

February 21, 2025

Mr. Gabe Tudor, Superintendent  
Wooster City School District  
144 North Market Street  
Wooster, OH 44691

Re: Cornerstone Elementary School, Facility Upgrade Opinion  
Wooster City School District  
Wooster, OH  
Project No. 225005.00

Mr. Tudor,

In recent conversations, we have discussed the option of upgrading the Cornerstone Elementary School and the practicality of that investment due to the age and condition of the building. For reference, 71.6% of the School was built in 1922, and the Ohio Facilities Construction Commission (OFCC) Facilities Assessment suggests full renovations would cost 86.85% of the new construction.

While the building has significant curb appeal (especially the main entrance shown in the left image below), the essential elements of a modern school, including the infrastructure (heating, ventilation, and air conditioning (HVAC), plumbing, electrical, and technology), safety/security of the occupants, and basic comfort, are in need of upgrading. The images below (center and right) represent some of the poor conditions and outdated HVAC systems.



















This data referenced in this report is from the recently updated OFCC Facilities Assessment for Cornerstone Elementary School. I have worked with OFCC since their inception in 1997 and have found their reports to be a very good representation of building conditions. Equally their recommendations and budgets align well with industry standards.

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 2

This report summarizes the facility improvements that Fanning Howey (FH) feel would be the minimum investment required if the School was to be kept for an extended period of time. Improvements not included, but which would further enhance the educational environment, would include new finishes, new loose furnishings and the reprogramming of the educational spaces to integrate student-centered pedagogy, which is often preferred in newer school designs.

The image below is the summary of recommendations and budgets from the recently updated OFCC Facility Assessment. The total recommendation budget is \$36,212,824.17. With the region cost factor added the total comes to \$37,262,996.07. This writer met with Brian Madigan, Assistant Superintendent, and offered FH's opinion on the priority of building upgrades. The categories FH suggested are tagged with red arrows. The second chart below summarizes those budgets, with the total of all suggested improvements amounting to \$25,974,669.65.

FACILITY ASSESSMENT Cost Set: 2024		Rating	Dollar Assessment	C
	A. <u>Heating System</u>	3	\$7,723,421.53	-
	B. <u>Roofing</u>	3	\$1,188,716.40	-
	C. <u>Ventilation / Air Conditioning</u>	2	\$6,478.25	-
	D. <u>Electrical Systems</u>	3	\$4,441,652.82	-
	E. <u>Plumbing and Fixtures</u>	3	\$1,476,923.02	-
	F. <u>Windows</u>	3	\$1,121,634.25	-
	G. <u>Structure: Foundation</u>	1	\$0.00	-
	H. <u>Structure: Walls and Chimneys</u>	2	\$489,171.32	-
	I. <u>Structure: Floors and Roofs</u>	2	\$126,840.00	-
	J. <u>General Finishes</u>	3	\$5,355,321.29	-
	K. <u>Interior Lighting</u>	3	\$1,003,722.94	-
	L. <u>Security Systems</u>	3	\$594,842.93	-
	M. <u>Emergency/Egress Lighting</u>	3	\$154,969.10	-
	N. <u>Fire Alarm</u>	3	\$463,715.23	-
	O. <u>Handicapped Access</u>	2	\$503,258.89	-
	P. <u>Site Condition</u>	3	\$569,709.81	-
	Q. <u>Sewage System</u>	1	\$0.00	-
	R. <u>Water Supply</u>	1	\$0.00	-
	S. <u>Exterior Doors</u>	3	\$103,651.84	-
	T. <u>Hazardous Material</u>	3	\$148,106.42	-
	U. <u>Life Safety</u>	3	\$948,605.17	-
	V. <u>Loose Furnishings</u>	3	\$848,753.84	-
	W. <u>Technology</u>	3	\$1,833,403.66	-
	X. <u>Construction Contingency / Non-Construction Cost</u>	-	\$7,109,925.46	-
Total			\$36,212,824.17	

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 3

Category	Rating	Budget
A. Heating System	3	\$ 7,723,421.53
B. Roofing	3	\$ 1,188,716.40
D. Electrical Systems	3	\$ 4,441,652.82
E. Plumbing and Fixtures	3	\$ 1,476,923.02
F. Windows	3	\$ 1,121,634.25
K. Interior Lighting	3	\$ 1,003,722.94
L. Security Systems	3	\$ 594,842.93
M. Emergency/Egress Lighting	3	\$ 154,969.10
N. Fire Alarm	3	\$ 463,715.23
O. Handicapped Access	2	\$ 503,258.89
S. Exterior Doors	3	\$ 103,651.84
T. Hazardous Material	3	\$ 148,106.42
U. Life Safety	3	\$ 948,605.17
W. Technology	3	\$ 1,833,403.66
Subtotal		\$ 21,706,624.20
X. Construction Contingency /		
Non-Construction Cost @	16.29%	\$ 3,536,009.08
Subtotal:		\$ 25,242,633.28
Total w/ Regional Cost Factor	1.029	\$ 25,974,669.65

The detail of building conditions, recommendations and budgets from the OFCC Facilities Assessment, for all categories we felt were a high priority, are found below.

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 4

## A. Heating System

**Description:** Facility is heated by two (2) gas fired Bryan hot water boilers that were installed in the major remodeling in 1996. There is a 2 pipe hot and chilled water system with glycol that is distributed with a set of hot water pumps. One pump is standby. There is also another hot water loop with a separate set of pumps that distribute to non-A/C terminal units such as finned radiation, cabinet unit heaters, and gymnasium air handling units. The control systems are various independent systems, some old, some new that do not communicate to a central building management system. Some pneumatic controls from 1958 are still in operation. Many unit ventilator controls are not operating because they are obsolete. Typical classrooms have either ceiling hung or wall mounted unit ventilators installed in 1996. They have large intake louvers but their full capacities are not used except for minimal ventilation. This has been curtailed to a low enough level to not provide 15 CFM per person fresh air requirements of the Ohio Building Code, Mechanical Code and Ohio School Design Manual, OSDM. Corridors do not have adequate ventilation. The system does not feature a central energy recovery system. There is a recently added small energy recovery unit in the Pre School. The classroom doors are louvered as used in a traditional corridor relief system. Evidence with roof ventilators, second floor ceiling grilles and open stairwells indicates this relief system is intact, but not utilized. The floor to floor height is large, so a central, properly sized, duct system can be considered to meet OSDM guidelines. The site does not contain an underground fuel tank. The overall heating system is safe but inefficient and replacement should be considered for long life expectancy.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace the heating system. Replace pneumatic controls with DDC. Replace older unit ventilator system and controls. Tie all together into a building management system. The replacement system should be fully compliant with the OSDM guidelines. A central ducted system with energy recovery should be considered.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
				85,339 ft²	32,967 ft²	901 ft²		
HVAC System Replacement:	\$54.42	sq.ft. (of entire building addition)		Required	Required	Required	\$6,487,244.94	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$10.37	sq.ft. (of entire building addition)		Required	Required	Required	\$1,236,176.59	(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:			\$7,723,421.53	\$5,529,113.81	\$2,135,931.93	\$58,375.79		

## B. Roofing

**Description:** The roof over the overall facility is a built-up roof assembly with asphalt shingles at gabled roof structures. The roofing systems were installed in 1994 and exceed 24 years of age. The dated roof systems should be scheduled for replacement due to age. Access to the roof was gained by walk-out access. The roof was recently recoated and was still curing at time of the site visit which prevented full access to the roof structure. Roof storm drainage is addressed through a system of roof drains which does not appear to be equipped with overflow drains. A portion of the roof structures are served by a gutter at downspout system. District administration did not report any issues requiring attention and the roof systems were reported to be in satisfactory condition.

**Rating:** 3 Needs Replacement

**Recommendations:** The built-up roof and asphalt shingle systems across the overall building requires replacement to meet to Ohio School Design Manual for age of systems. Replace flashings and copings and provide overflow roof drainage in conjunction with roof replacement. Replace gutter and downspout system in conjunction with asphalt shingle replacement.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
				85,339 ft²	32,967 ft²	901 ft²		
Asphalt Shingle:	\$3.89	sq.ft. (Qty)		19,600 Required		1,200 Required	\$80,912.00	
Membrane (all types / fully adhered):	\$20.02	sq.ft. (Qty)		28,500 Required	17,000 Required		\$910,910.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$23.84	ln.ft.		1,400 Required	815 Required		\$52,805.60	
Gutters/Downspouts	\$21.42	ln.ft.		750 Required		170 Required	\$19,706.40	
Overflow Roof Drains and Piping:	\$3,886.95	each		32 Required			\$124,382.40	
Sum:			\$1,188,716.40	\$820,637.40	\$359,769.60	\$8,309.40		

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 5

#### D. Electrical Systems

**Description:** Incoming electrical service is 4160 volt with indoor transformer to a 208 volt Y / 120 volt 3 phase 4 wire system with a 1200 amp main disconnect switch installed in 1994. There is also a recent 4160 volt to 480 / 277 volt transformer that feeds the outdoor chiller. Many distribution panels are very old and the wiring is at the end of life. Classrooms have minimal general purpose outlets and do not meet OSDM requirements. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator nor lightning protection. The existing facility is not equipped with a stage. There is a shallow performing platform with the remaining portion of the original auditorium. There is a minimal amount of track lights and panels for performances. The overall electrical system does not meet OSDM requirements in supporting the current needs of this Elementary School and will be inadequate to meet the facilities future needs.

**Rating:** 3 Needs Replacement

**Recommendations:** The entire electrical system requires replacement to meet OSDM guidelines to reach classroom capacity, expand overall capacity and accomplish new lighting addressed in Item K and added fire suppression in Item U. Replace tight electric rooms and old panels in corridors. Replace old wiring. Add more electric distribution panels and more outlets in classrooms. Provide an emergency generator. Provide adequate lightning protection safeguards including associated grounding system.

Item	Cost	Unit	Whole Building	Original Building (1922) 85,339 ft²	Gymnasium Wing Addition (1975) 32,967 ft²	Entry/Stair Additions (1990) 901 ft²	Sum	Comments
System Replacement:	\$37,268	sq.ft. (of entire building addition)		Required	Required	Required	\$4,441,652.82	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:			\$4,441,652.82	\$3,179,731.14	\$1,228,350.42	\$33,571.26		

#### E. Plumbing and Fixtures

**Description:** The incoming water service is small and includes copper piping with backflow preventer. The fixtures are in good condition with some handicapped requirements met. Sink traps are not insulated and sinks do not have individual mixing valves. There are handicapped accessible electric water coolers. Domestic water is heated by two original A.O. Smith (1996) gas fired water heaters with two storage tanks. The water distribution throughout the building is undersized. Toilets on the third floor barely flushed during the visit with no students or teachers in the building. The fixtures are not low flow fixtures, thus are not meeting OSDM standards. Domestic water piping is copper and most sanitary piping is PVC replaced in 1994. The school contains large group restrooms for boys on each floor and large group restrooms for girls on each floor, smaller toilets rooms in Pre School and Kindergarten classrooms and staff restrooms. Kindergarten classrooms have countertop sinks with bubblers. Restrooms contain ADA and Non - ADA fixtures with floor mounted flush valve water closets, wall mounted flush valve urinals and wall mounted china lavatories. The small kitchen does not have a separate water heater or dedicated restroom. The plumbing system piping and equipment suffers with calcium build up from unsoften hard water from the municipal water supply

**Rating:** 3 Needs Replacement

**Recommendations:** Extend larger cold water distribution piping to third floor. Add master mixing valve, recirculating system and mixing valves at lavatories and sinks to maintain 140°F. distribution of hot water to prevent legionella growth. Replace water closets, urinals and lavatories with low flow fixtures. Replace any older cast iron sanitary piping that remains.

Item	Cost	Unit	Whole Building	Original Building (1922) 85,339 ft²	Gymnasium Wing Addition (1975) 32,967 ft²	Entry/Stair Additions (1990) 901 ft²	Sum	Comments
Water Treatment System:	\$19,434.75	unit		1 Required			\$19,434.75	Domestic Water System, softening only, per system)
Domestic Supply Piping:	\$4,533	sq.ft. (of entire building addition)		Required	Required	Required	\$540,007.71	(remove / replace)
Sanitary Waste Piping:	\$4,533	sq.ft. (of entire building addition)		Required	Required	Required	\$540,007.71	(remove / replace)
Domestic Water Heater (75 gallon):	\$12,852.00	per unit		2 Required			\$25,704.00	(remove / replace)
Toilet:	\$4,923.47	unit		23 Required	16 Required		\$192,015.33	(new)
Urinal:	\$4,923.47	unit		12 Required	4 Required		\$78,775.52	(new)
Sink:	\$3,239.12	unit		14 Required	11 Required		\$80,978.00	(new)
Sum:			\$1,476,923.02	\$1,035,979.22	\$432,780.74	\$8,163.06		



Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 6

*Facility Assessment*

F. Windows

**Description:** The majority of the overall facility is equipped with a thermally broken single-hung operable aluminum frame window system with insulated glazing units. The system was installed in 1994 and is in satisfactory physical condition. The window units are quite large and difficult to operate. The sashes are very heavy, tork in frames and close abruptly. The gymnasium wing addition features glass block window assemblies which were in satisfactory condition. Steel lintels are deteriorated in several areas.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide new insulated window system with integral blinds to meet with the Ohio School Design Manual requirements due to window units functionality and deteriorated lintel system. Replace glass block window system at the gymnasium wing addition with new system to conform to OSDM requirements.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Insulated Glass/Panels:	\$131.57	sq.ft. (Qty)		85,339 ft²	32,967 ft²	901 ft²	\$1,121,634.25	(includes integral blinds and removal of existing windows)
Sum:			\$1,121,634.25	\$661,139.25	\$460,495.00	\$0.00		

K. Interior Lighting

**Description:** Classroom light fixtures are 2 x 4, 4 lamp fluorescent with 50 footcandles average. Lamps are a combination of old T12 and T8 lamps. The Media Center has indirect HID suspended fixtures with remote ballasts above the ceiling - very difficult to maintain. Gymnasium lights are 2 X 4 high intensity fluorescent, pendant fixtures; 40 footcandles. Corridor lights are 2' x 4', 3 lamp fluorescent 43 footcandles. Cafeteria lights are surface mounted HID fixtures 50 footcandles. Fluorescent bathroom lights have 35 footcandles.

**Rating:** 3 Needs Replacement

**Recommendations:** Completely replace the lighting system due to the installation of a fire suppression system. Replace fixtures with LED lamp sources to reduce cooling load, increase light levels and, most importantly, extend lamp life.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Complete Building Lighting Replacement	\$8.42	sq.ft. (of entire building addition)		85,339 ft²	32,967 ft²	901 ft²	\$1,003,722.94	Includes demo of existing fixtures
Sum:			\$1,003,722.94	\$718,554.38	\$277,582.14	\$7,586.42		

L. Security Systems

**Description:** The building does not meet OSDM standards for security. Exterior lighting is accomplished with metal halide wall fixtures and parapet mounted fixtures. There are very few parking lot pole lights. Bus drop off and visitor parking is not lighted. Motion sensors are inadequate and exterior doors do not have door contacts. An automatic visitor control system is not provided. There are a minimal number of exterior cameras. There are no color CCTV cameras at main entry, parking lots, central gathering areas and main corridors. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup is not provided. The system is not equipped with card/biometric readers. The security system is not adequately provided throughout, and the system is not fully compliant with the Ohio School Design Manual.

**Rating:** 3 Needs Replacement

**Recommendations:** Expand the security system to meet OSDM standards. Add additional parking lot lights, sidewalk lights and playground lights. Add motion sensors and indoor and exterior cameras. Provide secure visitor entrance. Expand with a compliant computer controlled access control system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Security System:	\$3.69	sq.ft. (of entire building addition)		85,339 ft²	32,967 ft²	901 ft²	\$439,873.83	(complete, area of building)
Exterior Site Lighting:	\$1.30	sq.ft. (of entire building addition)		Required	Required	Required	\$154,969.10	(complete, area of building)
Sum:			\$594,842.93	\$425,841.61	\$164,505.33	\$4,495.99		

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 7

M. Emergency/Egress Lighting

Description: Dual head emergency lighting in corridors and stairwells (battery backup) incorporate incandescent lamp sources. Exit signs with battery back-up are located at each exit door and in the egress corridors. The egress lights are not LED illuminated which is not in compliance with OSDM guidelines. The emergency lighting system is not on an emergency generator.

Rating: 3 Needs Replacement

Recommendations: Add a natural gas generator and transfer switch to power egress lights during a power outage. This cost is included in Item D. Replace exit lights and egress lights with LED lamps in stairwells or replace some corridor fixtures with emergency back-up ballasts to avoid dual head fixtures.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Emergency/Egress Lighting:	\$1.30	sq.ft. (of entire building addition)		85,339 ft²	32,967 ft²	901 ft²	\$154,969.10	(complete, area of building)
Sum:			\$154,969.10	\$110,940.70	\$42,857.10	\$1,171.30		

N. Fire Alarm

Description: Building is equipped with a Simplex fire alarm system with pull stations horns/strobes alarms and some smoke detectors. A/V devices are located in restrooms but not in classrooms. The fire alarm system is not monitored by a third party and is not equipped with flow switches or tamper switches. There are a minimum number of smoke detectors (at elevator lobbies). Stair doors are not automatically closed during an emergency. The unusable fourth floor, old music room, is not fully detected or sprinklered. The system is not fully compliant with Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide for complete replacement of the Fire Alarm System. Expand to include classroom audio and visual horns and strobes. Provide hold open devices on stairwell doors to close during a fire. Add flow switches, tamper switches with funding of fire suppression system in Item U.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Fire Alarm System:	\$3.89	sq.ft. (of entire building addition)		85,339 ft²	32,967 ft²	901 ft²	\$463,715.23	(complete new system, including removal of existing)
Sum:			\$463,715.23	\$331,968.71	\$128,241.63	\$3,504.89		

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 8

O. Handicapped Access

**Description:** There is not a fully accessible route connecting areas of the site. A portion of the exterior entrances are not ADA accessible due to elevation changes. The Original Building and the lower level of the Gymnasium Wing Addition have been renovated to provide accessible accommodations in many areas and although not all entrances and exits are accessible, visitors and occupants can enter/exit the facility at more than one entry and generally circulate through most of the interior of the complex. The fourth floor of the Original Building is not accessible and the Gymnasium, of the Gymnasium Wing Addition is only indirectly accessible through Student Dining. The primary accessible entry to the complex is equipped with an automatic door operator. Interior doors are equipped with lever hardware and most are provided with the required maneuvering clearances. A limited portion of door assemblies are not accessible, typically where renovation would be difficult or unachievable and at unrenovated areas of the Gymnasium Wing Addition. An existing corridor ramp is lacking handrails and a portion of the stair assemblies hand and guardrails are not equipped with handrail extensions. The majority of the Original Building toilet facilities and a portion of the facilities at the lower level of the Gymnasium Wing Addition have been renovated to provide accessible accommodation. These toilet rooms are generally compliant with the provisions of the ADA/ANSI guidelines, but are lacking vertical grab bars at toilet compartments and/or insulation at exposed piping at intermittent location. Some devices are positioned outside reach ranges. Classroom toilets at the Original Building are not accessible. The toilet facilities at the upper level of the Gymnasium addition are not accessible. Drinking fountains are generally accessible and provide dual height accommodations at most areas. The facility is not equipped with ADA signage throughout the complex.

**Rating:** 2 Needs Repair

**Recommendations:** Provide ADA-compliant signage throughout the building. Provide accessible toilet facilities, (inclusive of toilets, urinals, toilet partitions, toilet accessories) doors and frames, door hardware, accessible drinking fountains throughout the complex where currently lacking. Provide a chair lift to access the main entry of the Gymnasium Wing Addition and an elevator to access the fourth floor of the Original Building. Complete all renovations to conform to ADA/ANSI requirements. Provide vertical grab bars at accessible toilet compartments and insulation at exposed piping below accessible sinks. Provide all accessories with-in required reach ranges. Provide handrails at existing ramp at the Original Building and compliant handrails/guardrails thru-out the complex. Parking issues are addressed at Plate P. Guardrail assemblies at stairs are addressed at Plate U.

Item	Cost	Unit	Whole Building	Original Building (1922) 85,339 ft²	Gymnasium Wing Addition (1975) 32,967 ft²	Entry/Stair Additions (1990) 901 ft²	Sum	Comments
Signage:	\$0.26	sq.ft. (of entire building addition)		Required	Required	Required	\$30,993.82	(per building area)
Lifts:	\$19,434.75	unit			1 Required		\$19,434.75	(complete)
Elevators:	\$66,078.15	each		4 Required			\$264,312.60	(per stop, 2 stops minimum)
Electric Water Coolers:	\$3,886.95	unit			1 Required		\$3,886.95	(new double ADA)
Toilet/Urinals/Sinks:	\$4,923.47	unit		9 Required	7 Required		\$78,775.52	(new ADA)
Toilet Partitions:	\$1,606.50	stall		3 Required	3 Required		\$9,639.00	(ADA - grab bars, accessories included)
Replace Doors:	\$1,684.34	leaf			25 Required		\$42,108.50	(standard 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$6,478.25	leaf			2 Required		\$12,956.50	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Replace Doors:	\$6,478.25	leaf		2 Required			\$12,956.50	(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:	\$1,295.65	per restroom		11 Required	4 Required		\$19,434.75	
Other: Insulate Exposed Piping	\$100.00	per unit		14 Required	9 Required		\$2,300.00	Insulate exposed piping at sinks
Other: Provide ADA Handrails	\$43.00	in.ft.		120 Required			\$5,160.00	Provide ADA compliant handrails at ramp
Other: Provide vertical grab bars	\$100.00	per unit		8 Required	5 Required		\$1,300.00	Add vertical grab bars at accessible toilets
Sum:			\$503,258.89	\$370,200.12	\$132,824.51	\$234.26		



Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 9

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum and hollow metal. Typical aluminum exterior doors feature single pane tempered vision panels, a portion of these doors are provided at vestibule assemblies. The majority of the exterior doors are in satisfactory condition. A limited portion of the assemblies display evidence of damage/corrosion.

Rating: 3 Needs Replacement

Recommendations: Replace all non-thermally broken aluminum door assemblies throughout the complex to comply with the Ohio Building Code, ADA, and Ohio School Design Manual and provide for replacement of all damaged door assemblies.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Door Leaf/Frame and Hardware:	\$3,239.12	per leaf		85,339 ft²	32,967 ft²	901 ft²		
Sum:			\$103,651.84	\$38,869.44	\$45,347.68	\$19,434.72		(includes removal of existing)

T. Hazardous Material

Description: The School District provided the AHERA three year reinspection report, prepared by Steven J. Sesbesta and Associates- Environmental Consultants and dated 2017, documenting known and assumed locations of asbestos and other hazardous materials.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility as noted in the attached Environmental Hazards Assessment. OFCC Enhanced Environmental Consultant will be assigned at a future date to perform comprehensive EEA survey and establish scope and budget.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.30	per unit		5,000 Required	0 Required	0 Required	\$6,500.00	
Special Engineering Fees for LBP Mock-Ups	\$1.30	per unit		5,000 Required	0 Required	0 Required	\$6,500.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.13	sq.ft. (Qty)		85,339 Required	32,967 Required	901 Required	\$15,496.91	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$32.13	sq.ft.		1,700 Required	700 Required	0 Required	\$77,112.00	
Flexible Duct Connection Removal	\$129.57	each		2 Required	6 Required	0 Required	\$1,036.56	
Fire Door Removal	\$129.57	each		20 Required	0 Required	0 Required	\$2,591.40	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.59	sq.ft. (Qty)		6,800 Required	2,800 Required	0 Required	\$24,864.00	See J
Resilient Flooring Removal, Including Mastic	\$4.28	sq.ft. (Qty)		0 Required	1,650 Required	0 Required	\$7,062.00	See J
Sink Undercoating Removal	\$129.57	each		15 Required	0 Required	0 Required	\$1,943.55	
Other: EHA Other Hazard	\$1.00	per unit		5,000 Required			\$5,000.00	XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.
Sum:			\$148,106.42	\$106,121.16	\$41,868.13	\$117.13		

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 10

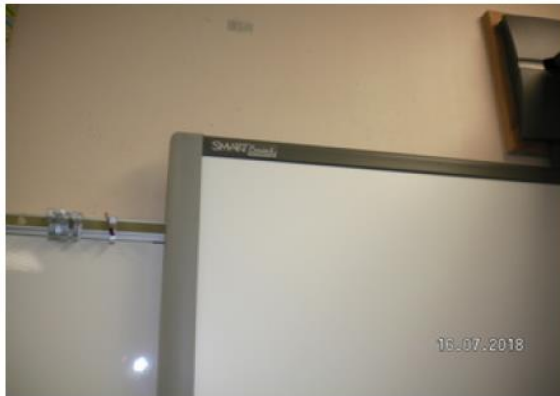
W. Technology

Description: The classrooms are equipped with Smartboards and have adequate technology data ports to meet OSDM compliance requirements.

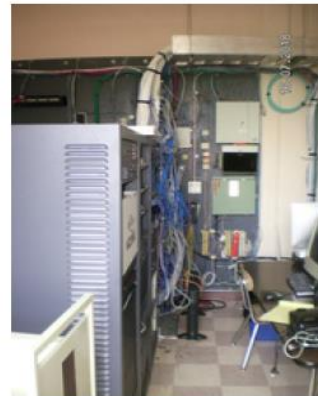
Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet OSDM guidelines, due to extent of renovations under taken and to sustain the capacity to keep pace with technology development.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
ES portion of building with total SF > 100,000	\$15.38	sq.ft. (Qty)		85,339 Required	32,967 Required	901 Required	\$1,833,403.66	
Sum:			\$1,833,403.66	\$1,312,513.82	\$507,032.46	\$13,857.38		



Smart Board



MDF Room

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 11

U. Life Safety

**Description:** The school does not have a compliant full fire suppression system. Certain rooms have sprinklers such as boiler rooms. There are no flow switches and no tamper switches on the fire suppression system. Egress lighting is on a separate circuit and, during a power outage, they have 30 minute batteries. There is no emergency generator. There is an appropriate extinguishing system in the kitchen hood.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide an automatic fire suppression system throughout the facility to meet OSDM guidelines. Provide a dry pipe sprinkler system in areas with fine wood floors, such as the gymnasium. Add tamper switches and flow switches to Fire Alarm system. Provide an emergency generator with funding included in this item. Provide a larger fire service line to the municipal water supply with backflow preventer. Add standpipes to stairwells with Code required pressure at the top. Provide a Fire Pump to reach this flow demand and pressure. Provide a Fire Pump Room with outside access for the Fire Department. The size of the generator must include the fire pump demands. Provide a new stair assembly to provide a second means of egress from the 4th floor of the Original Building and enclose open stair assemblies.

Item	Cost	Unit	Whole Building	Original Building (1922)	Gymnasium Wing Addition (1975)	Entry/Stair Additions (1990)	Sum	Comments
Sprinkler / Fire Suppression System:	\$4.86	sq.ft. (Qty)		85,339 Required	32,967 Required	901 Required	\$579,346.02	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$6,478.25	per level		4 Required			\$25,913.00	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	\$55,065.13	per level		4 Required	1 Required		\$275,325.65	(all inclusive)
Water Main	\$64.78	in.ft.		450 Required			\$29,151.00	(new)
Handrails:	\$6,478.25	per level		6 Required			\$38,869.50	
Sum:			\$948,605.17	\$728,941.56	\$215,284.75	\$4,378.86		



Pull station



Egress light

Cornerstone Elementary School, Facility Upgrade Opinion  
 Wooster City School District  
 144 North Market Street  
 Wooster, OH 44691  
 Page 12

X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		\$29,102,898.71
7.00%	Construction Contingency	\$2,037,202.91
<b>Subtotal</b>		\$31,140,101.62
16.29%	Non-Construction Costs	\$5,072,722.55
<b>Total Project</b>		<b>\$36,212,824.17</b>

Construction Contingency	\$2,037,202.91
Non-Construction Costs	\$5,072,722.55
<b>Total for X.</b>	<b>\$7,109,925.46</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$9,342.03
Soil Borings / Phase I Envir. Report	0.10%	\$31,140.10
Agency Approval Fees (Bldg. Code)	0.25%	\$77,850.25
Construction Testing	0.40%	\$124,560.41
Printing - Bid Documents	0.15%	\$46,710.15
Advertising for Bids	0.02%	\$6,228.02
Builder's Risk Insurance	0.12%	\$37,368.12
Design Professional's Compensation	7.50%	\$2,335,507.62
CM Compensation	6.00%	\$1,868,406.10
Commissioning	0.60%	\$186,840.61
Non-Construction Contingency (Includes partnering and mediation services)	1.12%	\$348,769.14
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$5,072,722.55</b>

Please contact us if additional information or analysis is needed.

Thank you.

FANNING HOWEY



Daniel J. Obrynba, AIA, REFP  
 Project Executive

Cornerstone Elementary School, Facility Upgrade Opinion  
Wooster City School District  
144 North Market Street  
Wooster, OH 44691  
Page 13