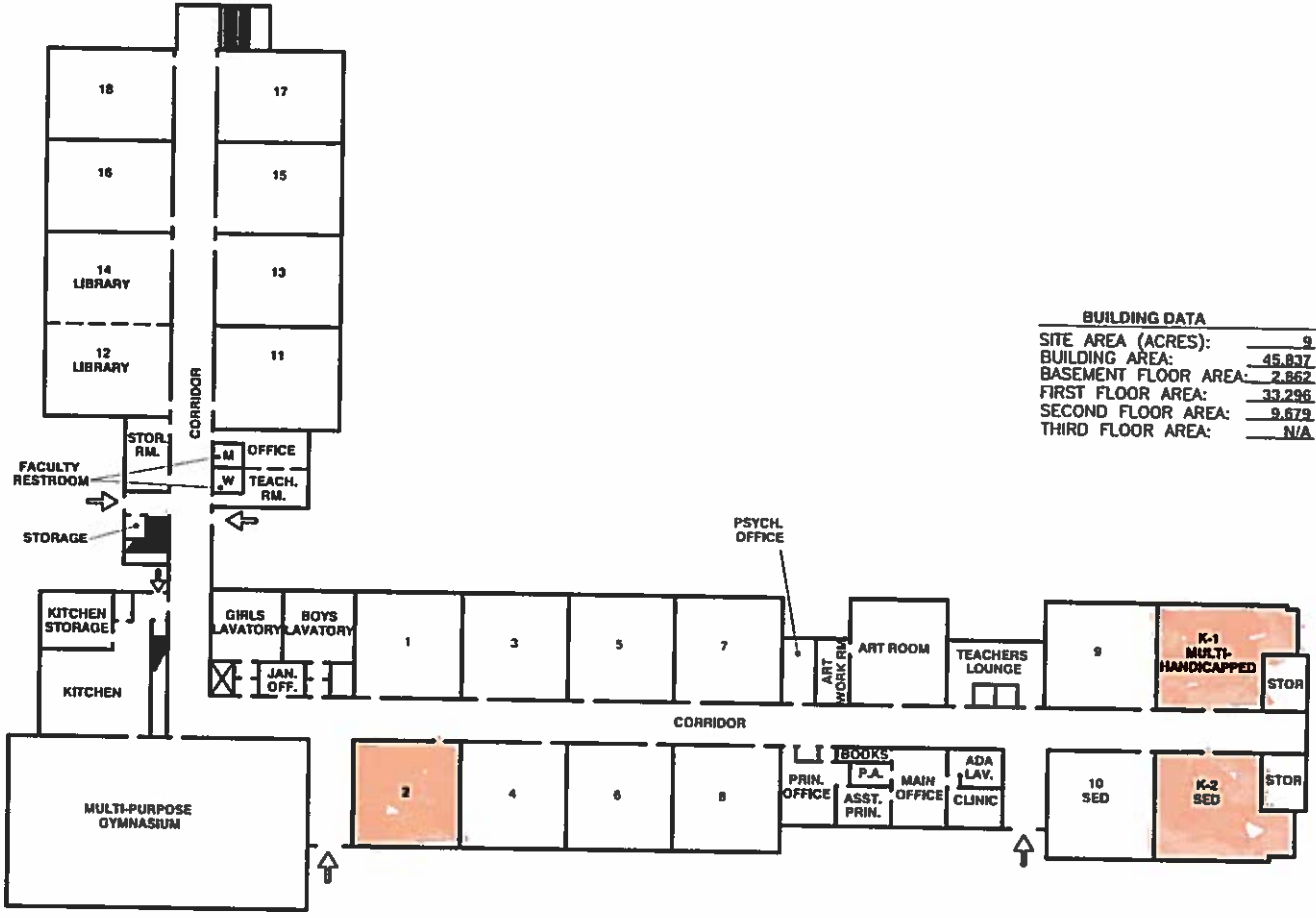
Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fa x # (440) 232 6613
E-Mail Backflow@BedfordOh.Gov

OFCC Assessment

May 2018

Special Ed Information



BUILDING DATA

SITE AREA (ACRES):	9
BUILDING AREA:	45,837 SF
BASEMENT FLOOR AREA:	2,862 SF
FIRST FLOOR AREA:	33,296 SF
SECOND FLOOR AREA:	9,679 SF
THIRD FLOOR AREA:	N/A SF

FLOOR AREA DATA

TOTAL FLOOR AREA:	33,296 SF
CLASSROOMS:	16,100 SF
GYMNASIUM:	2,337 SF
CAFETERIA:	N/A SF
CIRCULATION:	6,828 SF
MISC. OTHER:	8,031 SF

CARYLWOOD ELEM. FIRST FLOOR PLAN

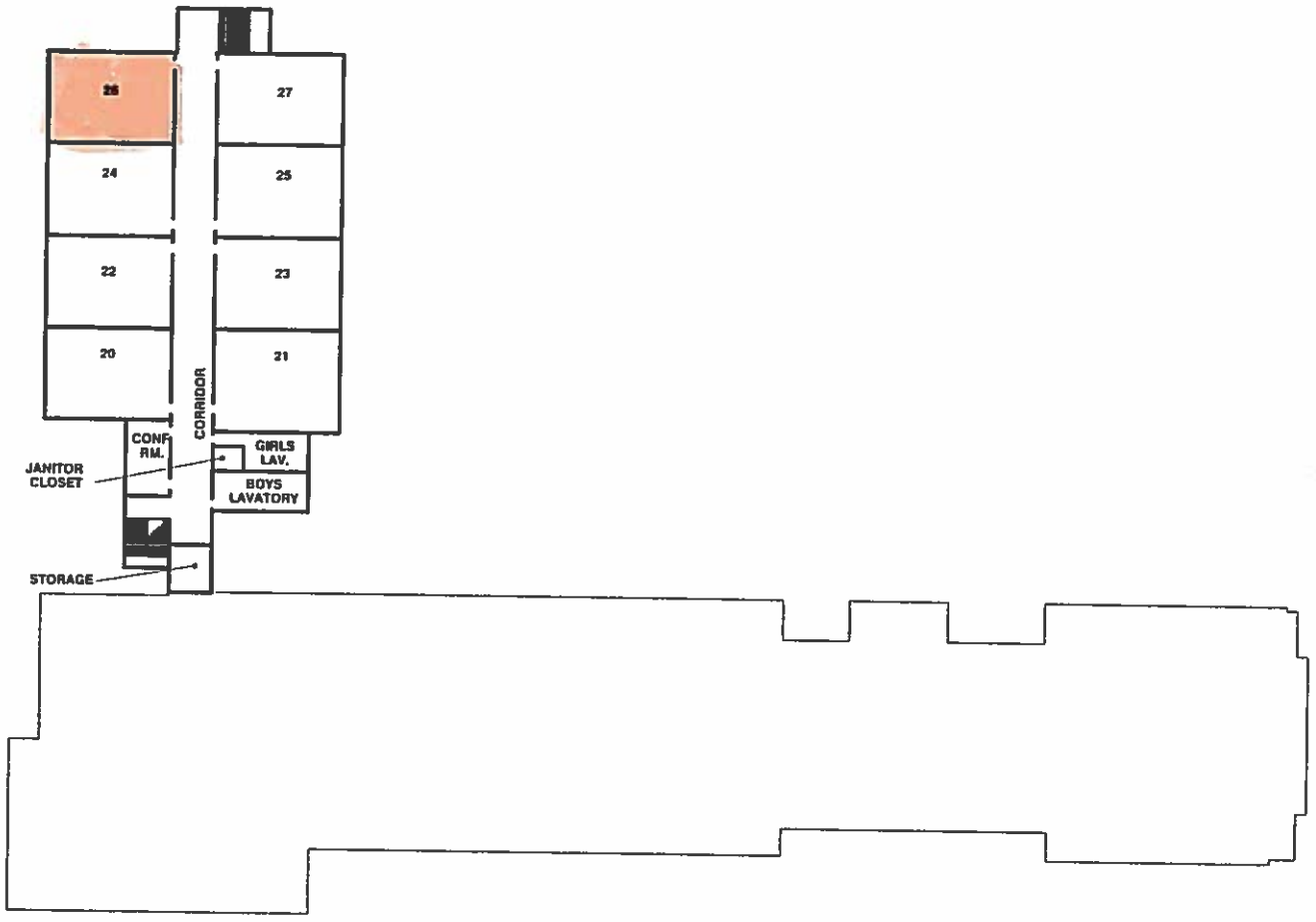
SCALE: 1/32" = 1'-0"

SCHOOL NAME: CARYLWOOD ELEMENTARY SCHOOL
DRAWING: FIRST FLOOR
LOCATION: 1387 CARYL DRIVE
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

DLZ OHIO, INC. A DLZ COMPANY

Bedford City School District



FLOOR AREA DATA

TOTAL FLOOR AREA:	9,679	SF
CLASSROOMS:	6,000	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	N/A	SF
CIRCULATION:	2,320	SF
MISC. OTHER:	1,359	SF

CARYLWOOD ELEM. SECOND FLOOR PLAN

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

SCHOOL NAME: CARYLWOOD ELEMENTARY SCHOOL

DRAWING: SECOND FLOOR | LOCATION: 1387 CARYL DRIVE

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

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC.
A DLZ COMPANY

OFCC Assessment

May 2018

Central Primary School

OFCC
Assessment

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:	043562
Building Name:	Central Elementary IRN 005561
Building Current Enrollment:	449

Students per Grade	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12
Building Grade Configuration:		X	X	X	X									

Building Site Acreage:	7					
Underground fuel tanks on site?	Yes	No X	Type/Size:		Still in use?	Yes No
Site In Flood Plain:	Yes	No X				

Years of Construction	Year	Roof Installation Years	Site Utilities				
			Heating Fuel	Storm Sewer	Sanitary Sewer	Power	Water
Original Construction	1905	Attached	Type: Natural Gas	Type: City	Type: City	Type: First Energy	Type: City
Addition 1	1959	Attached					
Addition 2	1965	Attached					
Addition 3	1997	Attached					
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 Known Problems with Building or Site –ADA Compliance; Interior furnishings; No A/C

List Recent or Planned Improvements

Scope of Work	Approximate Total Cost $
See Attached	

List Work Under Contract

Scope of Work	Approximate Total Cost $
None	

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)

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2012**
Project:	Window Replacement and Masonry Renovation
School(s):	Central and Glendale School
Description:	The original windows were replaced and extensive tuck-pointing and stone repairs were made. This was phase two that included the Octagon at Glendale and the 1905 Building at Central.
Cost:	$489,992

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2011**
Project:	Window Replacement and Masonry Renovation
School(s):	Central and Glendale School
Description:	The original windows were replaced and extensive tuck-pointing and stone repairs were made. This was phase one that included the main classroom sections at both buildings.
Cost:	$626,217

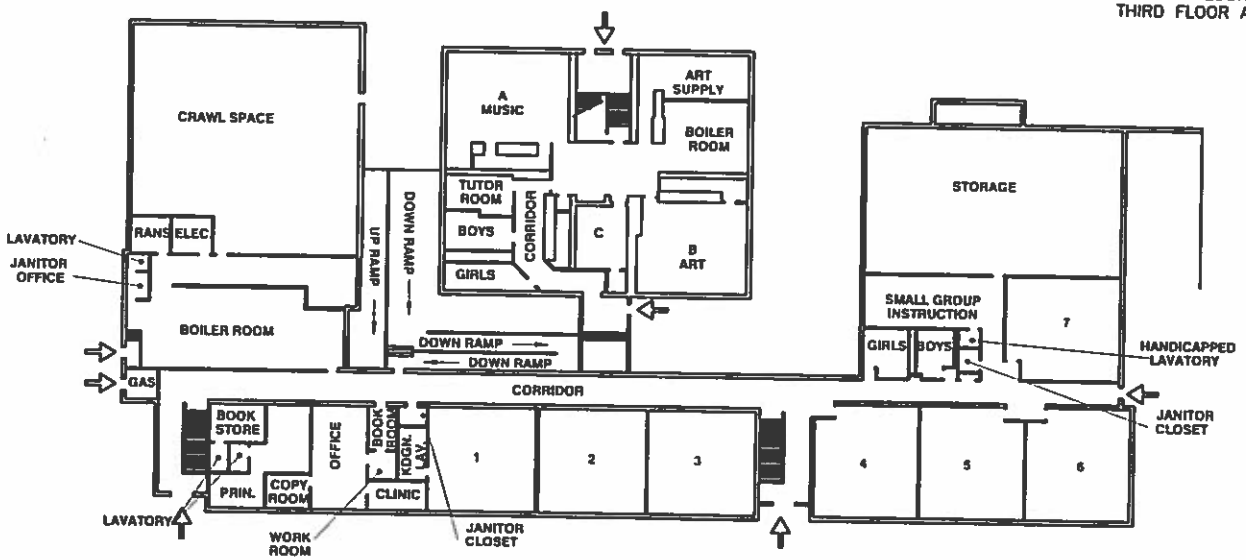
OFCC
Assessment

May 2018

Floor plans
Fire escape routes

BUILDING DATA

SITE AREA (ACRES):	N/A
BUILDING AREA:	57,427 SF
BASEMENT FLOOR AREA:	N/A SF
FIRST FLOOR AREA:	22,762 SF
SECOND FLOOR AREA:	28,935 SF
THIRD FLOOR AREA:	5,730 SF



FLOOR AREA DATA

TOTAL FLOOR AREA:	22,762 SF
CLASSROOMS:	9,018 SF
GYMNASIUM:	N/A SF
CAFETERIA:	N/A SF
CIRCULATION:	4,601 SF
MISC. OTHER:	9,143 SF

CENTRAL ELEMENTARY FIRST FLOOR PLAN

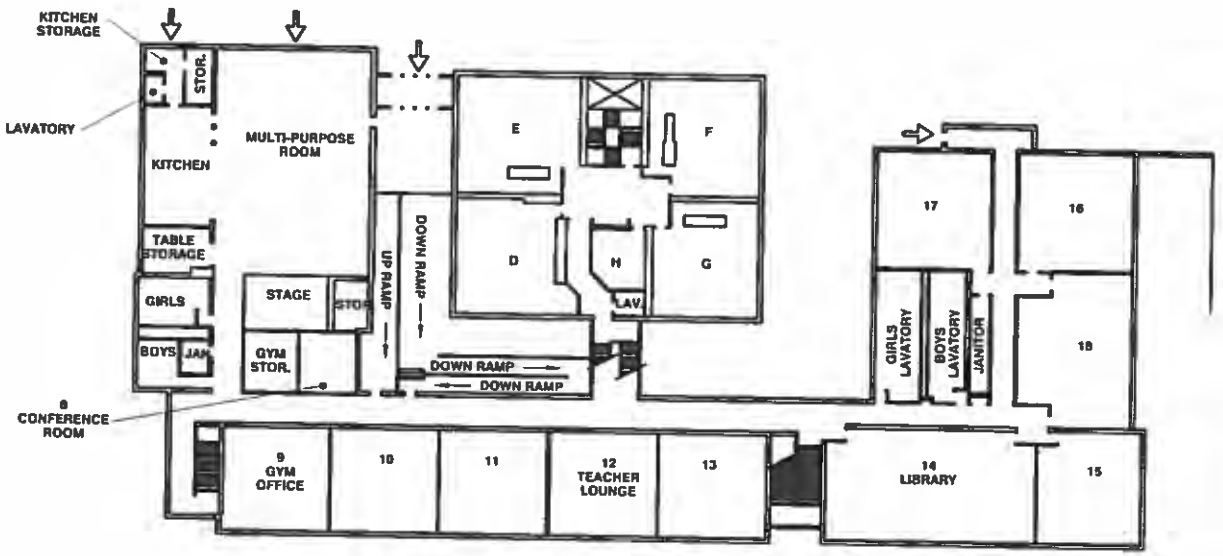
SCALE: 1/32" = 1'-0"

SCHOOL NAME: CENTRAL ELEMENTARY SCHOOL
LOCATION: 799 WASHINGTON STREET
DRAWING: FIRST FLOOR
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC.
A DLZ COMPANY



FLOOR AREA DATA

TOTAL FLOOR AREA:	28,935	SF
CLASSROOMS:	13,186	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	2,851	SF
CIRCULATION:	7,151	SF
MISC. OTHER:	5,747	SF

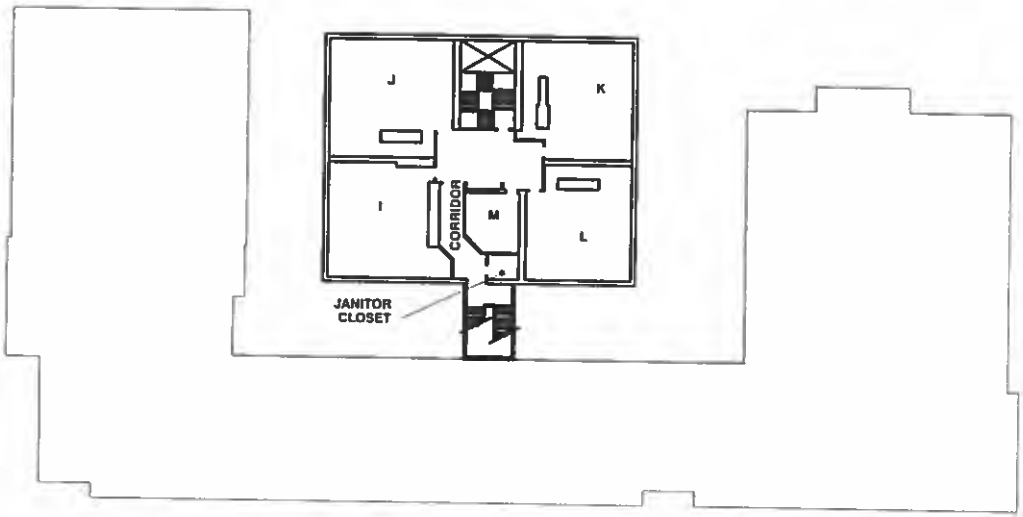
CENTRAL ELEMENTARY SECOND FLOOR PLAN

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

SCHOOL NAME: CENTRAL ELEMENTARY SCHOOL
DRAWING: SECOND FLOOR
LOCATION: 799 WASHINGTON STREET
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"

Bedford City School District

DLZ OHIO, INC. A DLZ COMPANY



FLOOR AREA DATA	
TOTAL FLOOR AREA:	5,730 SF
CLASSROOMS:	4,254 SF
GYMNASIUM:	N/A SF
CAFETERIA:	N/A SF
CIRCULATION:	1,290 SF
MISC. OTHER:	186 SF

CENTRAL ELEMENTARY
THIRD FLOOR PLAN

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

SCHOOL NAME: CENTRAL ELEMENTARY SCHOOL
LOCATION: 799 WASHINGTON STREET
DRAWING: THIRD FLOOR
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC.
A DLZ COMPANY

Overview

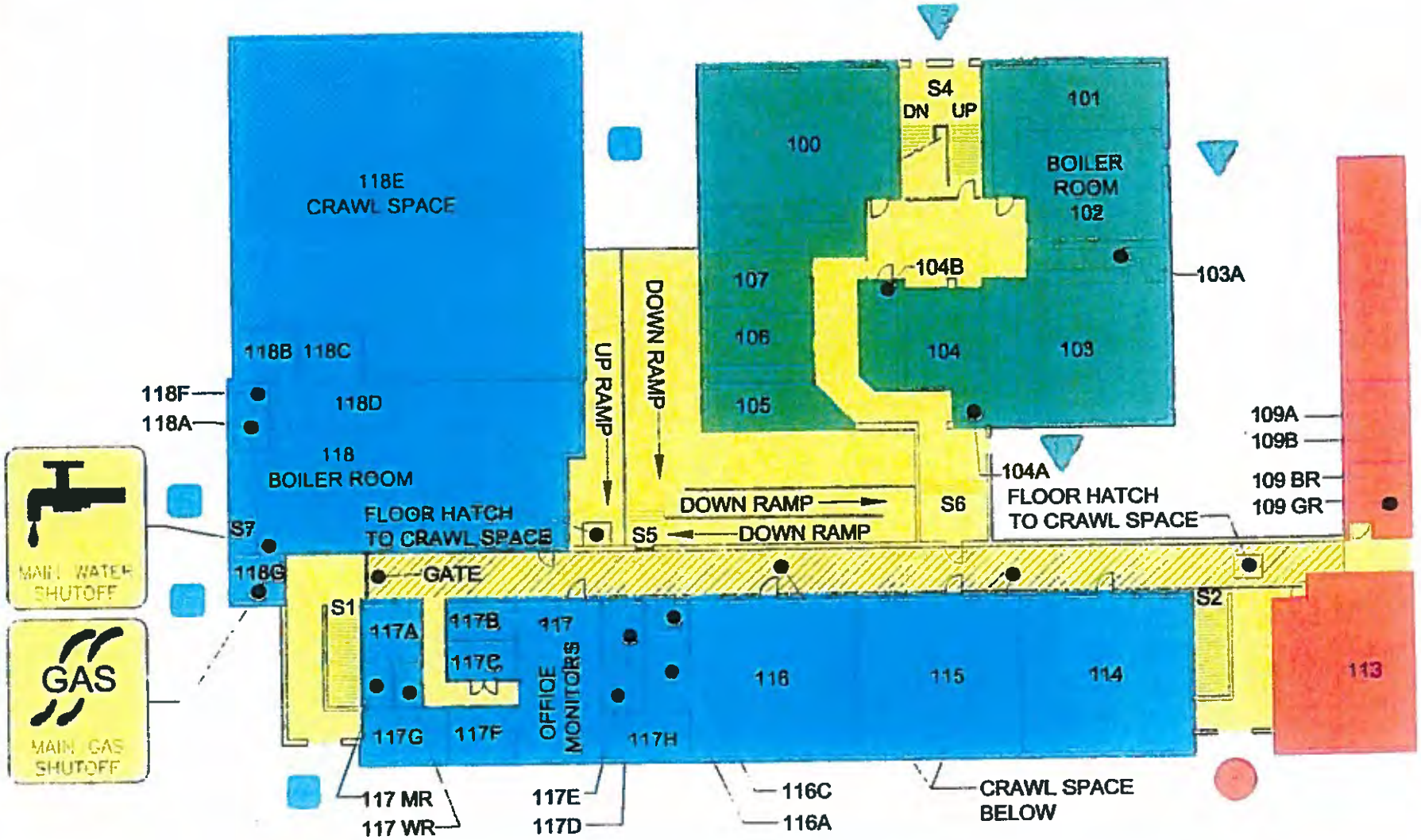
Building

Red

Green

Blue - 1st

Blue - 2nd



Central Primary School
First Floor - Blue Zone
Scale: N.T.S.

Overview

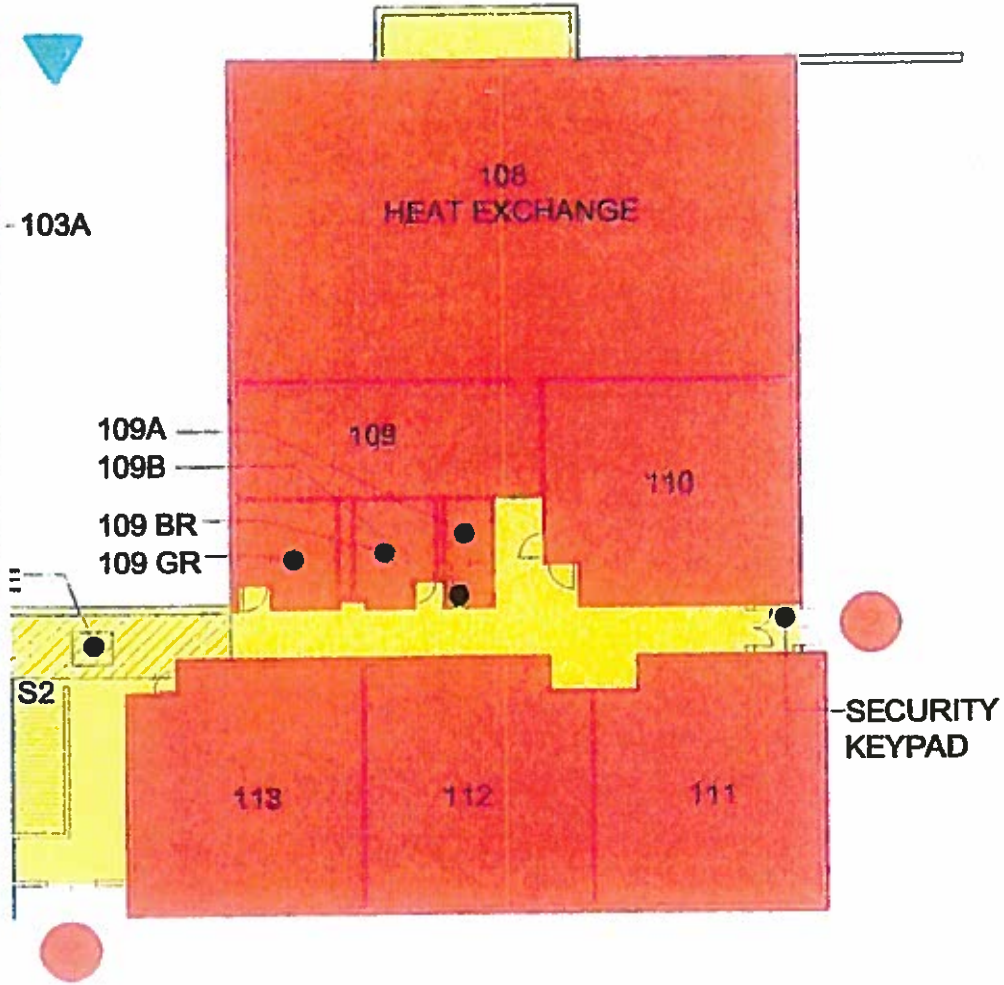
Building

Red

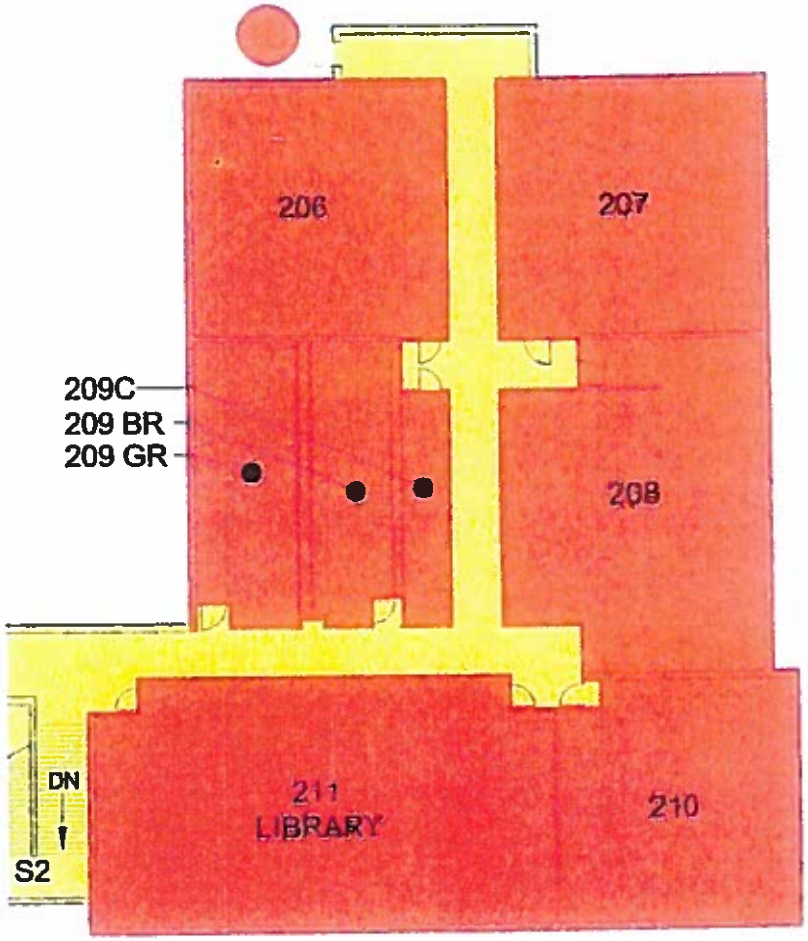
Green

Blue - 1st

Blue - 2nd



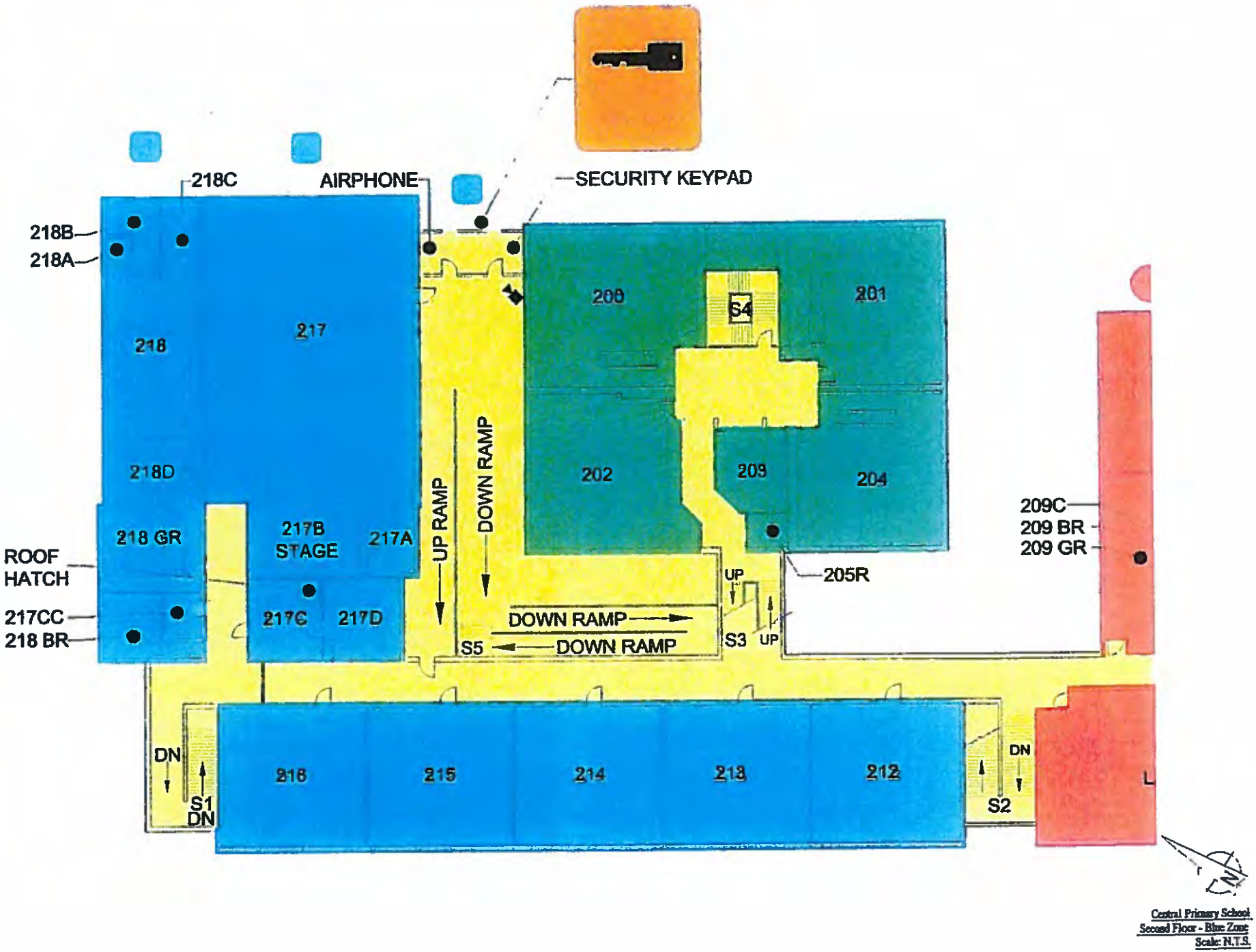
Central Primary School
First Floor Plan - Red Zone



Central Primary School
Second Floor Plan - Red Zone

Central Primary School
First and Second Floors - Red Zone
Scale: N.T.S.

Overview
Building
Red
Green
Blue - 1st
Blue - 2nd



Central Primary School
Second Floor - Blue Zone
Scale: N.T.S.

Overview

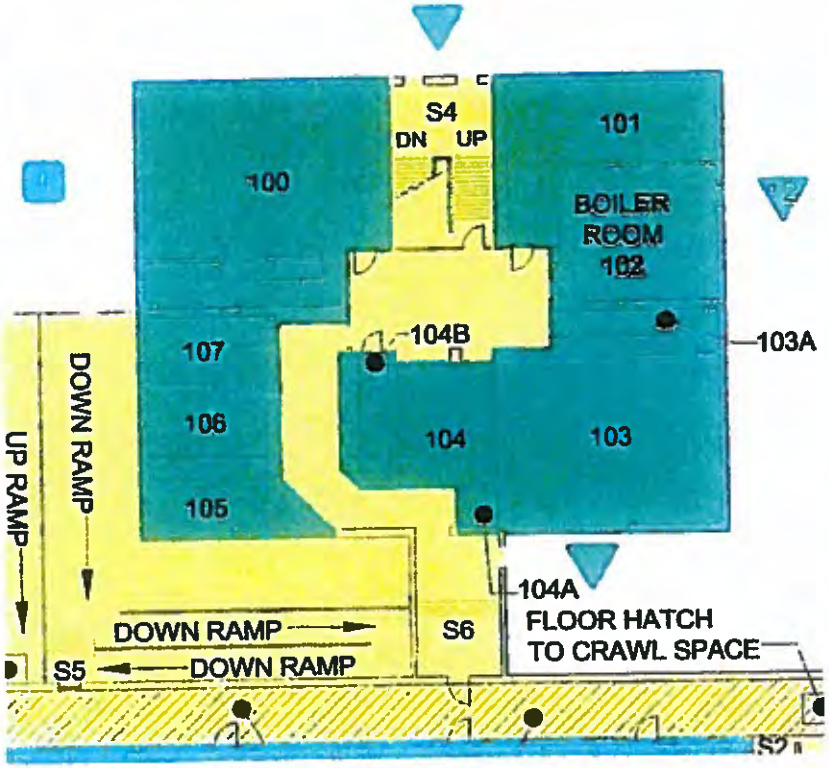
Building

Red

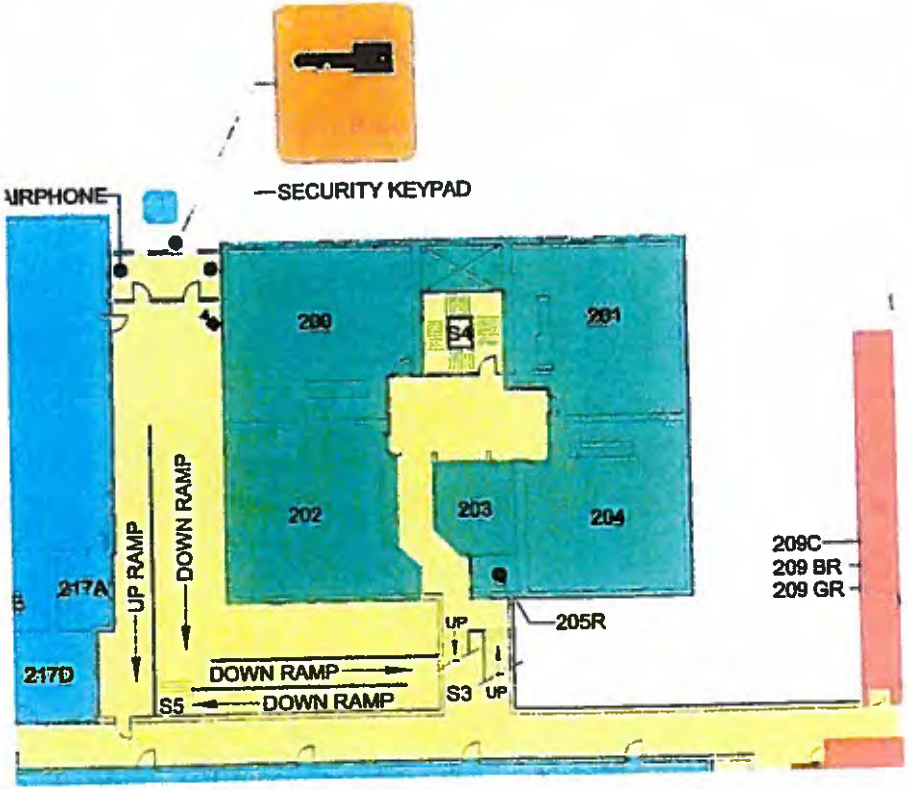
Green

Blue - 1st

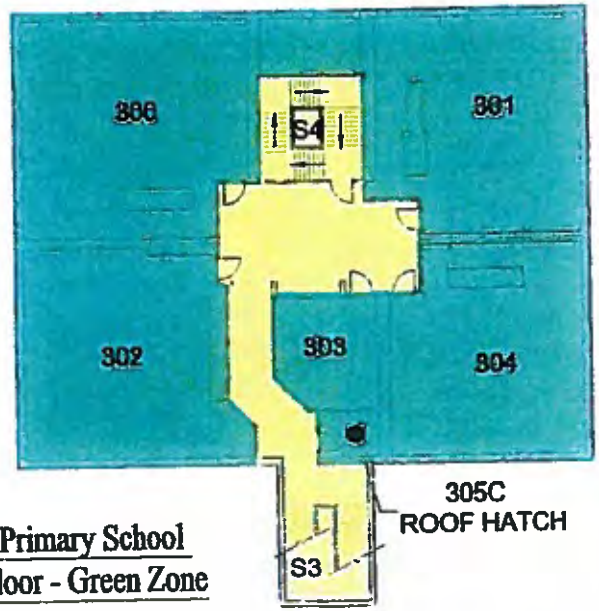
Blue - 2nd



Central Primary School
First Floor - Green Zone



Central Primary School
Second Floor - Green Zone



Central Primary School
Third Floor - Green Zone

Central Primary School
First, Second and Third Floors - Green Zone
Scale: N.T.S.

OFCC
Assessment

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	**School District**	**District Type**
799 Washington St. Bedford, OH 44146	Bedford/Bedford Heights	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 lifting rooms
Y	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)

Playgrounds —
Observed heavy metal wear on a few of the chains at the swings. Replace the worn chains and similar equipment where needed.

Inspected by	Health District
Matthew Johnson, R.S. 2709	Cuyahoga County Board of Health
Name of School Staff Accompanying Inspector	**Title**	**Phone**
Eli Conner	Custodian	(440)439-4225

Inspection / Hazard Correction Notice:

Notice No: _____

Address: 799 Washington Occupant: Central School

Business Phone: 439-4225 Contact Person: Eli Conne

Emergency Contact 1 _____ Phone _____

Emergency Contact 2 _____ Phone _____

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 _____, _____. Failure to comply will result in legal action.

TYPE OF HAZARD

FIRE PROTECTION

1. **Fire Extinguishers:** _____out dated; _____lack of ; _____discharged; _____mounted; _____blocked; _____other.
2. **Fire Sprinklers:** _____annual test; _____heads blocked; _____risers blocked; _____alarm; _____ID plates/tags; _____gauges; _____standpipes accessible; _____FD connection; _____standpipe test; _____other.
3. **Fire alarm:** _____annual test;N_____operational; _____panel accesible; _____detectors; _____other.
4. **Fire pump:** _____operational; _____test records; _____other.
5. **Suppression systems:** _____tested; _____operational; _____accessible; type:_____
6. **Fire doors:** _____tested; _____operational; _____other.
7.
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;N_____defective 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:** _____housekeeping; _____rubbish accumulation; _____vegetation; _____ceiling/wall openings; _____other.
15.
16.

PERMITS

Required: _____ Fee: _____

REMARKS (explanation of above violations)

#10. 1st floor Emergency light 0.05

#13. Code will be checked for exit Step e, Kitch...

Date: 11-1-17 Inspected by: [signature]

BEDFORD FIRE

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**

PREVENTION THROUGH EDUCATION

OFCC Assessment

May 2018

Back Flow Report

CE

CITY OF BEDFORD OHIO

Annual,Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: Bedford School
Address: 779 Washington
Contact Person:
Phone No. 440-439-4110

Assembly Information

Make:
Model: 009
Size: 2"
Serial Number 66833

Installation Information

Containment Isolation

Meter Pit ☐ Basement ☐ Floor Number:
Penthouse ☐ Boiler Room ☐ Room Number:
Mechanical Room ☐ Protection Provided

Double Check Assembly

Initial Test	Outlet Valve		Pass ☒ Fail ☐
	1st Check Valve	1.4	Pass ☒ Fail ☐
Date	2 nd Check Valve	1.2	Pass ☒ Fail ☐
Repairs Materials Used			

Reduced Pressure Assembly

1st Check Valve		Pass ☐ Fail ☐
Relief Valve Opening Point		Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 85 PSI

TESTER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

Tester Name (Printed) Gary Smith Signature Gary Smith Phone No. 663-5090
Company Name: Foley Plumbing Ohio Cert. No. 913 Contractor No. Date 6/16

FACILITY Certification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and. responsibility to ensure the above.*

Owner/Officer (Printed) Signature Phone No.
Title: Date:

Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fax # (440) 232 6613
E-Mail Backflow@BedfordOh.Gov

CITY OF BEDFORD OHIO

CE

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: Bedford School [uncertain reading] Address: 799 Washington [uncertain reading]
Contact Person: [illegible] Phone No. 440 439-4110 [uncertain reading]

Assembly Information		Installation Information		
Make:	Conbraco	Containment Isolation		
Model:	40-402	Meter Pit ☐	Basement ☐	Floor Number:
Size:	4"	Penthouse ☐	Boiler Room ☐	Room Number:
Serial Number	109530	Mechanical Room ☐	Protection Provided	

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	8.2	Pass ☒ Fail ☐
Relief Valve Opening Point	5.0	Pass ☒ Fail ☐
2nd Check Valve	5.6	Pass ☒ Fail ☐
Outlet Valve	Pass ☒	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Repairs Materials Used

Double Check Assembly

Initial Test	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
Date	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	____psid	Pass ☐ Fail ☐
Relief Valve Opening Point	____psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 85 PSI

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Owner/Officer (Printed) ____ Signature ____ Phone No. ____
Title: ____ Date: ____

Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

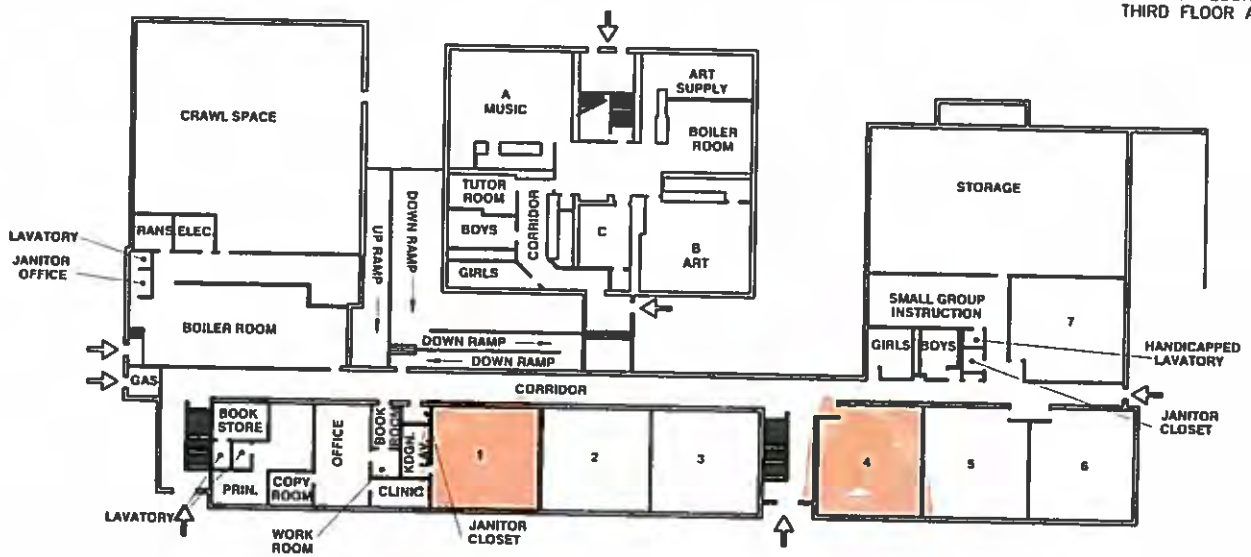
Phone: (440) 735 6588
Fax #: (440) 232 6613
E-Mail Backflow@BedfordOh.Gov

OFCC Assessment

May 2018

Special Ed Information

BUILDING DATA		
SITE AREA (ACRES):	N/A	
BUILDING AREA:	57,427	SF
BASEMENT FLOOR AREA:	N/A	SF
FIRST FLOOR AREA:	22,762	SF
SECOND FLOOR AREA:	28,935	SF
THIRD FLOOR AREA:	5,730	SF



FLOOR AREA DATA		
TOTAL FLOOR AREA:	22,762	SF
CLASSROOMS:	9,018	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	N/A	SF
CIRCULATION:	4,601	SF
MISC. OTHER:	9,143	SF

CENTRAL ELEMENTARY FIRST FLOOR PLAN

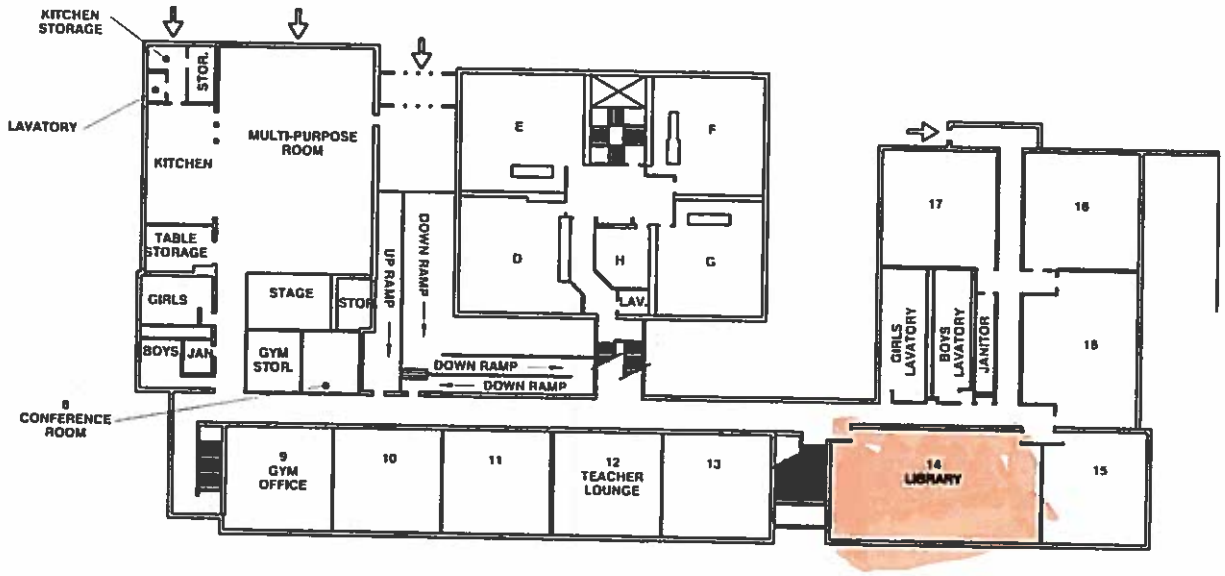
SCALE: 1/32" = 1'-0"

SCHOOL NAME: CENTRAL ELEMENTARY SCHOOL
LOCATION: 799 WASHINGTON STREET
DRAWING: FIRST FLOOR
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC.



FLOOR AREA DATA

TOTAL FLOOR AREA:	28,935	SF
CLASSROOMS:	13,186	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	2,851	SF
CIRCULATION:	7,151	SF
MISC. OTHER:	5,747	SF

CENTRAL ELEMENTARY SECOND FLOOR PLAN

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

SCHOOL NAME: CENTRAL ELEMENTARY SCHOOL
LOCATION: 799 WASHINGTON STREET
DRAWING: SECOND FLOOR
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC.

OFCC

Assessment

May 2018

Columbus Intermediate School

OFCC Assessment

May 2018

Information Sheets

Columbus Intermediate 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:	Columbus Intermediate Elementary IRN 007070
Building Current Enrollment:	400

Students per Grade	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12
Building Grade Configuration:						X	X	X						

Building Site Acreage:	9					
Underground fuel tanks on site?	Yes	No X	Type/Size:		Still in use?	Yes No
Site in Flood Plain:	Yes	No X				

Years of Construction	Year	Roof Installation Years	Site Utilities: Heating Fuel	Storm Sewer	Sanitary Sewer	Power	Water
Original Construction	1962	Attached	Type: Natural Gas	Type: City	Type: City	Type: First Energy	Type: City
Addition 1	1965	Attached					
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 Known Problems with Building or Site ADA compliance: Roof needs replaced; No A/C; Interior furnishings

List Recent or Planned Improvements

Scope of Work	Approximate Total Cost $
See attached.	

List Work Under Contract

Scope of Work	Approximate Total Cost $
None.	

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)

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2015**
Project	Window Replacement – Phase III
School(s):	Columbus School – South Wing
Description:	Remove and Replace the Window Systems
Cost:	$384,000
Contractor:	Capital Aluminum and Glass
Architect:	CT Consultants

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2014**
Project	Window Replacement
School(s):	Columbus School Phase II
Description:	The windows in the north wing were replaced.
Cost:	$177,550

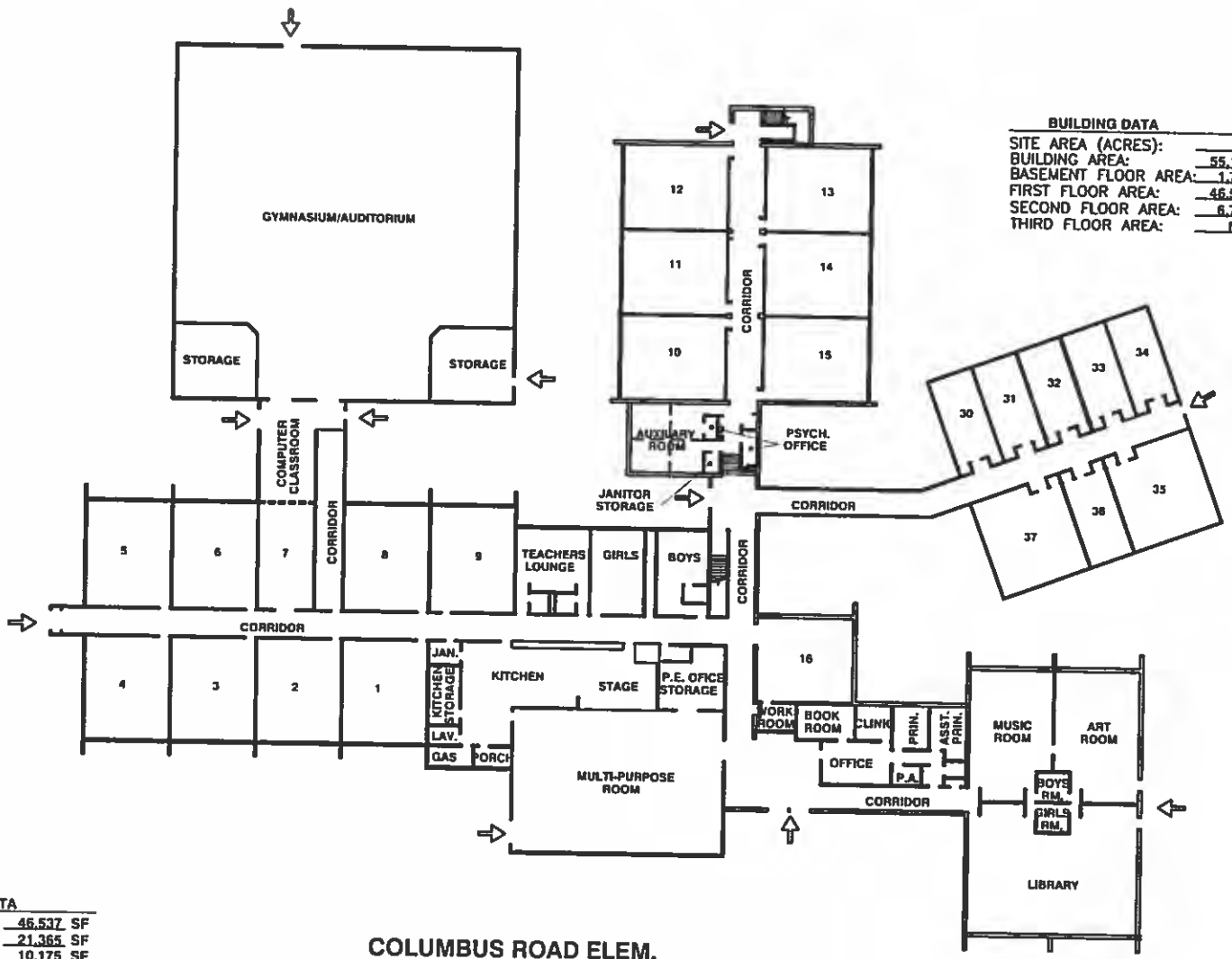
Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2013**
Project:	Window Replacement
School(s):	Carylwood and Columbus Schools
Description:	The original windows were replaced in the south wing at Carylwood. The original 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

OFCC
Assessment

May 2018

Floor plans
Fire escape routes



BUILDING DATA

SITE AREA (ACRES):	9
BUILDING AREA:	55,121 SF
BASEMENT FLOOR AREA:	1,796 SF
FIRST FLOOR AREA:	46,537 SF
SECOND FLOOR AREA:	6,788 SF
THIRD FLOOR AREA:	N/A SF

FLOOR AREA DATA

TOTAL FLOOR AREA:	46,537 SF
CLASSROOMS:	21,365 SF
GYMNASIUM:	10,175 SF
CAFETERIA:	2,736 SF
CIRCULATION:	5,923 SF
MISC. OTHER:	6,338 SF

COLUMBUS ROAD ELEM.
FIRST FLOOR PLAN

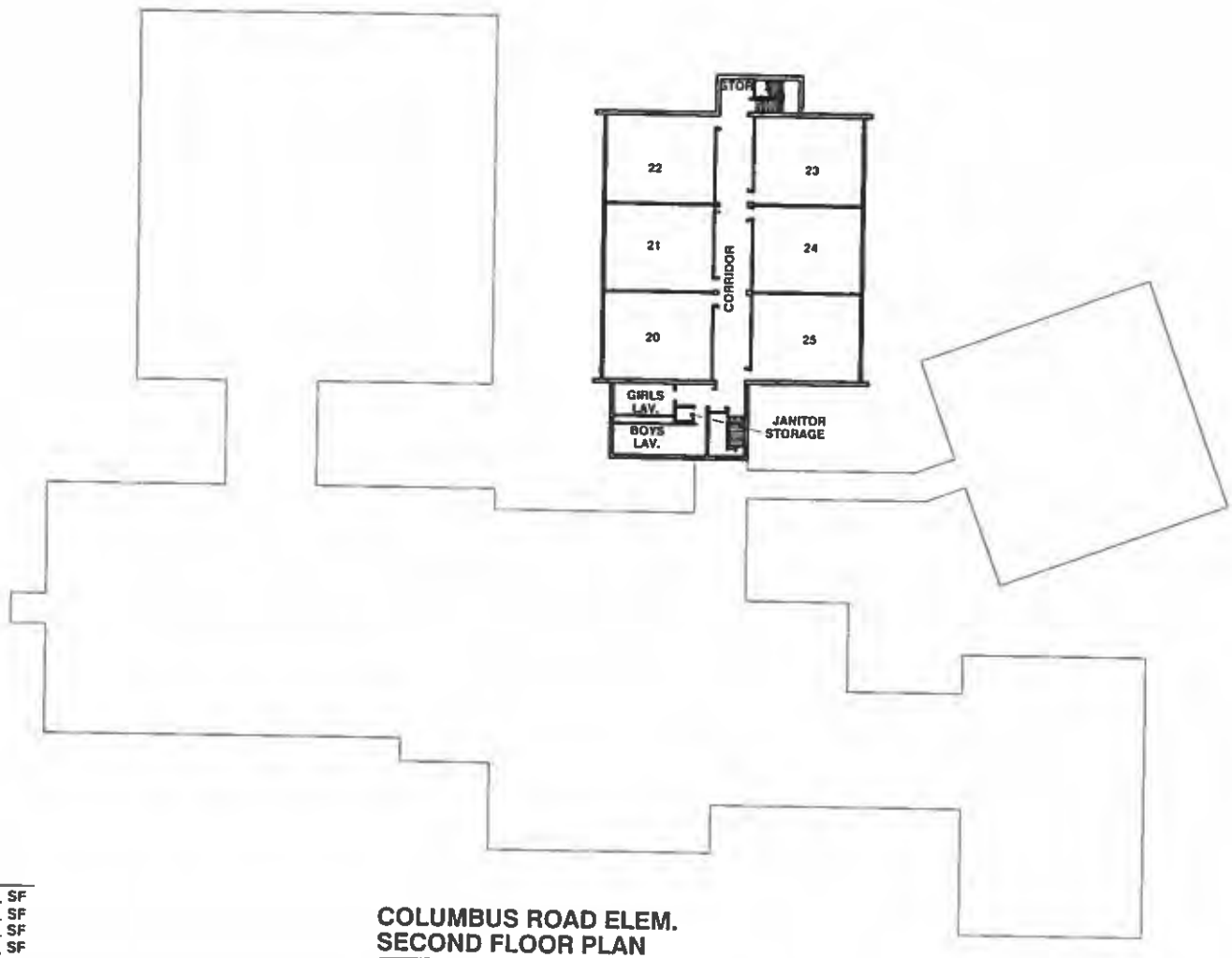
SCALE: 1/32" = 1'-0"

SCHOOL NAME: COLUMBUS ROAD ELEMENTARY SCHOOL
DRAWING: FIRST FLOOR
LOCATION: 23600 COLUMBUS ROAD
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC. A DLZ COMPANY



FLOOR AREA DATA

TOTAL FLOOR AREA:	6,788	SF
CLASSROOMS:	4,918	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	N/A	SF
CIRCULATION:	1,126	SF
MISC. OTHER:	744	SF

COLUMBUS ROAD ELEM. SECOND FLOOR PLAN

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

SCHOOL NAME: COLUMBUS ROAD ELEMENTARY SCHOOL

DRAWING: SECOND FLOOR

LOCATION: 23600 COLUMBUS ROAD

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"

Bedford City School District

DLZ OHIO, INC.
A DLZ COMPANY

Bedford City School District

DLZ OHIO, INC.

SCHOOL NAME: COLUMBUS ROAD ELEMENTARY SCHOOL

DRAWING: BASEMENT

LOCATION: 23600 COLUMBUS ROAD

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

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

COLUMBUS ROAD ELEM. BASEMENT PLAN

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

FLOOR AREA DATA

TOTAL FLOOR AREA:	1,796 SF
CLASSROOMS:	N/A SF
GYMNASIUM:	N/A SF
CAFETERIA:	N/A SF
CIRCULATION:	212 SF
MISC. OTHER:	1,584 SF

Overview

Building

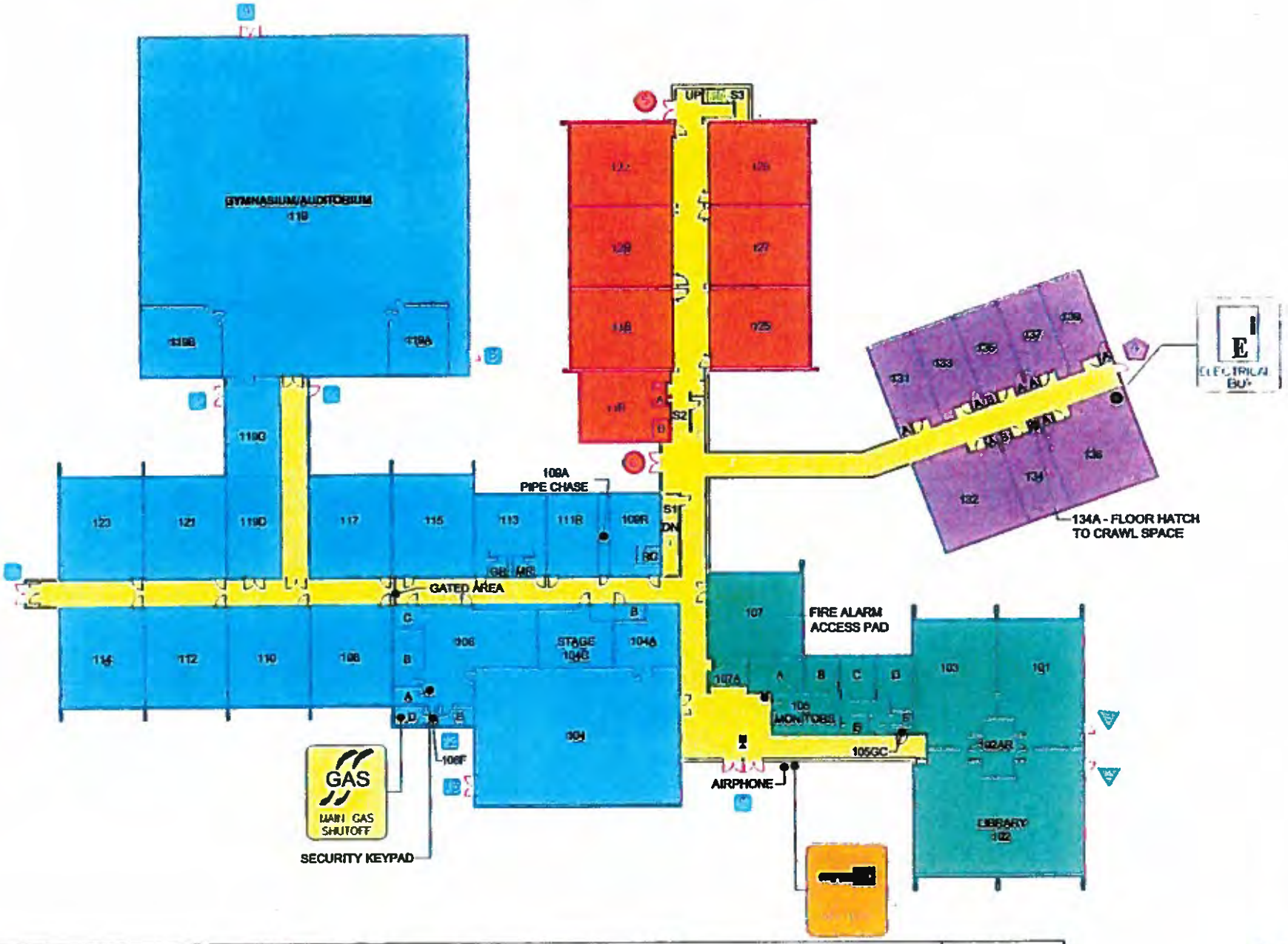
Red

Green

Blue

Orange

Purple



"This drawing depicts a true and accurate representation of Columbus Intermediate School as of 05.21.04. It includes interior and/or exterior area identifiers and various other features useful to an emergency preparedness plan and of interest to emergency responders. Foremost Safety Solutions Inc. and its employees, etc. assume no liability or responsibility for any inaccuracies that may be depicted"

Approving Authority _____

Date _____

LEGEND

EXTERIOR DOOR TAG RED ZONE	EXTERIOR DOOR TAG GRAY ZONE	ELEVATOR	STORAGE SHED	MAIN WATER SHUTOFF
EXTERIOR DOOR TAG PURPLE ZONE	EXTERIOR DOOR TAG PINK ZONE	ROOF HATCH	FIRE HYDRANT	MAIN ELECTRICAL SHUTOFF
EXTERIOR DOOR TAG BLUE ZONE	FENCE LINE OF PROPERTY	SECURITY CAMERA	KEY BOX	MAIN GAS SHUTOFF
EXTERIOR DOOR TAG GREEN ZONE	FURRED OUT INTERIOR WALL	TUNNEL AREA DEMARCATION	MAIN PHONE SHUTOFF	ELECTRICAL BOX
EXTERIOR DOOR TAG ORANGE ZONE	CATEGORY AREA	CRAWL SPACE DEMARCATION	CHEMICAL STORAGE	

Location:
23600 Columbus Rd.
Bedford, Ohio 44146

Latitude: 41.4018 N
Longitude: 81.5121 W
Elevation: 960'

Source: Mapcard.com

N

Columbus Intermediate - School Plan
Scale: N.T.S.

Overview

Building

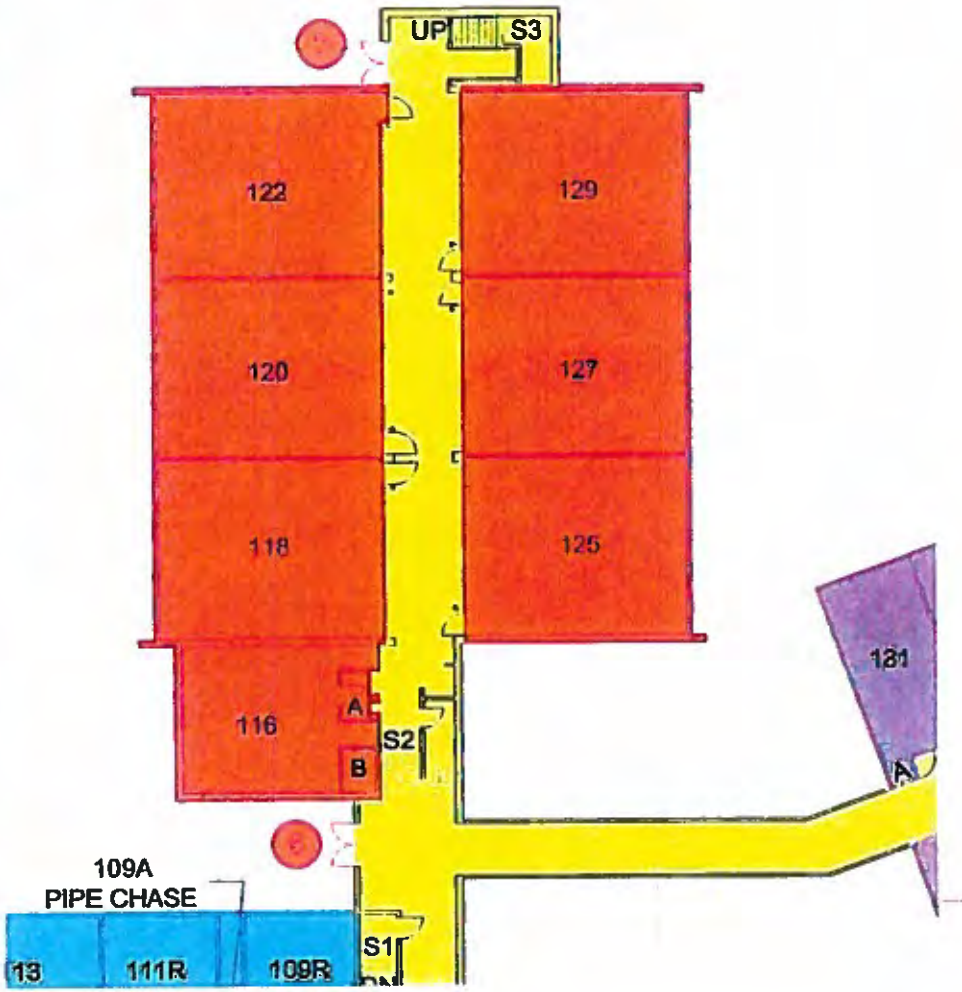
Red

Green

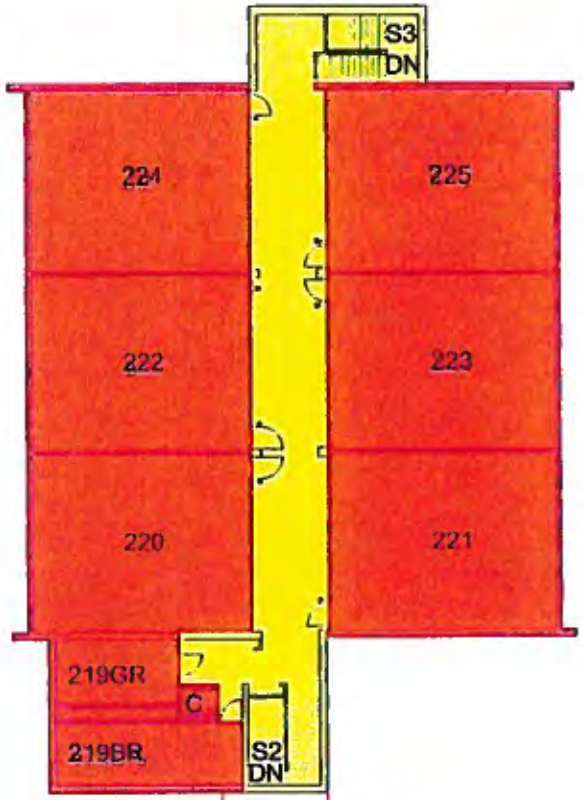
Blue

Orange

Purple



Columbus Intermediate School
First Floor Plan - Red Zone
Scale: N.T.S.



Columbus Intermediate School
Second Floor Plan - Red Zone
Scale: N.T.S.

Columbus Intermediate School
First and Second Floor- Red Zone
Scale: N.T.S.

OFCC
Assessment

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
Columbus Intermediate School	4, 5, 6	10/24/2017
Address	**School District**	**District Type**
23600 Columbus Rd. Bedford Heights, OH 44146	Bedford/Bedford Heights	Public
Principal/Manager	**Phone**	**Cuyahoga County Board of Health School Code**
Karla Robinson	(440)786-3322	402

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. ---

Inspected by	Health District
Matthew Johnson, R.S. 2709	Cuyahoga County Board of Health

Name of School Staff Accompanying Inspector	Title	Phone
Bob Balkovec	Custodian	(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. Exterior steps outside emergency exit from auditorium need repair. These stairs require railings as well.
Emergency Lighting	All emergency lighting must be tested by turning off primary power to the units allowing a burn time of at least 90 minutes. This should be done and logged regularly.
Occupancy	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

OFCC Assessment

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:	**N/A**
Property Address:	**23600 Columbus Rd** **Bedford Heights, OH 44146-2954**

Assembly Information

Type:	**DC**	Model #:	**350**
Size:	**3"**	Serial#:	**J22257**
Manufacturer:	**Wilkins**	Hazard:	**Domestic**
Location:	**bsmt.boiler rm.**		

PASS

Assembly Test Information

Test Date: 2017-07-07

Initial Test

Check Valve #1

2.2

(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

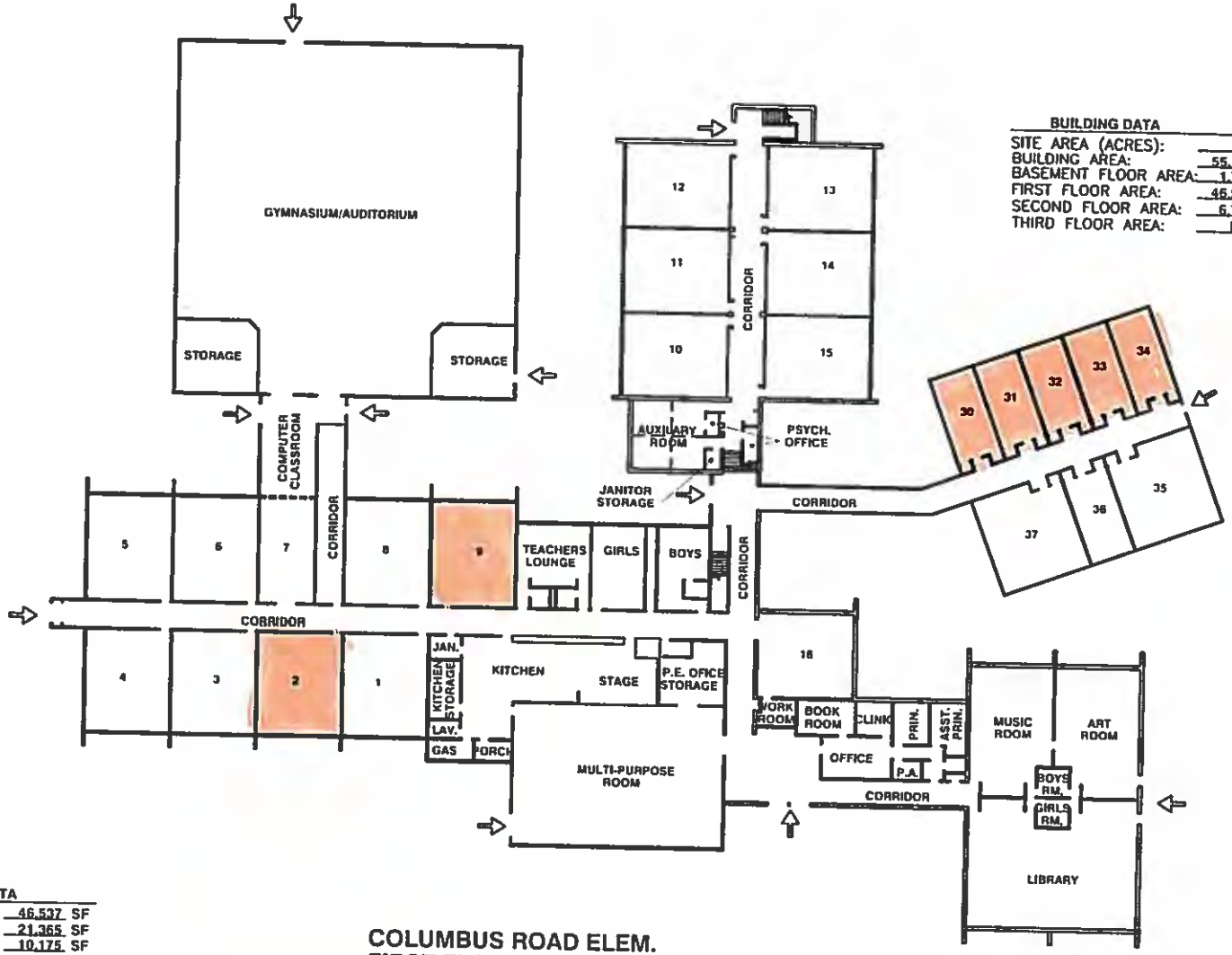
Tester Name:	**OBESTER III, JOHN**
Tester License Expiration:	**03-25-2018**
Certification#:	**1505**
Test Kit Serial #:	**129809**
Test Kit Date Tested for Accuracy:	**02-05-2018**
Test Kit Mfr. & Mod. #:	**Watts TK9A**
Testing Co Name:	**PALEY PLUMBING & HEATING COMPANY**
Phone:	**(216) 663-5090**
Address:	**23524 MILES ROAD** **CLEVELAND, OH 44128**

**The above tester certifies that all information submitted for this report is true and accurate

OFCC Assessment

May 2018

Special Ed Information



BUILDING DATA

SITE AREA (ACRES):	9
BUILDING AREA:	55,121 SF
BASEMENT FLOOR AREA:	1,796 SF
FIRST FLOOR AREA:	46,537 SF
SECOND FLOOR AREA:	6,788 SF
THIRD FLOOR AREA:	N/A SF

FLOOR AREA DATA

TOTAL FLOOR AREA:	46,537 SF
CLASSROOMS:	21,365 SF
GYMNASIUM:	10,175 SF
CAFETERIA:	2,736 SF
CIRCULATION:	5,923 SF
MISC. OTHER:	6,338 SF

COLUMBUS ROAD ELEM. FIRST FLOOR PLAN

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

SCHOOL NAME: COLUMBUS ROAD ELEMENTARY SCHOOL
LOCATION: 23600 COLUMBUS ROAD
DRAWING: FIRST FLOOR
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC. A DLZ COMPANY

OFCC

Assessment

May 2018

Glendale Primary School

OFCC Assessment

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 and County:	Bedford City Schools
District IRN:	043562
Building Name:	Glendale Primary Elementary IRN 013607
Building Current Enrollment:	516

Students per Grade	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12
Building Grade Configuration:	X	X	X	X	X									

Building Site Acreage:	4.5			
Underground fuel tanks on site?	Yes	No X	Type/Size:	Still in use? Yes / No
Site in Flood Plain:	Yes	No X		

Years of Construction	Year	Roof Installation Years	Site Utilities: Heating Fuel	Storm Sewer	Sanitary Sewer	Power	Water
Original Construction	1953	Attached	Type: Natural Gas	Type: City	Type: City	Type: First Energy	Type: City
Addition 1	1959	Attached					
Addition 2	1966	Attached					
Addition 3							
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 Known Problems with Building or Site ADA Compliance; No A/C

List Recent or Planned Improvements

Scope of Work	Approximate Total Cost $
See attached.	

List Work Under Contract

Scope of Work	Approximate Total Cost $
None	

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)

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2014**
Project	Masonry Repairs
School(s):	Carylwood and Glendale Octagon
Description:	Tuck-pointing, brick replacement and washing and sealing
Cost:	$44,000

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year: **2013**

Project: Fire Alarm Replacement, Two-way Radio Replacement

School(s): Carylwood and Glendale, The Entire District

Description: The orginal fire alarm system at both Glendale and Carylwood failed and were in 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

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2012**
Project:	Window Replacement and Masonry Renovation
School(s):	Central and Glendale School
Description:	The original windows were replaced and extensive tuck-pointing and stone repairs were made. This was phase two that included the Octagon at Glendale and the 1905 Building at Central.
Cost:	$489,992

Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2011**
Project:	Window Replacement and Masonry Renovation
School(s):	Central and Glendale School
Description:	The original windows were replaced and extensive tuck-pointing and stone repairs were made. This was phase one that included the main classroom sections at both buildings.
Cost:	$626,217

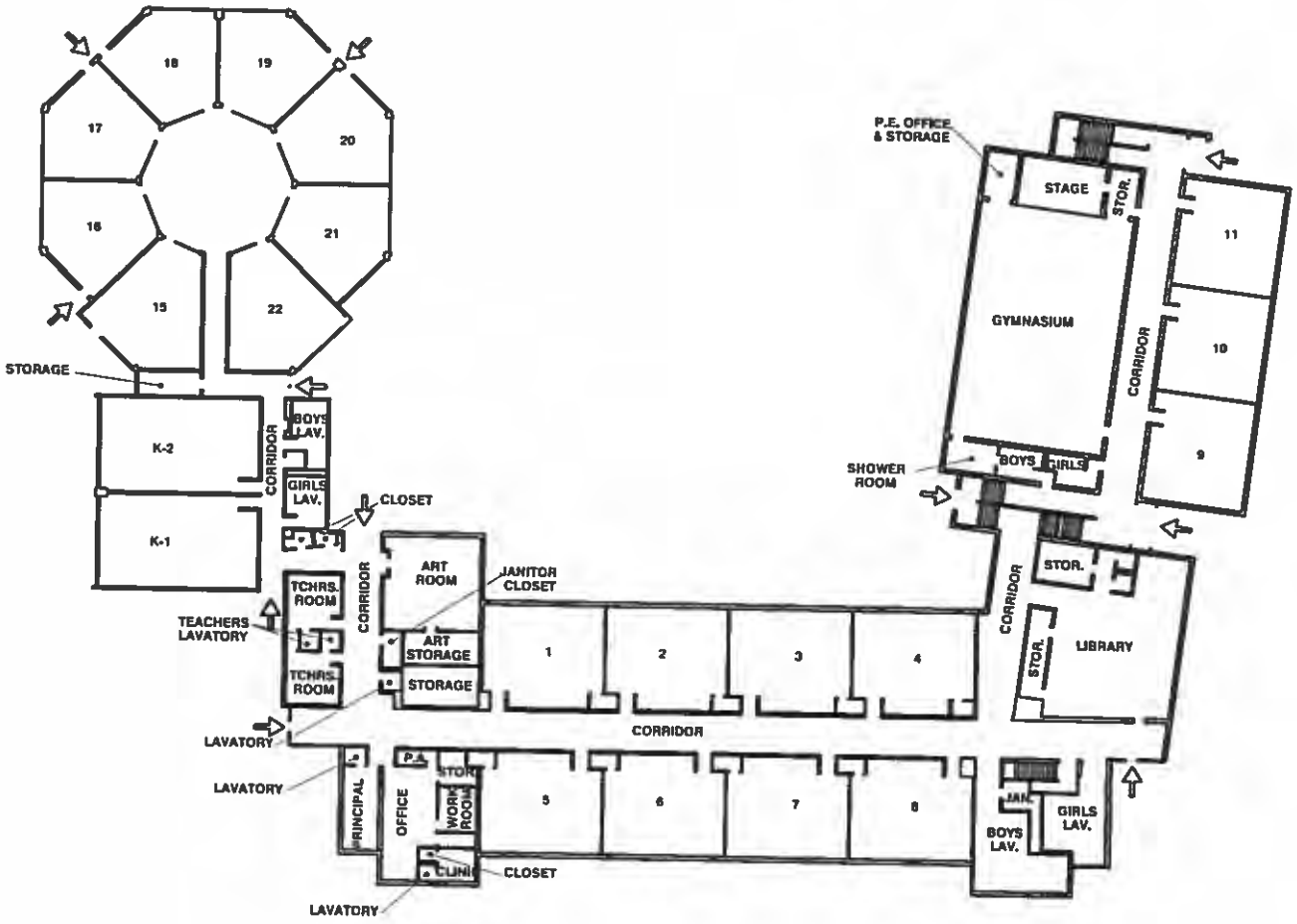
Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2007**
Project:	Site Improvements
School(s):	Glendale
Description:	The entire site was reworked to accommodate a separate area for school bus traffic and parent/visitor traffic, a new playground and an outdoor storage area.
Cost:	$1,304,072

OFCC
Assessment

May 2018

Floor plans
Fire escape routes



FLOOR AREA DATA

TOTAL FLOOR AREA:	36,768 SF
CLASSROOMS:	19,032 SF
GYMNASIUM:	3,790 SF
CAFETERIA:	N/A SF
CIRCULATION:	6,318 SF
MISC. OTHER:	7,628 SF

GLENDALE PRIMARY FIRST FLOOR PLAN

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

BUILDING DATA

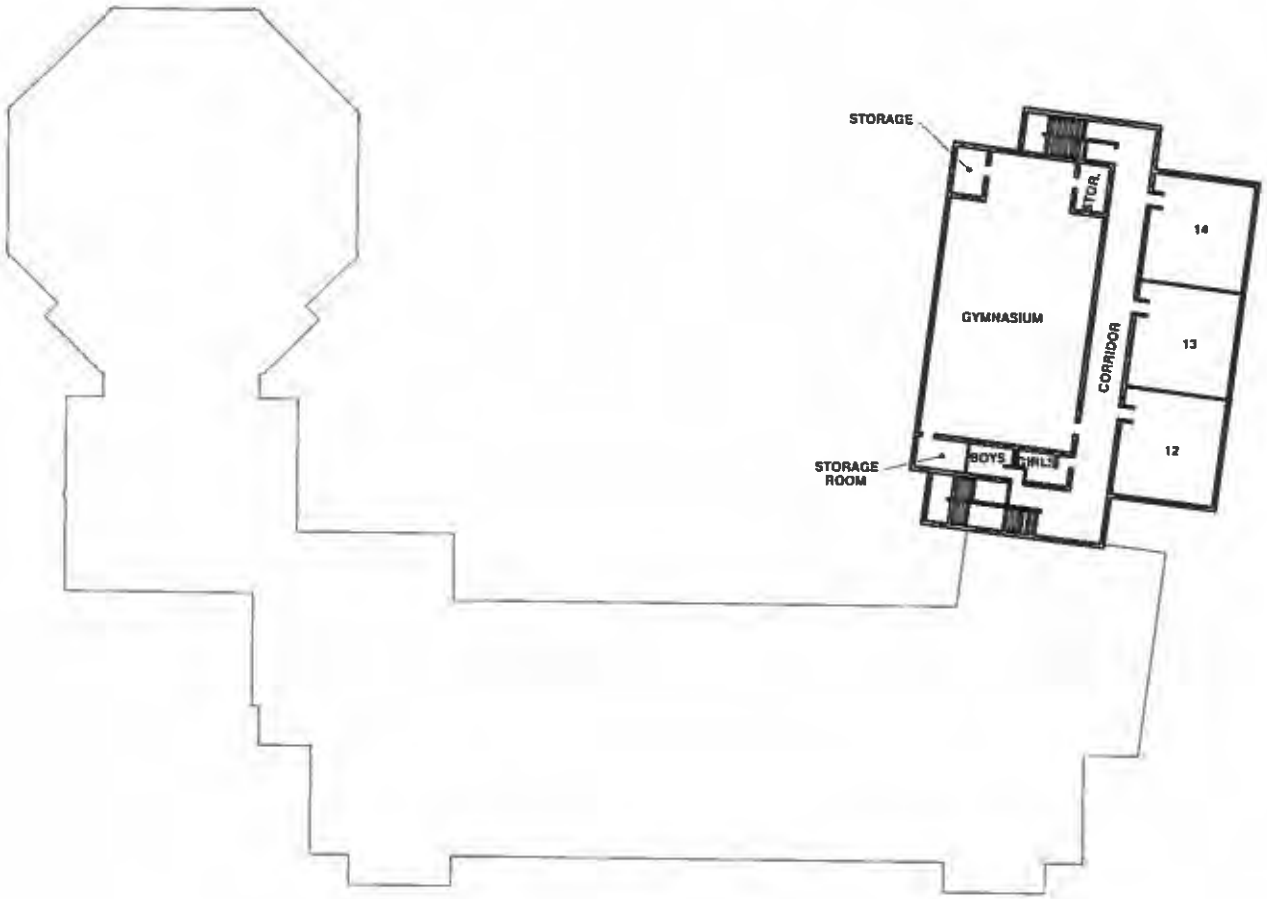
SITE AREA (ACRES):	4 1/2
BUILDING AREA:	52,267 SF
BASEMENT FLOOR AREA:	7,113 SF
FIRST FLOOR AREA:	36,768 SF
SECOND FLOOR AREA:	8,386 SF
THIRD FLOOR AREA:	N/A SF

SCHOOL NAME: GLENDALE PRIMARY SCHOOL
LOCATION: 400 WEST GLENDALE AVENUE
DRAWING: FIRST FLOOR
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

DLZ OHIO, INC. A DLZ COMPANY

Bedford City School District



FLOOR AREA DATA		
TOTAL FLOOR AREA:	8,386	SF
CLASSROOMS:	2,572	SF
GYMNASIUM:	2,950	SF
CAFETERIA:	N/A	SF
CIRCULATION:	2,041	SF
MISC. OTHER:	823	SF

GLENDALE PRIMARY SECOND FLOOR PLAN

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

SCHOOL NAME: GLENDALE PRIMARY SCHOOL

DRAWING: SECOND FLOOR

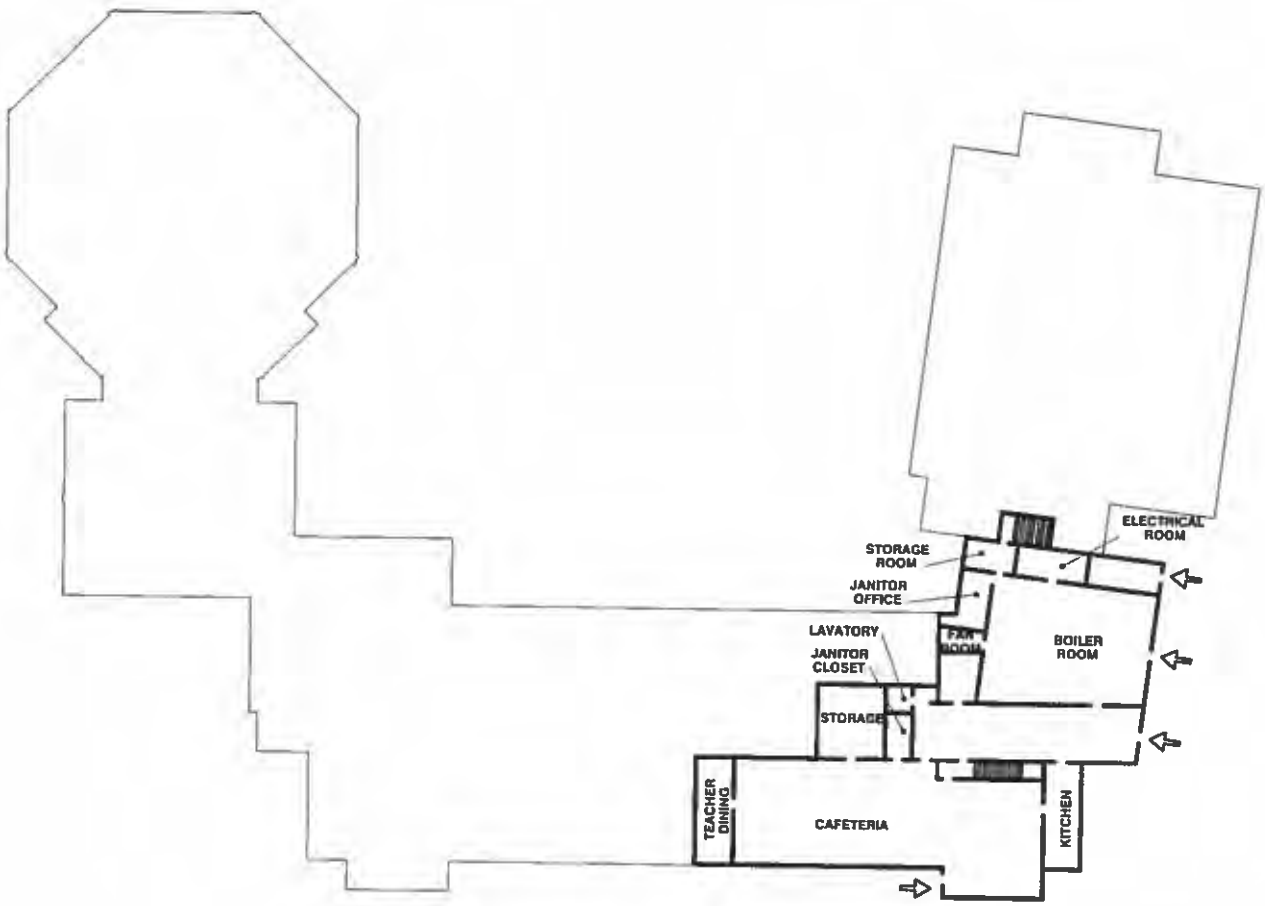
LOCATION: 400 WEST GLENDALE AVENUE

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"

Bedford City School District

DLZ OHIO, INC. A DLZ COMPANY



FLOOR AREA DATA

TOTAL FLOOR AREA:	7,113	SF
CLASSROOMS:	N/A	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	2,748	SF
CIRCULATION:	1,180	SF
MISC. OTHER:	3,185	SF

GLENDALE PRIMARY BASEMENT PLAN

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

SCHOOL NAME: GLENDALE PRIMARY SCHOOL

LOCATION: 400 WEST GLENDALE AVENUE

DRAWING: BASEMENT

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

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC. A DLZ COMPANY

Overview

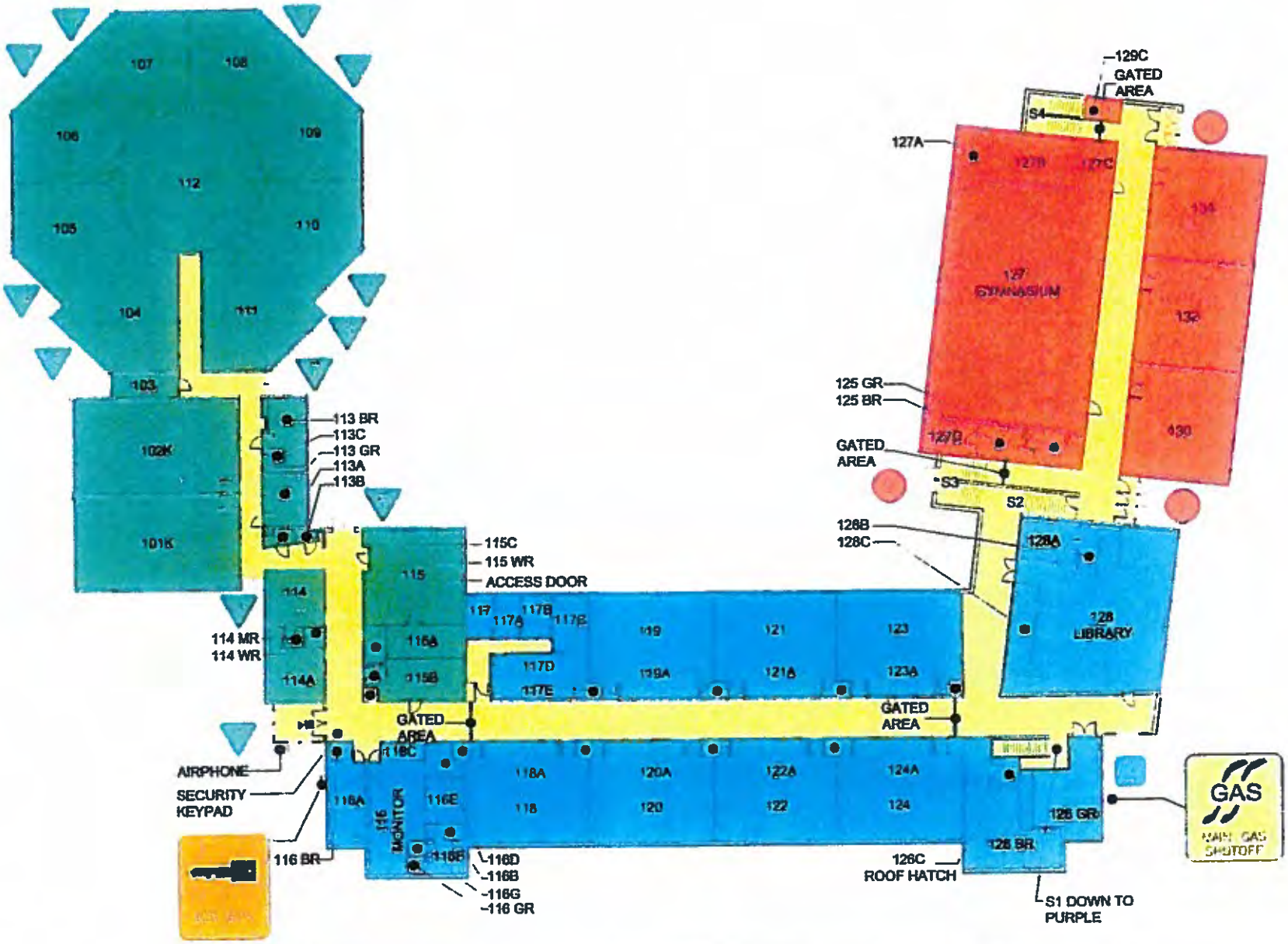
Building

Red

Green

Blue

Purple



This drawing depicts a true and accurate representation of Glendale Primary School as of 05.21.04. It exhibits classroom and/or exterior door numbers and locations and is intended to be an emergency preparedness plan and all should be emergency responders. Personnel, Safety Solutions Inc. and its employees, etc. assume no liability for any damages as third party may be directed.

Approving Authority _____

Date _____

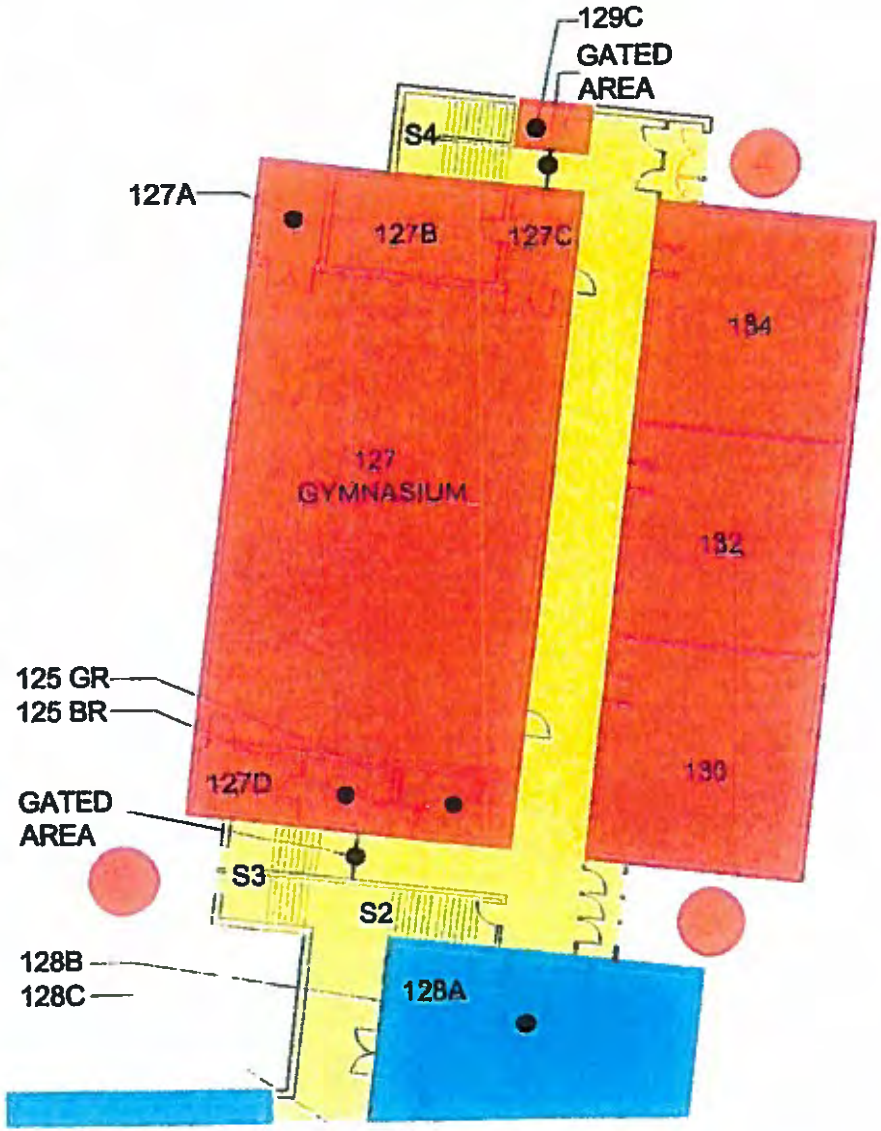
LEGEND

EXTERIOR DOOR TAG RED ZONE	EXTERIOR DOOR TAG GRAY ZONE	ELEVATOR	SERVICE SINK		MAIN WATER SHUTOFF		
EXTERIOR DOOR TAG PURPLE ZONE	EXTERIOR DOOR TAG PINK ZONE	ROOF HATCH	FIRE EXTINGUISHER		MAIN ELECTRICAL SHUTOFF		
EXTERIOR DOOR TAG BLUE ZONE	FENCE LINE OF PROPERTY	SECURITY CAMERA	KEY BOX		MAIN GAS SHUTOFF		
EXTERIOR DOOR TAG GREEN ZONE	FENCED OUT BREEZEWAY	MODEL AREA DESIGNATION	MAIN PHONE SHUTOFF		ELECTRICAL BOX		
EXTERIOR DOOR TAG ORANGE ZONE	CAGED AREA	SPECIAL SPACE DESIGNATION	CHEMICAL STORAGE				

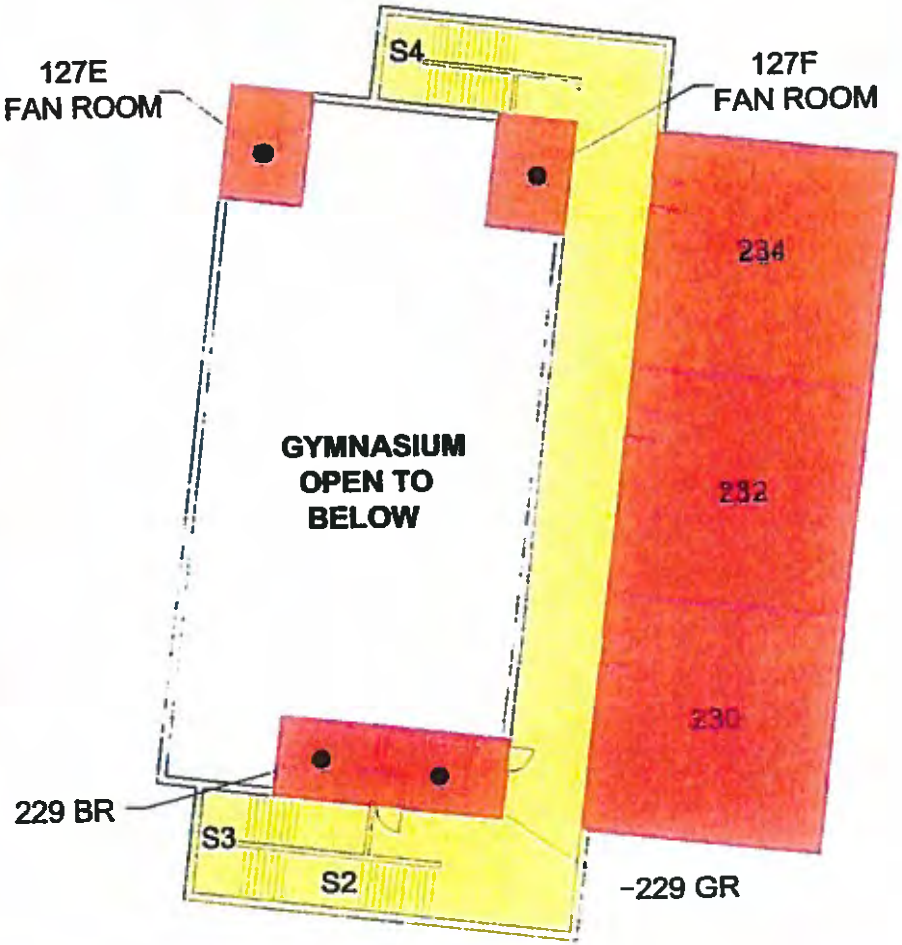
Location:
400 W. Glendale Ave.
Bedford, OH. 44146
Latitude: 41.3921 N
Longitude: 81.5545 W
Elevation: 960'
Source: mapcard.com

N

Glendale Primary - School Plan
Scale: N.T.S.



Glendale Primary
First Floor Plan - Red Zone



Glendale Primary
Second Floor Plan - Red Zone

Glendale Primary
First and Second Floor - Red Zone
Scale: N.T.S.

Overview

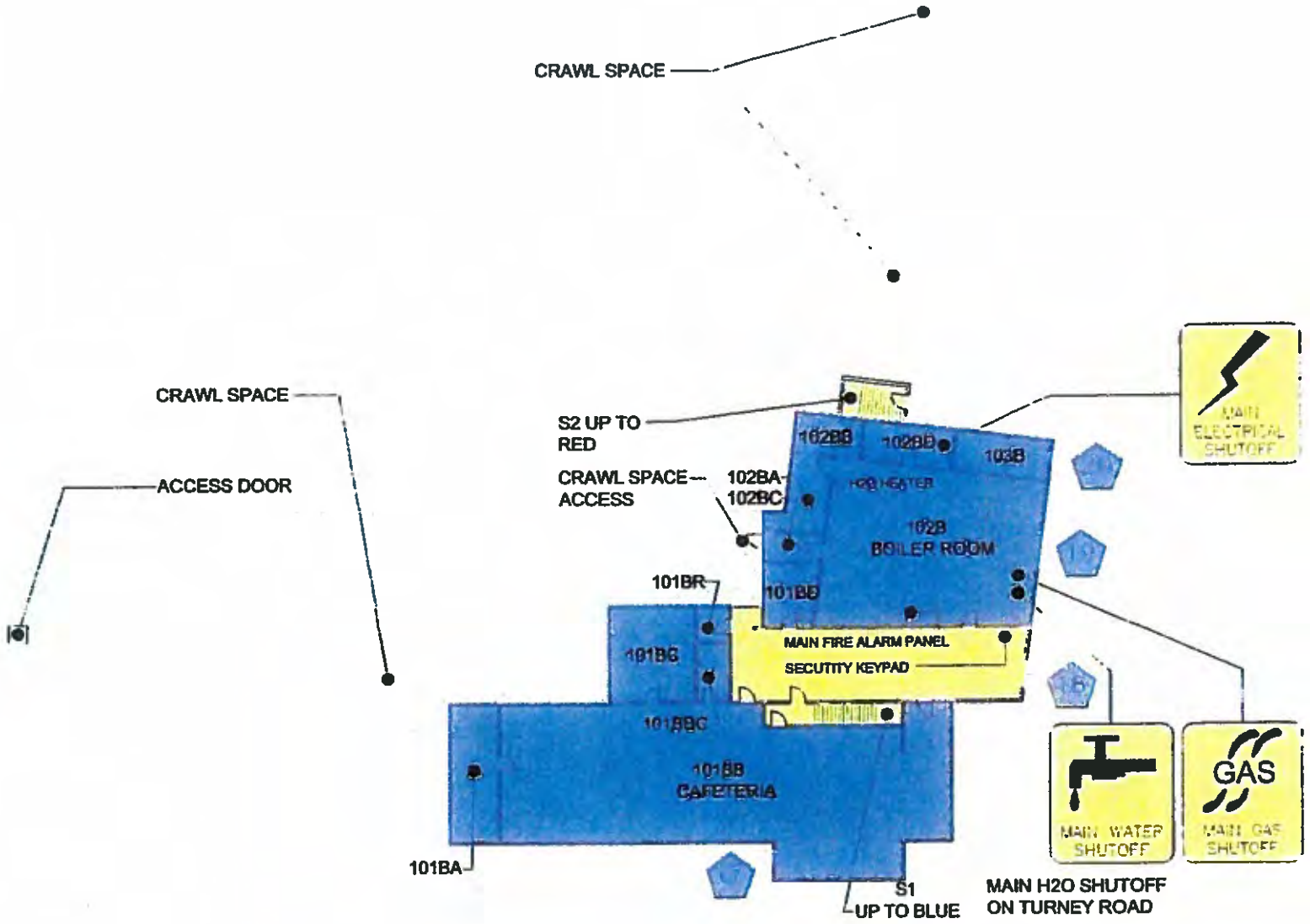
Building

Red

Green

Blue

Purple



Glendale Primary - Purple Zone
Scale: N.T.S.

OFCC Assessment

May 2018

Life Services Report

Inspection / Hazard Correction Notice:

Notice No: _____

Address: _____ Occupant: West Glendale School

Business Phone: _____ Contact Person: Paul STOLTZ (MAINT)

Emergency Contact 1 _____ Phone 4-336-0916

Emergency Contact 2 Bob Realtyguys Phone 4-804-6929

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 _____, _____. Failure to comply will result in legal action.

TYPE OF HAZARD

FIRE PROTECTION

1. **Fire Extinguishers:** _____out dated; _____lack of ; _____discharged; _____mounted; _____blocked; _____other.
2. **Fire Sprinklers:** _____annual test; _____heads blocked; _____risers blocked; _____alarm; _____ID plates/tags; _____gauges; _____standpipes accessible; _____FD connection; _____standpipe test; _____other.
3. **Fire alarm:** _____annual test;N_____operational; _____panel accesible; _____detectors; _____other.
4. **Fire pump:** _____operational; _____test records; _____other.
5. **Suppression systems:** _____tested; _____operational; _____accessible; type:_____
6. **Fire doors:** _____tested; _____operational; _____other.
7.
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;N_____defective wiring; _____exposed wiring; _____extension cords; X multi-adapters; _____access to panels; _____other.
13. **Flammable Liquids/compressed gases:** _____storage; _____proper labels; _____cylinders secure; _____waste disposal; _____propane storage; ____other.
14. **Miscellaneous:** _____housekeeping; _____rubbish accumulation; _____vegetation; _____ceiling/wall openings; _____other.
15.
16.

PERMITS

Required:_____ Fee:_____

REMARKS (explanation of above violations)

1 Recreative Services Hall. Remove multiple Electrical Equipment in Hall, or install multiple outlets.

1 Excessive use of Power strips in Main office. Remove Electrical Equipment or install More outlets.

Storage in Maint office

Date: 1/12/17 Inspected by: LT

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
Glendale Elementary	PreK,1,2,3	10/30/2017
Address	**School District**	**District Type**
400 West Glendale Bedford, OH 44146	Bedford/Bedford Heights	Public
Principal/Manager	**Phone**	**Cuyahoga County Board of Health School Code**
Nora Beach	(440)439-4227	304

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. ---

Inspected by	Health District
Matthew Johnson, R.S. 2709	Cuyahoga County Board of Health

Name of School Staff Accompanying Inspector	Title	Phone
Paul Stoltz	Custodian	(440)439-4227

OFCC
Assessment

May 2018

Back Flow Report

CITY OF **BEDFORD** OHIO

GL

Annual Test & Maintenance Report for Backflow Prevention Assemblies

Facility Name: Bedford School Address: 400 Columbus
Contact Person: Linda Jones Phone No.

Assembly Information

Make: Watts
Model: 709
Size: 4"
Serial Number 19110U

Installation Information

Containment Use Explanation

Meter Pit ☐ Basement ☐ Floor Number:
Penthouse ☐ Boiler Room ☐ Room Number:
Mechanical Room ☐ Protection Provided

Double Check Assembly

Initial Test Date	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	6.2	Pass ☒ Fail ☐
Relief Valve Opening Point	24	Pass ☒ Fail ☐
2nd Check Valve	4.3	Pass ☒ Fail ☐
Outlet Valve	Pass ☒	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

Repairs Materials Used			

Double Check Assembly

Initial Test Date	Outlet Valve		Pass ☐ Fail ☐
	1st Check Valve		Pass ☐ Fail ☐
	2 nd Check Valve		Pass ☐ Fail ☐

Reduced Pressure Assembly

1st Check Valve	___psid	Pass ☐ Fail ☐
Relief Valve Opening Point	___psid	Pass ☐ Fail ☐
2nd Check Valve		Pass ☐ Fail ☐
Outlet Valve	Pass ☐	Fail ☐

Pressure Vacuum Breaker

Air Inlet Valve	psig	Pass ☐ Fail ☐
Check Valve	psig	Pass ☐ Fail ☐

SUPPLY PRESSURE 85 PSI

TESTER CERTIFICATION: *I certify that the above data is correct and that the backflow prevention device is in proper working condition.*

Tester Name (Printed) GARY SMITH Signature Gary Smith Phone No. 663-5090
Company Name: Paley Plumbing Ohio Cert. No. 913 Contractor No. Date 6/15

FACILITY Certification: *I hereby certify that the above backflow prevention device has been in constant use at this location during the entire prescribed interval between test periods and during that period this device was not bypassed, made inoperative or removed without proper authorization. I further certify that I have the authority and responsibility to ensure the above.*

Owner/Officer (Printed) Signature Phone No.
Title: Date:

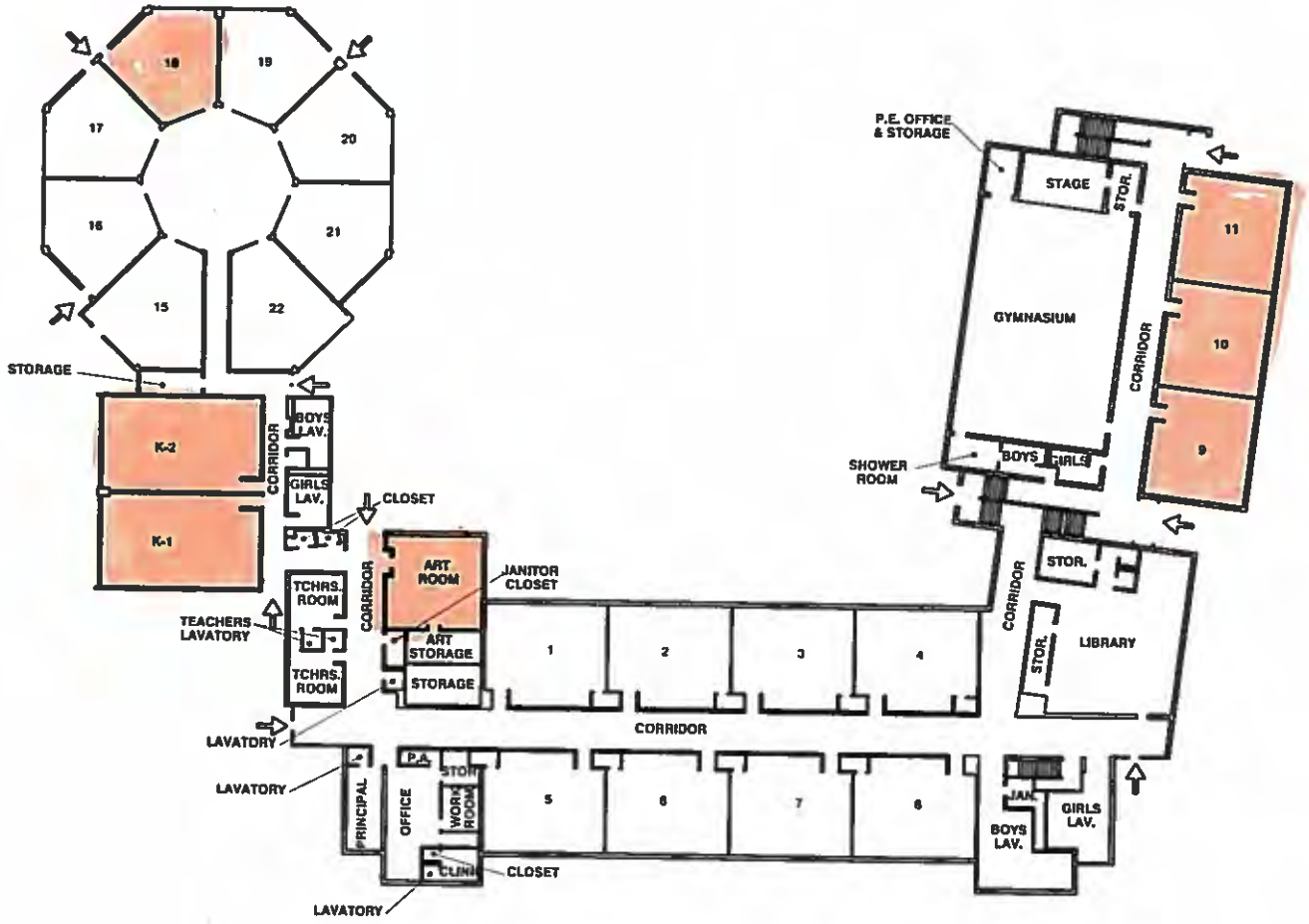
Return to : City of Bedford, Ohio
Attn: Water Department Backflow
120 Solon Rd.
Bedford, Ohio 44146

Phone: (440) 735 6588
Fax # (440) 232 6613
E-Mail Backflow@BedfordOh.Gov

OFCC Assessment

May 2018

Special Ed Information



FLOOR AREA DATA

TOTAL FLOOR AREA:	36,768 SF
CLASSROOMS:	19,032 SF
GYMNASIUM:	3,790 SF
CAFETERIA:	N/A SF
CIRCULATION:	6,318 SF
MISC. OTHER:	7,628 SF

GLENDALE PRIMARY
FIRST FLOOR PLAN

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

BUILDING DATA

SITE AREA (ACRES):	4 1/2
BUILDING AREA:	52,267 SF
BASEMENT FLOOR AREA:	7,113 SF
FIRST FLOOR AREA:	36,768 SF
SECOND FLOOR AREA:	8,386 SF
THIRD FLOOR AREA:	N/A SF

SCHOOL NAME: GLENDALE PRIMARY SCHOOL
LOCATION: 400 WEST GLENDALE AVENUE
DRAWING: FIRST FLOOR
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"

DLZ OHIO, INC. A DLZ COMPANY

Bedford City School District

OFCC

Assessment

May 2018

Heskett Middle School

OFCC Assessment

May 2018

Information Sheets

Heskett Middle 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:	Heskett Middle School IRN 015974
Building Current Enrollment:	526

Students per Grade	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12
Building Grade Configuration:								X	X	X				

Building Site Acreage:	26.5					
Underground fuel tanks on site?	Yes	No X	Type/Size:		Still in use?	Yes No
Site in Flood Plain:	Yes	No X				

Years of Construction	Year	Roof Installation Years	Site Utilities: Heating Fuel	Storm Sewer	Sanitary Sewer	Power	Water
Original Construction	1968	Attached	Type: Natural gas	Type: City	Type: City	Type: First Energy	Type: City
Addition 1							
Addition 2							
Addition 3							
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 Known Problems with Building or Site ADA Compliance; Masonry restoration needed; Roof replacement needed; Electrical service upgrade needed, Interior furnishings; Parking and Hard surface replacement needed; Window replacement needed

List Recent or Planned Improvements

Scope of Work	Approximate Total Cost $
See attached.	

List Work Under Contract

Scope of Work	Approximate Total Cost $
None.	

Completed by: Jerry Zgrabik, Business Manager, May 4, 2018 Name:

Date: Title:

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)

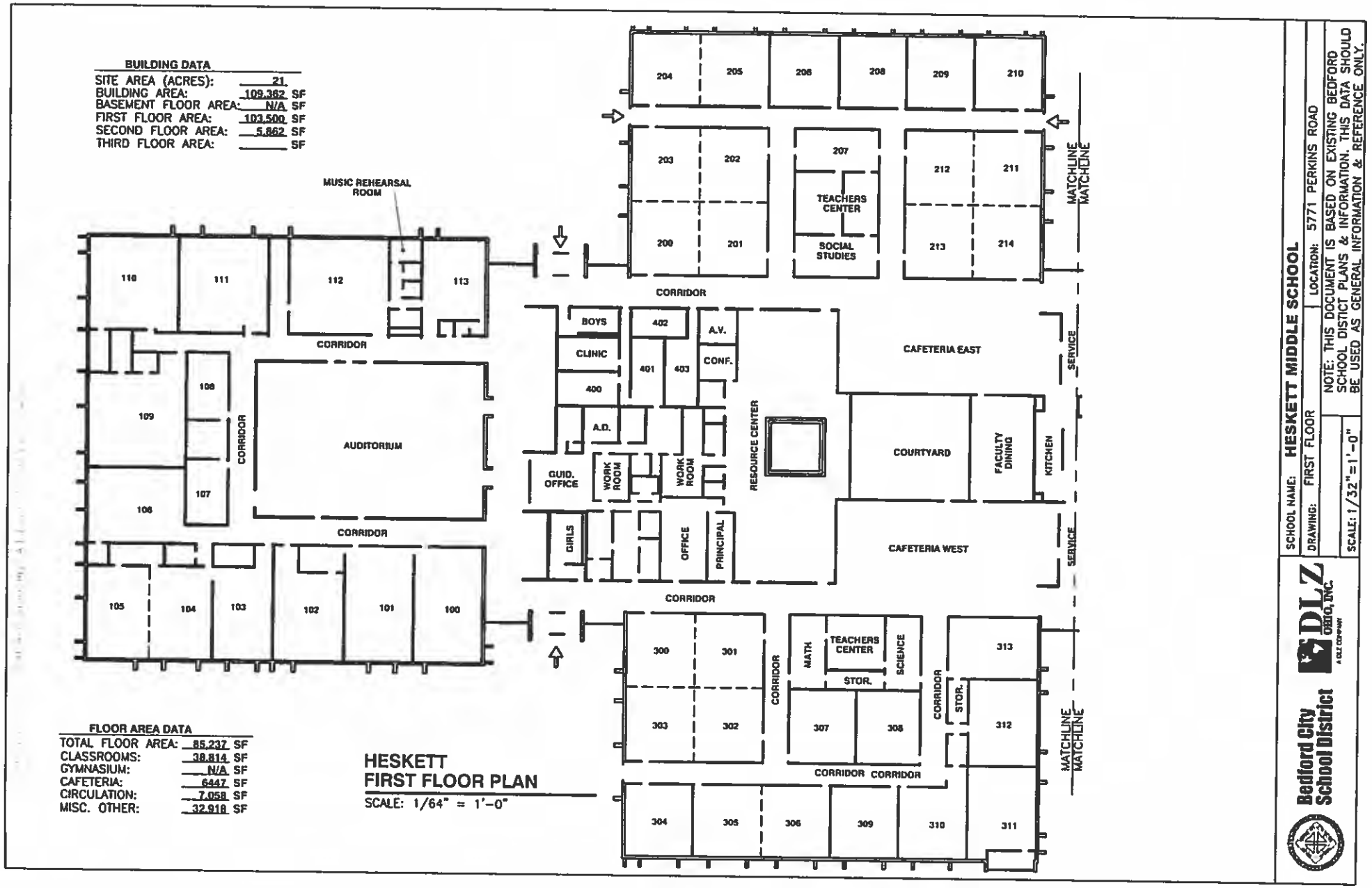
Bedford City School District
Chronologic History of Building Improvements and Renovations

Year:	**2015**
Project	Outdoor Track Repair and Resurfacing
School(s):	Heskett Middle School
Description:	Repair and Resurfacing of the Outdoor Track
Cost:	$226,000
Contractor:	FiledTurf (Vasco Asphalt)
Architect:	AEPA Term Pricing

OFCC
Assessment

May 2018

Floor plans
Fire escape routes

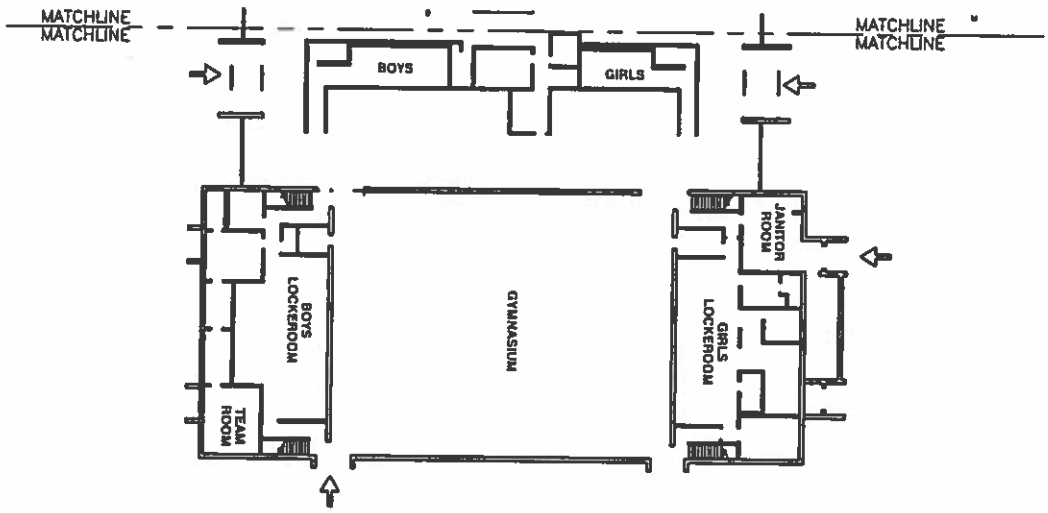

BUILDING DATA
SITE AREA (ACRES): 21
BUILDING AREA: 109,362 SF
BASEMENT FLOOR AREA: N/A SF
FIRST FLOOR AREA: 103,500 SF
SECOND FLOOR AREA: 5,862 SF
THIRD FLOOR AREA: SF
MUSIC REHEARSAL ROOM
110
111
112
113
CORRIDOR
108
109
107
106
CORRIDOR
AUDITORIUM
CORRIDOR
105
104
103
102
101
100
204
205
206
208
209
210
203
202
207
TEACHERS CENTER
SOCIAL STUDIES
212
211
200
201
213
214
MATCHLINE MATCHLINE
CORRIDOR
BOYS
CLINIC
400
402
401
403
A.V.
CONF.
A.D.
GUID. OFFICE
WORK ROOM
WORK ROOM
RESOURCE CENTER
CAFETERIA EAST
SERVICE
COURTYARD
FACULTY DINING
KITCHEN
GIRLS
OFFICE
PRINCIPAL
CAFETERIA WEST
SERVICE
CORRIDOR
300
301
303
302
CORRIDOR
MATH
TEACHERS CENTER
SCIENCE
STOR.
307
308
CORRIDOR
STOR.
313
312
CORRIDOR CORRIDOR
MATCHLINE MATCHLINE
304
305
306
309
310
311
FLOOR AREA DATA
TOTAL FLOOR AREA: 85,237 SF
CLASSROOMS: 38,814 SF
GYMNASIUM: N/A SF
CAFETERIA: 6447 SF
CIRCULATION: 7,058 SF
MISC. OTHER: 32,918 SF
HESKETT
FIRST FLOOR PLAN
SCALE: 1/64" = 1'-0"
SCHOOL NAME: HESKETT MIDDLE SCHOOL
LOCATION: 5771 PERKINS ROAD
DRAWING: FIRST FLOOR
SCALE: 1/32"=1'-0"
NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.
DLZ OHIO, INC.
A DLZ COMPANY
Bedford City School District

FLOOR AREA DATA

TOTAL FLOOR AREA:	18,258	SF
CLASSROOMS:	N/A	SF
GYMNASIUM:	6347	SF
CAFETERIA:	N/A	SF
CIRCULATION:	5,500	SF
MISC. OTHER:	6,421	SF

HESKETT
FIRST FLOOR PLAN

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



Bedford City School District

DLZ OHIO, INC. A DLZ COMPANY

SCHOOL NAME:	HESKETT MIDDLE SCHOOL
DRAWING: FIRST FLOOR	LOCATION: 5771 PERKINS ROAD
SCALE: 1/32"=1'-0"	NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

FLOOR AREA DATA	
TOTAL FLOOR AREA:	5,862 SF
CLASSROOMS:	N/A SF
GYMNASIUM:	4,328 SF
CAFETERIA:	N/A SF
CIRCULATION:	380 SF
MISC. OTHER:	1,154 SF

HESKETT
SECOND FLOOR PLAN

SCALE. 1/32" = 1'-0"

SCHOOL NAME: HESKETT MIDDLE SCHOOL
DRAWING: SECOND FLOOR
LOCATION: 5771 PERKINS ROAD
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

Bedford City School District

DLZ OHIO, INC.
A DLZ COMPANY

Overview

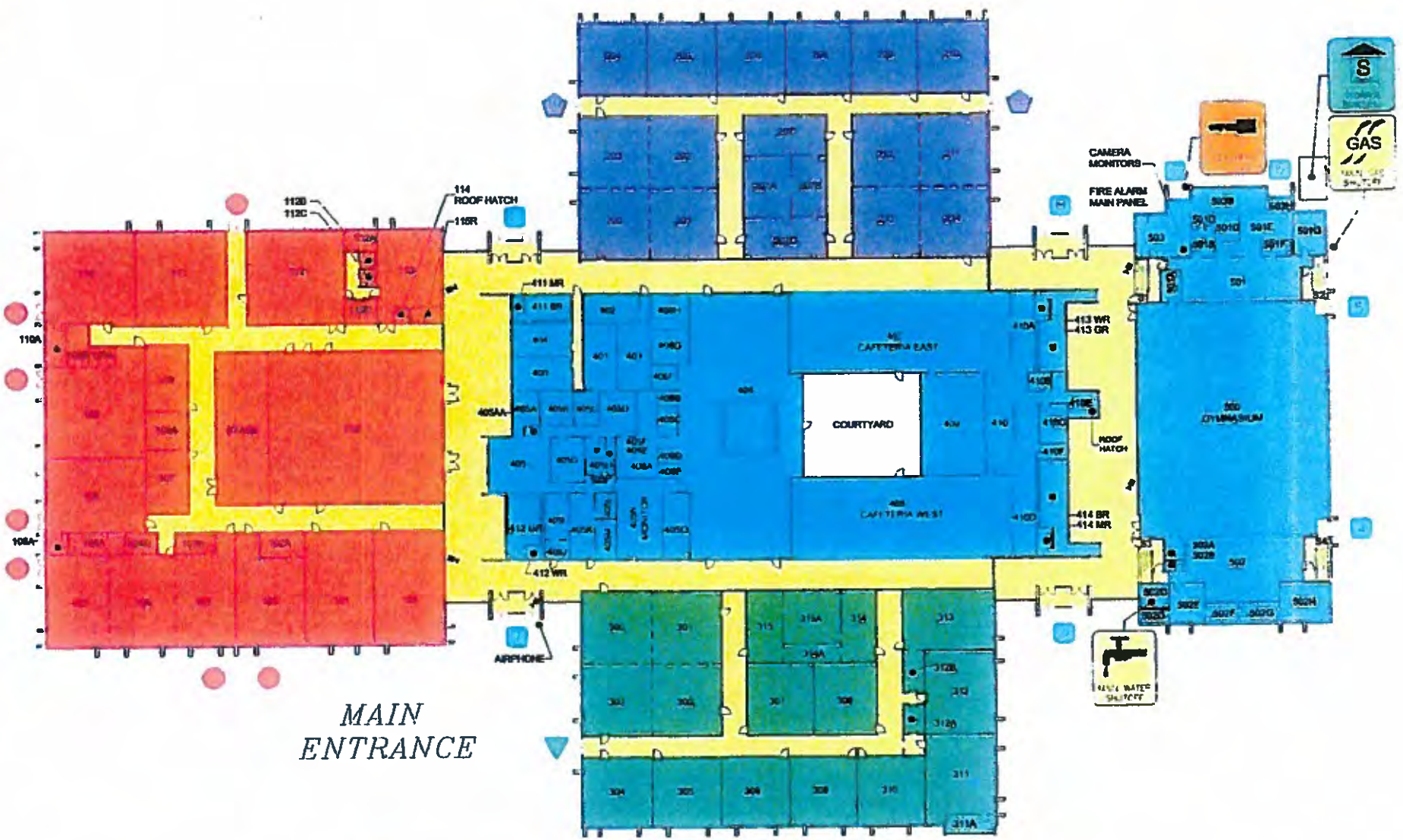
Building

Red

Green

Blue

Purple



This drawing depicts a true and accurate representation of Hesket Middle School as of 05.21.04. It includes relevant outdoor physical features and spaces other features useful to an emergency preparedness plan of school to emergency responders. Fairmont Safety Solutions Inc. and its employees, etc. assume no liability or responsibility for any inaccuracies that may be depicted

Reviewed Approved _____

Date _____

LEGEND

EXTERIOR DOOR TAG RED ZONE	EXTERIOR DOOR TAG GRAY ZONE	ELEVATOR	STORAGE SHED	MAIN WATER SHUTOFF	
EXTERIOR DOOR TAG PURPLE ZONE	EXTERIOR DOOR TAG PINK ZONE	ROOF HATCH	FIRE HYDRANT	MAIN ELECTRICAL SHUTOFF	
EXTERIOR DOOR TAG BLUE ZONE	FENCE LINE OF PROPERTY	SECURITY CAMERA	KEY BOX	MAIN GAS SHUTOFF	
EXTERIOR DOOR TAG GREEN ZONE	FENCED OUT SECURE AREA	RESTRICTED AREA DESIGNATION	MAIN PHONE SHUTOFF	ELECTRICAL BOX	
EXTERIOR DOOR TAG OTHER ZONE	PAVED AREA	OPEN SPACE DESIGNATION	PREVIOUS OFFICE		

Location:
5771 Perkins Rd.
Bedford Heights,Ohio

Latitude: 41.4039 N
Longitude: 81.4974 W
Elevation: 960'

Source:
Mapquest.com

Heskett Middle School
- School Plan
Scale: N.T.S.

OFCC
Assessment

May 2018

Life Services Report

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: Heskett Middle School	**Custodian: Treleen Canganelli**
Address:5771 Perkins	**Phone:**
Date: August 16, 2017	

Category	Areas of violation (comments)
Egress/Exit way	Main sidewalk front of building has several cracks. 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

Comments:

Thomas G. Spape
Fire Inspector 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	**School District**	**District Type**
5771 Perkins Rd. Bedford Heights, OH 44146	Bedford/Bedford Heights	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

Y	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 repaired to prevent possible fall hazards.

Inspected by	Health District	
Matthew Johnson, R.S. 2709	Cuyahoga County Board of Health	
Name of School Staff Accompanying Inspector	**Title**	**Phone**
Treleen Canganelli	Custodian	(440)439-4450

OFCC
Assessment

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:	**4"**	Serial#:	**U05490**
Manufacturer:	**Wilkins**	Hazard:	**Domestic**
Location:	**Rm #502d**		

PASS

Test Date: 2017-07-07

Assembly Test Information

Initial Test

Check Valve #1

4.8

(X) Closed Tight/Held
( ) Leaked

Check Valve #2

4.2

(X) Closed Tight/Held
( ) Leaked

Final Test

Check Valve #1

4.8

(X) Closed Tight/Held
( ) Leaked

Check Valve #2

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)

Tester Information

Tester Name:	**OBESTER III, JOHN**
Tester License Expiration:	**03-25-2018**
Certification#:	**1505**
Test Kit Serial #:	**129809**
Test Kit Date Tested for Accuracy:	**02-05-2018**
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

OFCC Assessment

May 2018

Special Ed Information

BUILDING DATA

SITE AREA (ACRES):	21	
BUILDING AREA:	109,362	SF
BASEMENT FLOOR AREA:	N/A	SF
FIRST FLOOR AREA:	103,500	SF
SECOND FLOOR AREA:	5,862	SF
THIRD FLOOR AREA:		SF

FLOOR AREA DATA

TOTAL FLOOR AREA:	85,237	SF
CLASSROOMS:	38,814	SF
GYMNASIUM:	N/A	SF
CAFETERIA:	6447	SF
CIRCULATION:	7,058	SF
MISC. OTHER:	32,918	SF

HESKETT
FIRST FLOOR PLAN

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

SCHOOL NAME: HESKETT MIDDLE SCHOOL
DRAWING: FIRST FLOOR
LOCATION: 5771 PERKINS ROAD
SCALE: 1/32"=1'-0"

NOTE: THIS DOCUMENT IS BASED ON EXISTING BEDFORD SCHOOL DISTICT PLANS & INFORMATION. THIS DATA SHOULD BE USED AS GENERAL INFORMATION & REFERENCE ONLY.

DLZ OHIO, INC. A DLZ COMPANY

Bedford City School District

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):	**$**	**8.50 sf**	(for boilers, pump & piping replacement, not AHU)
Controls (Only):	**$**	**2.50 sf**	

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)

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.

Asphalt Shingle:	**$**	**3.00 sf**	
Asphalt Shingle with Ventilated Nail Base:	**$**	**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:	**$**	**3,850.00 ea**	(provide when no roof access currently exists)
Correct Ponding Water on Roof by Remove/Replace Existing Ponding Area:	**$**	**12.50 sf**	(provide tapered insulation for limited area use to correct ponding)

Hazardous Material Replacement Costs:

Roofing Replacement	**$**	**8.00 sf**	

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.

C. VENTILATION/AIR CONDITIONING

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.

D. ELECTRICAL SYSTEMS

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 3 phase	Minimum Amperage 208v
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.

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.

- 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**
Grease Trap or Oil Interceptor	**$ 6,000.00**	**each**

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 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.

G. STRUCTURE

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

Replace Wood Floor System:	**$**	**45.00 sf**	
Fire Rated Drywall over Existing			
Wood Ceiling Joists:	**$**	**3.50 sf**	(per square face feet of required drywall)
Repair Soffits:	**$**	**24.00 sf**	
Remove/Replace Damaged Concrete			

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 (excludes 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 Casework:

Elementary	$	**15.90 sf**	**(**elementary, per building area, with removal of existing)

Middle	$	**15.90 sf**	(middle, per building area, with removal of existing)
High	$	**17.70 sf**	(high school, per building area, with removal of existing)
Complete replacement of Casework only:			
Elementary	$	**4.00 sf**	
Middle	$	**3.25 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)
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:	**$**	**$8.00 sf**	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Lightweight Concrete Floor Infill at Wood Floor Removal	**$**	**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)
Terrazzo Floor Repair:	**$**	**25.00 sf**	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	**$**	**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	**$**	**9.00 sf**	(includes the demolition of the demountable partition, new partition with 5/8" abuse board, 10' high walls braced to structure above and the use of existing electric and data runs; unit price is based on floor area)
Additional Wall Insulation	**$**	**6.00 sf**	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
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**	

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**	
Cold Food Cabinet:	**$ 9,900.00 per unit**	
Ice Maker (with bin)	**$ 4,200.00 per unit**	
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 Replacement:	**$ 190.00 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.)
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.

- 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)

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 exits~~s~~.*

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)

	$ 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 restroom**	
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 restroom**	

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. SITE CONDITION

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**	(includes drainage/tear out for light duty asphalt)
Asphalt Paving/New Wearing Course:	**$ 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	**$68.75/student**	(based on current enrollment)
Concrete Curb:	**$ 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	**up 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**	

Provide Concrete Dumpster Pad:	**$ 2,400.00 ea**	(for two dumpsters)

Other:

Storm Drainage:

Curb Cuts:

Stabilize Soil Erosion:

(describe "Other" items along with opinion of probable costs within recommendation section)

Additional Comments:

- Review existing Bus/pedestrian/vehicular traffic separation. Assessment consultant should provide funding for paving and curbing to provide separation.
- 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. SEWAGE SYSTEM

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***

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**	

Other:

(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. LIFE SAFETY

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 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	**$ 6,500.00 per hood**	
Provide Fire Extinguisher and Wall Cabinet:	**$ 585.00 ea**	(includes preparation of wall to receive recessed cabinet)
Replace Fire Extinguisher:	**$ 400.00 ea**	

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. TECHNOLOGY

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**

100,001 sf and up	**$ 9.84**

MIDDLE SCHOOL TECHNOLOGY 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 TECHNOLOGY 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	*1.12%*
Non-Construction Total	*16.29%*

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***

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