Building Information - Plain Local (49932) - Frazer Elementary

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Frazer Elementary (012401)
Assessment Date (on-site; non-EEA)	2024-05-29
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Frazer Elementary
Building IRN	12401
Building Address	3900 Frazer Ave NW
Building City	Canton
Building Zipcode	44709
Building Phone	330-491-3740
Acreage	5.95
Current Grades:	K-4
Teaching Stations	24
Number of Floors	1
Student Capacity	328
Current Enrollment	269
Enrollment Date	2024-06-07
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	22
Historical Register	**NO**
Building's Principal	Mrs. Deirdre Coar
Building Type	Elementary

Next Page

Building Pictures - Plain Local(49932) - Frazer Elementary(12401)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

41,049 Total Existing Square Footage
1952,1955,2006 Building Dates
K-4 Grades
269 Current Enrollment
24 Teaching Stations
5.95 Site Acreage

Frazer Elementary, which is not on the National Register of Historic Buildings, and originally constructed in 1952, is a 1 story, 41,049 square foot brick school building located in a suburban residential setting. The existing facility features a conventionally partitioned design and does not utilize modular buildings. The structure of the 1952 Original Construction contains brick veneer on load bearing masonry type exterior wall construction, with painted block, glazed block, brick and gypsum type wall construction in the interior. The floor system consists of concrete slab on grade. The roof structure is a steel type construction. The roofing system of the 1952 Original Construction is an EPDM system, installed in 2007, a bituminous Asphalt system installed in 1955 and 2017 and Tar and Gravel system installed in 2007. The structure of the 1955 Addition contains brick veneer on load bearing masonry type exterior wall construction, with painted block, glazed block, brick and gypsum type wall construction in the interior. The floor system consists of concrete slab on grade. The roof structure is a steel type of construction. The roofing system of the 1955 Addition is a bituminous Asphalt system installed in 2017. The structure of the 2006 Addition contains brick veneer on load bearing masonry type exterior wall construction, with painted block, glazed block, brick and gypsum type wall construction in the interior. The floor system consists of concrete slab on grade. The roof structure is a steel type construction. The roofing system of the 2006 Addition is an EPDM system, installed in 2006. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is not equipped with a compliant security system. The building has a compliant automatic and manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is not compliant with ADA accessibility requirements. The school is located on a 5.95 acre site adjacent to residential properties. The property and playground / play areas athletic facilities are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

Previous Page

Next Page

Building Construction Information - Plain Local (49932) - Frazer Elementary (12401)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1952	yes	1	28,702	no	no
Classroom Addition	1955	yes	1	10,713	no	no
Cafeteria Addition	2006	yes	1	1,634	no	no

Previous Page

Next Page

Building Component Information - Plain Local (49932) - Frazer Elementary (12401)

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
Original Construction (1952)		4532		4008	812			1180						
Classroom Addition (1955)		1453			844									
Cafeteria Addition (2006)							1574							
Total	0	5,985	0	4,008	1,656	0	1,574	1,180	0	0	0	0	0	0

Master Planning Considerations	Due to the close proximity of single-family homes to the North and South of the site, playground and sport fields to the East of the site and the size and configuration of the site, building expansion is not recommended for future master planning.

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

Program Type	Program Name	Related Space	Square Feet	Housed In
No Records Found				

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Frazer Elementary (12401)

District:	Plain Local	**County:**	Stark **Area:** East Central Ohio (7)
Name:	Frazer Elementary	**Contact:**	Mrs. Deirdre Coar
Address:	3900 Frazer Ave NW Canton,OH 44709	**Phone:**	330-491-3740
		Date Prepared:	2024-05-29 **By:** Julie Apt
Bldg. IRN:	12401	**Date Revised:**	2025-01-08 **By:** Julie Apt

Current Grades	K-4	Acreage:	5.95
Proposed Grades	N/A	Teaching Stations:	24
Current Enrollment	269	Classrooms:	22
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1952	yes	1	28,702
Classroom Addition	1955	yes	1	10,713
Cafeteria Addition	2006	yes	1	1,634
Total				**41,049**

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

FACILITY ASSESSMENT Cost Set: 2024		Rating	Dollar Assessment	C
A.	Heating System	3	$2,659,564.71	-
B.	Roofing	3	$839,274.56	-
C.	Ventilation / Air Conditioning	3	$20,524.50	-
D.	Electrical Systems	3	$1,529,485.74	-
E.	Plumbing and Fixtures	3	$390,734.38	-
F.	Windows	3	$672,515.83	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$352,749.89	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,851,957.71	-
K.	Interior Lighting	3	$345,632.58	-
L.	Security Systems	3	$204,834.51	-
M.	Emergency/Egress Lighting	3	$53,363.70	-
N.	Fire Alarm	3	$159,680.61	-
O.	Handicapped Access	2	$62,835.80	-
P.	Site Condition	3	$1,354,769.45	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	3	$627.98	-
S.	Exterior Doors	3	$48,586.80	-
T.	Hazardous Material	3	$158,201.49	-
U.	Life Safety	3	$213,968.65	-
V.	Loose Furnishings	3	$292,268.88	-
W.	Technology	3	$637,901.46	-
X.	Construction Contingency / Non-Construction Cost	-	$2,894,863.32	-
Total			$14,744,342.55	

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	111	56%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	108	54%	Borderline
6.0 Environment for Education	200	126	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	585	59%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$15,213,212.65

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

Supporting Documents
Frazer ES_Composite.pdf (view) 2025-01-08 10:29:42 (5.4 MB) //

Previous Page

Original Construction (1952) Summary

District:	Plain Local	**County:**	Stark **Area:** East Central Ohio (7)
Name:	Frazer Elementary	**Contact:**	Mrs. Deirdre Coar
Address:	3900 Frazer Ave NW Canton,OH 44709	**Phone:**	330-491-3740
		Date Prepared:	2024-05-29 **By:** Julie Apt
Bldg. IRN:	12401	**Date Revised:**	2025-01-08 **By:** Julie Apt

Current Grades	K-4	Acreage:	5.95
Proposed Grades	N/A	Teaching Stations:	24
Current Enrollment	269	Classrooms:	22
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1952**	**yes**	**1**	**28,702**
Classroom Addition	1955	yes	1	10,713
Cafeteria Addition	2006	yes	1	1,634
Total				**41,049**

*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	111	56%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	108	54%	Borderline
6.0 Environment for Education	200	126	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	585	59%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$10,992,397.31

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: 2024	Rating	Dollar Assessment	C
A.	Heating System	3	$1,859,602.58	-
B.	Roofing	3	$572,488.04	-
C.	Ventilation / Air Conditioning	3	$14,351.00	-
D.	Electrical Systems	3	$1,069,436.52	-
E.	Plumbing and Fixtures	3	$278,870.56	-
F.	Windows	3	$310,040.48	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$294,438.37	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,318,001.71	-
K.	Interior Lighting	3	$241,670.84	-
L.	Security Systems	3	$143,222.98	-
M.	Emergency/Egress Lighting	3	$37,312.60	-
N.	Fire Alarm	3	$111,650.78	-
O.	Handicapped Access	2	$59,625.58	-
P.	Site Condition	3	$1,310,954.18	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	3	$627.98	-
S.	Exterior Doors	3	$38,869.44	-
T.	Hazardous Material	3	$96,398.53	-
U.	Life Safety	3	$153,962.23	-
V.	Loose Furnishings	3	$204,358.24	-
W.	Technology	3	$446,029.08	-
X.	Construction Contingency / Non-Construction Cost	-	$2,091,700.72	-
Total			$10,653,612.44	

Classroom Addition (1955) Summary

District:	Plain Local	**County:**	Stark **Area:** East Central Ohio (7)
Name:	Frazer Elementary	**Contact:**	Mrs. Deirdre Coar
Address:	3900 Frazer Ave NW Canton,OH 44709	**Phone:**	330-491-3740
		Date Prepared:	2024-05-29 **By:** Julie Apt
Bldg. IRN:	12401	**Date Revised:**	2025-01-08 **By:** Julie Apt

Current Grades	K-4	Acreage:	5.95
Proposed Grades	N/A	Teaching Stations:	24
Current Enrollment	269	Classrooms:	22
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1952	yes	1	28,702
Classroom Addition	**1955**	**yes**	**1**	**10,713**
Cafeteria Addition	2006	yes	1	1,634
Total				**41,049**

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

	FACILITY ASSESSMENT Cost Set: 2024	Rating	Dollar Assessment	C
A.	Heating System	3	$694,095.27	-
B.	Roofing	3	$232,852.62	-
C.	Ventilation / Air Conditioning	3	$5,356.50	-
D.	Electrical Systems	3	$399,166.38	-
E.	Plumbing and Fixtures	3	$97,059.78	-
F.	Windows	3	$344,318.69	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$50,926.12	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$473,104.52	-
K.	Interior Lighting	3	$90,203.46	-
L.	Security Systems	3	$53,457.87	-
M.	Emergency/Egress Lighting	3	$13,926.90	-
N.	Fire Alarm	3	$41,673.57	-
O.	Handicapped Access	2	$2,785.38	-
P.	Site Condition	3	$38,177.97	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**3**	**$0.00**	-
S.	Exterior Doors	3	$6,478.24	-
T.	Hazardous Material	3	$61,802.96	-
U.	Life Safety	3	$52,065.18	-
V.	Loose Furnishings	3	$76,276.56	-
W.	Technology	3	$166,480.02	-
X.	Construction Contingency / Non-Construction Cost	-	$708,529.51	-
Total			$3,608,737.50	

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	111	56%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	108	54%	Borderline
6.0 Environment for Education	200	126	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	585	59%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$3,723,495.36

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

Cafeteria Addition (2006) Summary

District:	Plain Local	**County:**	Stark **Area:** East Central Ohio (7)
Name:	Frazer Elementary	**Contact:**	Mrs. Deirdre Coar
Address:	3900 Frazer Ave NW Canton,OH 44709	**Phone:**	330-491-3740
		Date Prepared:	2024-05-29 **By:** Julie Apt
Bldg. IRN:	12401	**Date Revised:**	2025-01-08 **By:** Julie Apt

Current Grades	K-4	Acreage:	5.95
Proposed Grades	N/A	Teaching Stations:	24
Current Enrollment	269	Classrooms:	22
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1952	yes	1	28,702
Classroom Addition	1955	yes	1	10,713
Cafeteria Addition	**2006**	**yes**	**1**	**1,634**
Total				**41,049**

*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	111	56%	Borderline
3.0 Plant Maintainability	100	52	52%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	108	54%	Borderline
6.0 Environment for Education	200	126	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	585	59%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

			FACILITY ASSESSMENT Cost Set: 2024	Rating	Dollar Assessment	C
	A.	Heating System		3	$105,866.86	-
	B.	Roofing		3	$33,933.90	-
	C.	Ventilation / Air Conditioning		3	$817.00	-
	D.	Electrical Systems		3	$60,882.84	-
	E.	Plumbing and Fixtures		3	$14,804.04	-
	F.	Windows		3	$18,156.66	-
	G.	Structure: Foundation		1	$0.00	-
	H.	Structure: Walls and Chimneys		2	$7,385.40	-
	I.	Structure: Floors and Roofs		1	$0.00	-
	J.	General Finishes		3	$60,851.48	-
	K.	Interior Lighting		3	$13,758.28	-
	L.	Security Systems		3	$8,153.66	-
	M.	Emergency/Egress Lighting		3	$2,124.20	-
	N.	Fire Alarm		3	$6,356.26	-
	O.	Handicapped Access		2	$424.84	-
	P.	Site Condition		3	$5,637.30	-
	Q.	Sewage System		1	$0.00	-
	R.	**Water Supply**		**3**	**$0.00**	-
	S.	Exterior Doors		3	$3,239.12	-
	T.	**Hazardous Material**		**3**	**$0.00**	-
	U.	Life Safety		3	$7,941.24	-
	V.	Loose Furnishings		3	$11,634.08	-
	W.	Technology		3	$25,392.36	-
-	X.	Construction Contingency / Non-Construction Cost		-	$94,633.09	-
Total					$481,992.61	

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$497,319.98

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

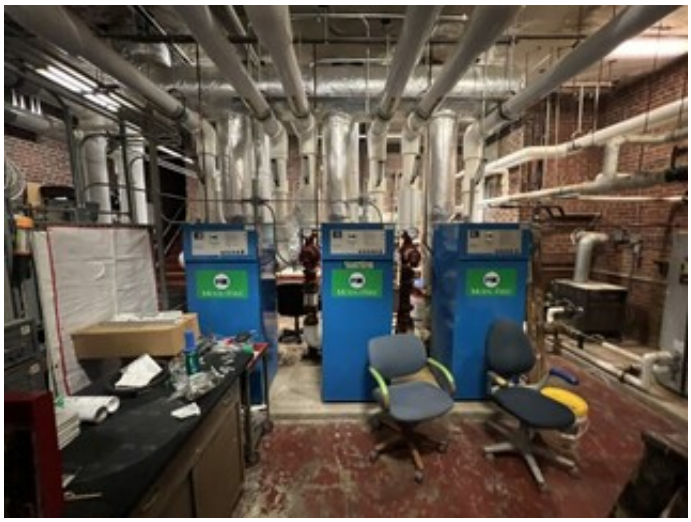
A. Heating System

Description: The existing system for the Original Construction is a natural gas fired heated water boiler type boiler system, installed in 1952 with significant upgrades in 2006, and is in good to poor condition. The existing system for the 1955 Classroom Addition and 2006 Cafeteria Addition is an extension of that provided in the Original Construction. The heating and chilled water system in the overall facility is a 2-pipe system, without a capacity for simultaneous heating and cooling operation, which is not compliant with the OSDM requirements for basic system type. The Original Construction is served by 6 rooftop units, which were installed in 1994 & 2006 and range from good to poor condition. The 1955 Addition is served by 3 rooftop units, which were installed in 2006 and are in good condition. The (3) Modu-Fire gas fired boilers, manufactured by Patterson-Kelly, were installed in 2006 and are in good condition. Heating water is distributed to terminal units consisting of unit ventilators, cabinet heaters, unit heaters, and air handlers. The terminal equipment was installed in 1952, 1955, and 2006 and range from good to poor condition. The system does not comply with the 15 CFM per person fresh air requirements of the Ohio Building Code mechanical code and Ohio School Design Manual. The DDC type system temperature controls were installed in 2006 and are in good 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 facility is equipped with minimal louvered interior doors to facilitate Corridor utilization as return air plenums. Louvered doors are replaced in Items J and O. The existing system is not ducted, and floor to structural deck heights will not accommodate the installation of properly sized ductwork for a future Ohio School Design Manual approved system. The overall heating system is evaluated as being in safe but inefficient working order, and long term life expectancy of the existing system is not anticipated. The existing overall heating system is not compliant with LEED requirements. The structure is partially equipped with central air conditioning. The site does not contain underground fuel tanks that are currently in use.

Rating: 3 Needs Replacement

Recommendations: Provide new overall Heating, Ventilating, and Air Conditioning systems due to useful lifecycle considerations, varying age and conditions between component parts, and to complete a renovation project with a fully integrated system of unified design to support meeting OBC, OSDM, and LEED requirements. Convert to ducted system to facilitate efficient exchange of conditioned air. Provide architectural soffits to accommodate the installation of ductwork.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	Required	Required	$2,233,886.58	(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	$425,678.13	(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:			$2,659,564.71	$1,859,602.58	$694,095.27	$105,866.86		



(3) Patterson Kelly Modu-Fire Gas Fired Heating Water Boilers



Typical Classroom Unit Ventilator

Back to Assessment Summary

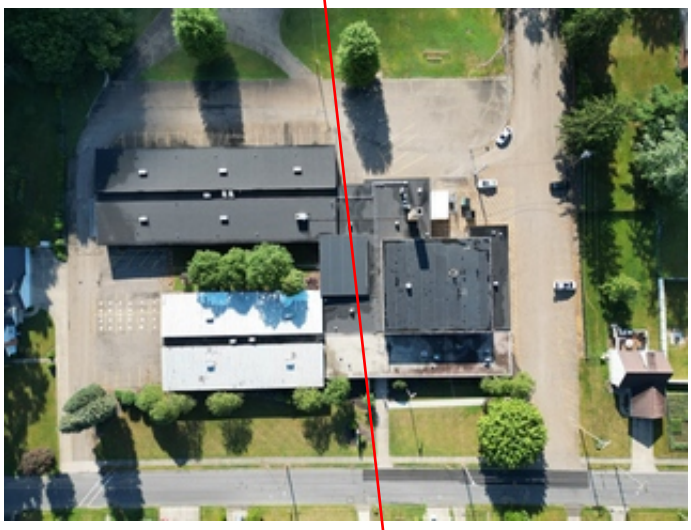
B. Roofing

Description: The roof over the Original Construction is a EPDM system that was installed in 2006 and is in poor condition ALSO HAS a bituminous Asphalt system that was installed in 1955 during the first addition and in 2017 which are in poor and good condition respectively ALSO HAS a Tar and Gravel system that was installed in 2007, and is in fair condition. The roof over the 2006 Addition is a EPDM system that was installed in 2006, and is in good condition. The roof over the 1955 Addition is a bituminous Asphalt system that was installed in 2017 and is in fair condition. There are no District reports of current leaking. No signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch / access that is are in poor condition. Fall safety protection cages are not required, are not provided. There were observations of standing water on the roof. Metal cap flashings and stone copings are in fair condition. Roof storm drainage is addressed through a system of gutters and downspouts, roof drains, which are properly located, and in fair condition. The roof is equipped with overflow roof drains though they will be required in areas of roof replacement, in sufficient quantity and in fair to poor condition. 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 EPDM roof system over the classroom wing in the Original Construction requires replacement to meet Ohio School Design Manual guidelines due to condition / age of system and projected lifecycle. The Tar and Gravel roof system over the classroom wing in the Original Construction requires replacement to meet Ohio School Design Manual guidelines due to condition / age of system and projected lifecycle. The PVC system over the refrigerator in the Original Construction requires replacement to meet Ohio School Design Manual guidelines due to condition / age of system and projected lifecycle. The flashing and / or coping over the classroom wing in the Original Construction require replacement due to condition.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Membrane (all types / fully adhered):	$20.02	sq.ft. (Qty)		27,786 Required	11,631 Required	1,695 Required	$823,062.24	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$23.84	ln.ft.		323 Required			$7,700.32	
Other: Replace perimeter wood facia with new coated metal facia	$28.00	sq.ft. (Qty)		304 Required			$8,512.00	(remove and replace)
Sum:			$839,274.56	$572,488.04	$232,852.62	$33,933.90		





Back to Assessment Summary

roof insulation to be added - $4.14/sf
Roof sf = 41,695

Additional insulation will increase cost of roof edge - additional blocking/parapet and fascia at flat roof areas - $75/lf * 490 lf

C. Ventilation / Air Conditioning

Description: The Original Construction is not equipped with a central air conditioning system. The 2006 Addition is equipped with an electric fired refrigerant condensing type central air conditioning system, which was installed in 2006, and is in fair condition. The System consists of packaged rooftop units, manufactured by Trane, which include condensing units and furnaces with evaporator coils, installed in 2006, and in fair condition, distributing cooled air to occupied spaces via ductwork. Window units and isolated room systems consisting of Daikin VRV Heat Pumps & packaged RTUs, are provided in Classrooms, Administrative Offices, Student Dining, and Media Center locations. Compliant specialized air conditioning systems are not provided for computer / technology infrastructure rooms. The ventilation system in the Original Construction consists of unit ventilators, installed in 1952 with significant upgrades in 2006 and in good to poor condition, providing fresh air to Classrooms, and unit ventilators or air handlers, installed in 1952 with significant upgrades in 2006 and in good to poor condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Administrative Offices. The ventilation system in the 1955 Classroom Addition consists of unit ventilators, installed in 1955 with significant upgrades in 2006 and in good to poor condition, providing fresh air to Classrooms. The ventilation system in the 2006 Cafeteria Addition consists of unit ventilators, installed in 2006 and in good to fair condition, providing fresh air to miscellaneous spaces such as Student Dining. Relief air venting is provided by transfer grilles to Corridors or ceiling plenums. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement. The overall system is not compliant with Ohio Building Code and Ohio School Design Manual requirements. The existing overall air conditioning / ventilation system is not compliant with LEED requirements. Dust collection systems are not required in this facility and no system is provided. The Art program is not equipped with a kiln. General building exhaust systems for Restrooms, Storage Rooms, Custodial Closets are inadequately placed, and in poor condition.

Rating: 3 Needs Replacement

Recommendations: Complete replacement of overall HVAC systems is funded in Item A. Replace existing Air Conditioning / Ventilation systems due to useful lifecycle considerations, varying age and conditions between component parts, and to complete a renovation project with a fully integrated system of unified design to support meeting OBC, OSDM, and LEED requirements. Pricing included in Item A. Replace general building exhaust systems located in Storage Rooms and Custodial Closets.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Other: General Building Exhaust System	$0.50	sq.ft. (of entire building addition)		Required	Required	Required	$20,524.50	Replace general building exhaust systems
Sum:			$20,524.50	$14,351.00	$5,356.50	$817.00		



Air Handler Located Above Stage



Typical Classroom Unit Ventilator With Added Heat Pump Refrigeration

Back to Assessment Summary

D. Electrical Systems

Description: The electrical system provided to the Original Construction is a 208Y/120 volts, 600 amp, 3 phase, 4 wire system installed in 1952 with significant upgrades in 2006, and is in good to poor condition. The system in the 1955 Classroom Addition and 2006 Cafeteria Addition is an extension of that found in the Original Construction. Power is provided to the school by multiple utility owned, pole-mounted transformers located on the school site, and in fair condition. The panel system, installed in 1952, 1955, and 2006, is not OSDM-compliant, in good to poor condition, and cannot be expanded to add additional capacity. The Classrooms are not equipped with adequate electrical outlets. The typical Classroom contains 14 general purpose outlets, 2 dedicated outlets for each Classroom computer, and 2 dedicated outlets for each Classroom television, overhead projector, or SMART board. Some Classrooms are equipped with as many as 18 general purpose outlets, while others are equipped with as few as 10 general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are not equipped with adequate electrical outlets for servicing. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. The facility is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided. Stage lighting power system including control panel, breakers, and dimmers is inadequately provided, in poor condition and does not meet OSDM requirements. The overall electrical system does not meet Ohio School Design Manual requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs.

Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, due to condition and age, lack of OSDM-required features, and to accommodate the addition of an air conditioning system. Provide an emergency generator, with funding included in the electrical system replacement. Provide adequate lightning protection safeguards in the overall facility, including associated grounding system, with funding included in the electrical system replacement. Provide control panel, dimmers, and breakers to support the Stage lighting system, with funding provided in electrical system replacement.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
System Replacement:	$37.26	sq.ft. (of entire building addition)		Required	Required	Required	$1,529,485.74	(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:			$1,529,485.74	$1,069,436.52	$399,166.38	$60,882.84		



Pole-Mounted Transformers



Main Distribution Panels Located in Mechanical Room

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure back flow preventer in good condition. A water treatment system is provided and is in fair condition. The domestic water supply piping in the overall facility is copper that is original to each addition, and is in poor condition. The waste piping in the overall facility is cast iron that is original to each addition, and is in poor condition. The facility is equipped with 1 gas water heater in fair condition, with 1 separate 119 gallon storage tank in fair condition. The school contains 2 Large Group Restrooms for boys, 2 Large Group Restrooms for girls, 1 Locker Room Restrooms for boys, 0 Locker Room Restrooms for girls, 2 Restrooms associated with specialty Classrooms, and 2 Restrooms for staff. The first Boys' Large Group Restroom in the Original Construction contains 1 ADA and 2 non-ADA floor mounted flush valve toilets, 0 ADA and 6 non-ADA floor mounted flush valve urinals, as well as 2 ADA and 0 non-ADA countertop lavatories. The second Boys' Large Group Restroom in the Original Construction contains 0 ADA and 4 non-ADA floor mounted flush valve toilets, 0 ADA and 6 non-ADA floor mounted flush valve urinals, as well as 2 ADA and 0 non-ADA countertop lavatories. The first Girls' Large Group Restroom in the Original Construction contains 1 ADA and 4 non-ADA floor mounted flush valve toilets, as well as 2 ADA and 0 non-ADA countertop lavatories. The second Girls' Large Group Restroom in the Original Construction contains 0 ADA and 6 non-ADA floor mounted flush valve toilets, as well as 2 ADA and 0 non-ADA countertop lavatories. Boys' Locker Room in the Original Construction contains 0 ADA and 1 non-ADA floor mounted flush valve toilets, 0 ADA and 1 non-ADA floor mounted flush valve urinals, 0 ADA and 1 non-ADA wall mounted lavatories, as well as 0 ADA and 5 non-ADA showers. The first Staff Restroom in the Original Construction contains 1 ADA and 0 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA urinals, as well as 1 ADA and 0 non-ADA wall mounted lavatories. Condition of fixtures is good. The second Staff Restroom in the Original Construction contains 0 ADA and 1 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA urinals, as well as 1 ADA and 0 non-ADA wall mounted lavatories. Condition of fixtures is good. The third Staff Restroom in the Original Construction contains 0 ADA and 1 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA urinals, as well as 1 ADA and 0 non-ADA wall mounted lavatories. Condition of fixtures is good. The fourth Staff Restroom in the Original Construction contains 1 ADA and 0 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA urinals, as well as 1 ADA and 0 non-ADA wall mounted lavatories. Condition of fixtures is good. The fifth Staff Restroom in the Original Construction contains 0 ADA and 1 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA urinals, as well as 1 ADA and 0 non-ADA wall mounted lavatories. Condition of fixtures is good. The sixth Staff Restroom in the 1955 Classroom Addition contains 1 ADA and 0 non-ADA floor mounted flush valve toilets, 0 ADA and 0 non-ADA urinals, as well as 1 ADA and 0 non-ADA wall mounted lavatories. Condition of fixtures is good. The facility is equipped with 0 ADA and 0 non-ADA drinking fountains, as well as 3 ADA and 0 non-ADA electric water coolers, in fair condition. The 20 Elementary Classrooms are not equipped with sink mounted type drinking fountains. Special Education Classroom is equipped with the required Restroom facilities, and fixtures are in fair condition. Kitchen is equipped with the required Restroom, and fixtures are in fair condition. Heath Clinic is equipped with the required Restroom, and fixtures are in good condition. Kindergarten / Pre-K Classrooms are not equipped with Restroom. Kitchen fixtures consist of 2 single compartment sink / 0 double compartment sink / 1 triple compartment sink / 1 dishwasher / 1 disposal, which are in fair condition. The Kitchen is equipped with a unsatisfactory grease interceptor due to condition. The Kitchen is provided the required 140 degree hot water supply via a 119 gallon gas type water heater, which is in fair condition. The school does not meet the OBC requirements for fixtures. Relative to LEED requirements, the school is not equipped with low flow type fixtures. Per OBC and OSDM requirements this facility should be equipped with 14 toilets, 7 urinals, 7 lavatories, 20 Classroom sink mounted drinking fountains, and 2 electric water coolers. Observations revealed that the school is currently equipped with 27 toilets, 13 urinals, 14 lavatories, 0 Classroom sink mounted drinking fountains, and 3 electric water coolers. ADA requirements are not met for fixtures and drinking fountains. Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sink, which are in poor condition. Art Classrooms are equipped with satisfactory solids interceptors. Science Classroom / Lab utility sinks, gas connections, compressed air connections, and safety shower / eyewash are not provided, but are not required due to existing grade configuration. Due to existing grade configuration, no Biology or Chemistry Classroom acid waste systems are required. Sufficient quantities of non-freeze, self-draining type exterior wall hydrants of copper / bronze construction with recessed wall box and loose key are provided. Existing facility features no elevator, so no elevator sump considerations are relevant.

Rating: 3 Needs Replacement

Recommendations: To facilitate the school's compliance with OBC and OFCC fixture requirements, provide 0 new toilets / 0 new lavatories / 0 new urinals / 0 new electric water coolers / 20 new lavatory mounted type drinking fountains. Due to age, condition, LEED, and OFCC requirements, provide 2 new toilets / 1 new lavatories / 12 new urinals / 0 new electric water coolers. Replace sanitary waste piping and domestic water piping in the overall facility due to age and condition. See Item O for replacement of fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Domestic Supply Piping:	$4.53	sq.ft. (of entire building addition)		Required	Required	Required	$185,951.97	(remove / replace)
Sanitary Waste Piping:	$4.53	sq.ft. (of entire building addition)		Required	Required	Required	$185,951.97	(remove / replace)
Toilet:	$1,943.48	unit		2 Required			$3,886.96	(remove / replace) See Item O
Sink:	$1,943.48	unit		1 Required			$1,943.48	(remove / replace)
Other: Lavatory Mounted Drinking Fountain	$650.00	per unit		20 Required			$13,000.00	(new)
Sum:			$390,734.38	$278,870.56	$97,059.78	$14,804.04		





Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with aluminum windows with double glazed insulated glazing type window system, which was installed in 2006, and is in good condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters or insect screens. 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, which are in good condition. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The 1955 Addition is equipped with aluminum windows with double glazed insulated glazing type window system, which was installed in 2006, and is in good condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters or insect screens. 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, which are in good condition. The 2006 Addition is equipped with aluminum windows with double glazed insulated glazing type window system, which was installed in 2006, and is in good condition. The window system features operable windows throughout the building, and operable windows are not equipped with opening limiters or insect screens. 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, which are in good condition. The exterior doors in the overall facility are equipped with aluminum frame sidelights and transoms with tempered double glazed insulated glazing, in good condition. Exterior door vision panels are tempered double glazed insulated glazing. The exterior doors in the 1955 Addition are equipped with aluminum frame sidelights and transoms with tempered double glazed insulated glazing, in good condition. Exterior door vision panels are tempered double glazed insulated glazing. The exterior doors in the 2006 Addition are equipped with aluminum frame sidelights and transoms with tempered double glazed insulated glazing, in good condition. Exterior door vision panels are tempered double glazed insulated glazing. The school does not have skylights. The school does contain 12 aluminum type clerestories, and clerestory windows are in good condition. Interior glass is OSDM-compliant. Window security grilles are not provided for ground floor windows. There is not a Greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Insulated Glass/Panels:	$131.57	sq.ft. (Qty)		2,314 Required	2,617 Required	138 Required	$666,928.33	(includes integral blinds and removal of existing windows)
Storefront System:	$74.50	sq.ft. (Qty)		75 Required			$5,587.50	(includes demo of existing and replacement with new)
Sum:			$672,515.83	$310,040.48	$344,318.69	$18,156.66		





Back to Assessment Summary

G. Structure: Foundation

Description: The overall facility is equipped with concrete foundation walls on concrete spread footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair to good condition. No significant issues related to foundation cracking or spalling were encountered. The 1955 Addition is equipped with concrete foundation walls on concrete spread footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in fair to good condition. No significant issues related to foundation cracking or spalling were encountered. The 2006 Addition is equipped with concrete grade beam foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. The District has not reported whether there has been any 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	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, and is in fair condition. The school does not contain expansion joints, and none are needed, as there is no indication of exterior masonry cracking or separation. The 1955 Addition has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, and is in fair condition. The 2006 Addition has a brick veneer on load bearing masonry wall system, which displayed locations of deterioration, and is in good condition. Exterior walls in the overall facility are not adequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 1955 Addition are not adequately insulated. Brick veneer masonry walls are not cavity walls. Exterior walls in the 2006 Addition are adequately insulated. Brick veneer masonry walls are cavity walls. Weep holes and vents are not provided or required. Vents are not provided. The exterior masonry has locations of efflorescence and mold. Architectural exterior accent materials consist of metal, cast stone, and wood, which are in poor to fair condition. Exterior building fenestration in the overall facility represents 13.23% of the exterior surfaces. Exterior building fenestration in the 1955 Addition represents 40.92% of the exterior surfaces. Exterior building fenestration in the 2006 Addition represents 25.55% of the exterior surfaces. The overall facility features 20 unit-ventilators in fair condition. These will need to be removed and in-filled with appropriate masonry while installing a new OSDM compliant HVAC system. Interior Corridor and demising walls are concrete masonry units and brick, project full height from floor to bottom of deck, and are in good condition. Interior masonry does not appear to have any control joints. Interior soffits are of gypsum board type construction, and in fair to good condition. The windowsills are either stone or an element of the aluminum frame system, and are in fair to good condition. The exterior lintels are precast steel and are in good condition. Chimneys are in fair condition. Canopies over entrances are vinyl type construction and are in good condition. Exterior soffits are of vinyl type construction, and in fair condition. The school is not equipped with a loading dock.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. AND Provide masonry cleaning, sealing, and caulking as required through the overall facility. AND Repoint stone windowsills through the overall facility. And Replace pre-finished aluminum / wood coping through the overall facility.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Tuckpointing:	$9.72	sq.ft. (Qty)		16,621 Required	1,464 Required	364 Required	$179,324.28	(wall surface)
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		16,621 Required	1,464 Required	364 Required	$35,975.55	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		16,621 Required	1,464 Required	364 Required	$23,983.70	(wall surface)
Exterior Caulking:	$9.72	ln.ft.		1,040 Required	457 Required	46 Required	$14,997.96	(removing and replacing)
Unit Vent infill	$73.90	sq.ft. (Qty)		74 Required	74 Required		$10,937.20	Per SF of infill
Pre-finished Aluminum Coping Replacement	$48.20	ln.ft.		1,313 Required	457 Required	46 Required	$87,531.20	(removing existing coping and replacing)
Sum:			$352,749.89	$294,438.37	$50,926.12	$7,385.40		





Back to Assessment Summary

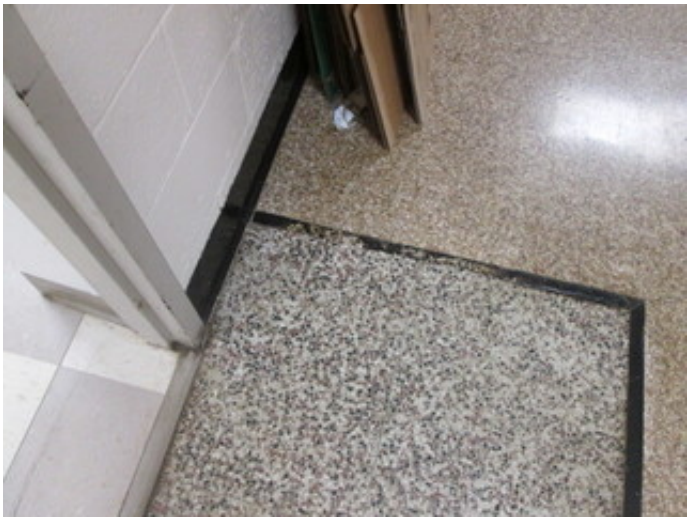
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There are no crawlspaces, but there are tunnels running beneath the occupied spaces (classrooms) to connect boilers and water-heaters to terminal equipment throughout the building. The floor construction of the base floor of the 1955 Addition is concrete slab on grade type construction, and is in good condition. There is no crawl space. The floor construction of the base floor of the 2006 Addition is concrete slab on grade type construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single-story structure. 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 steel type construction, and is in good condition. The roof construction of the 1955 Addition is steel type construction, and is in good condition. The roof construction of the 2006 Addition is steel 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	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		





Back to Assessment Summary

Warming kitchen replacement - $145.76/sf

J. General Finishes

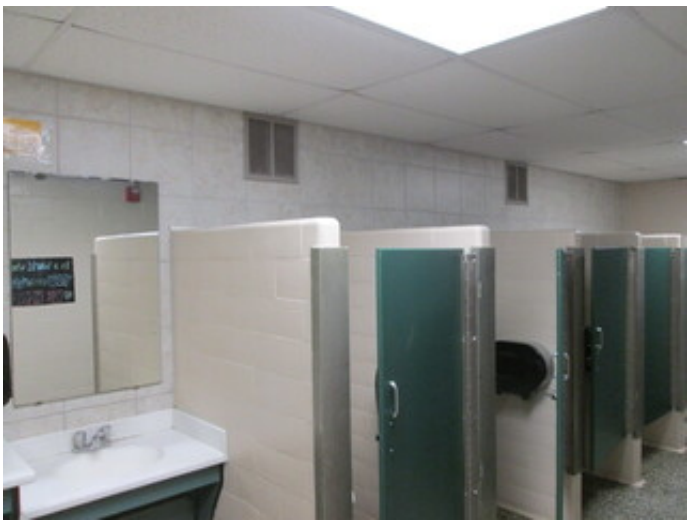
Description: The 1952 Original Construction features conventionally partitioned Classrooms with VAT type flooring, plaster type ceilings, as well as painted block and brick type wall finishes, and they are in fair condition. The 1952 Original Construction has Corridors with terrazzo type flooring, acoustic tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1952 Original Construction has Restrooms with terrazzo type flooring, acoustic 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 painted block and metal and are in fair to poor condition. The 1955 Addition features conventionally partitioned Classrooms with VAT type flooring, plaster and acoustic tile type ceilings, as well as painted block and brick type wall finishes, and they are in fair condition. The 1955 Addition has Corridors with terrazzo type flooring, acoustic tile type ceilings, as well as painted block type wall finishes, and they are in fair condition. The 1955 Addition has Restrooms with terrazzo type flooring, acoustic 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 painted block and metal and are in fair to poor condition. Classroom casework in the 1952 Original Construction and the 1955 Addition is wood type construction with plastic laminate tops, is adequately provided, and in fair condition. The typical Classroom contains 27 lineal feet of casework. Classrooms are provided with adequate markerboards / tackboards which are in fair to good condition. The lockers, located in the Classrooms are adequately provided, and in fair condition. The Art program is not equipped with a kiln. The facility is equipped with wood louvered and non-louvered interior doors that are flush mounted and recessed without proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium space has wood and VAT type flooring, plaster type ceilings, as well as painted and glazed block type wall finishes, and they are in fair to poor condition. Wood Gymnasium flooring has been well maintained, will accommodate no future sandings and refinishings, and is rated at an advanced stage of its product lifecycle. Gymnasium basketball backboards are fixed type and are in fair condition. The Gymnasium is not equipped with adequate Gym Dividers. The Gymnasium is equipped with adequate wall safety padding and existing wall safety padding is in fair condition. The Media Center, located in the 1952 Original Construction and 1955 Addition, has carpet type flooring, acoustic tile type ceilings, as well as brick, painted block and gypsum type wall finishes, and they are in fair condition. Student Dining, located in the 2006 Addition, has VCT type flooring, acoustic tile type ceilings, as well as painted block and gypsum type wall finishes, and they are in fair to good condition. OSDM-required fixed equipment for Stage is adequately provided, and in fair condition. Existing Gymnasium / Student Dining / Media Center / and Music spaces are not provided with appropriate sound attenuation acoustical surface treatments. The existing Kitchen is a Warming Kitchen only and is in fair condition. Walk-in cooler and freezer are located within the Kitchen spaces and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to age and condition. Provide for lockers for Classrooms. Provide for the replacement of toilet partitions in the 1952 Original Construction and the 1955 Addition due to age and condition. Provide for new urinal screens. Provide for replacement of interior doors due to age, condition, and lack of proper ADA hardware. Provide for new wood gym floor.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Lockers:	$4.53	sq.ft. (of entire building addition)		Required	Required		$178,549.95	(partial finish - elementary / cubbies per building area)
Complete Replacement of Finishes and Casework (Elementary):	$35.95	sq.ft. (of entire building addition)		Required	Required	Required	$1,475,711.55	(elementary, per building area, with removal of existing)
Toilet Partitions:	$1,606.50	per stall		8 Required	10 Required		$28,917.00	(removing and replacing)
Toilet Accessory Replacement	$0.26	sq.ft. (of entire building addition)		Required	Required	Required	$10,672.74	(per building area)
Urinal Screens	$749.70	per unit		5 Required	5 Required		$7,497.00	
Door, Frame, and Hardware:	$1,684.34	each		53 Required	10 Required	1 Required	$107,797.76	(non-ADA)
Resilient Wood/Synthetic Flooring	$18.21	sq.ft. (Qty)		2,351 Required			$42,811.71	(tear-out and replace per area)
Sum:			$1,851,957.71	$1,318,001.71	$473,104.52	$60,851.48		





Back to Assessment Summary

K. Interior Lighting

Description: Daylighting strategies, complemented with photo-cell control of lighting fixtures are (not) currently featured in the building's design. The typical Classrooms in the overall facility are equipped with T-8 1x4 indirect suspended or 2x4 recessed fluorescent fixtures retrofitted with LED T8 bulbs with single or dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 37 FC, which is less than the 40 FC recommended by the OSDM. The typical Corridors in the Original Construction are equipped with T-8 2x4 recessed fluorescent fixtures retrofitted with LED T8 bulbs with dual level switching. Corridor fixtures are in poor condition, providing an average illumination of 18 FC, thus complying with the 15 FC recommended by the OSDM. The Primary Gymnasium spaces are equipped with T-8 2x4 surface mount fluorescent fixtures retrofitted with LED T8 bulbs type lighting, in fair condition, providing an average illumination of 46 FC, thus complying with the 30 FC recommended by the OSDM. The Media Center is equipped with 2x4 lay-in T-8 LED fixture type lighting in good to fair condition, providing an average illumination of 51 FC, thus complying with the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with 2x2 lay-in T-8 fluorescent fixture type lighting retrofitted with LED T8 bulbs with multi level switching. Student Dining fixtures are in fair condition, providing an average illumination of 52 FC, which is less than the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with 2x4 recessed T-8 fluorescent fixture type lighting retrofitted with LED T8 bulbs with single level switching. Kitchen fixtures are in fair to poor condition, providing an average illumination of 56 FC, thus complying with the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 direct suspended T-8 or pendant fluorescent fixture type lighting in fair to poor condition. The typical Administrative spaces in the overall facility are equipped with 2x4 lay-in T-8 fluorescent retrofitted with LED T8 bulbs 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 requirements due to age and condition, inadequate lighting levels, and lack of multi-level switching.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of interior lighting system due to condition, lighting levels, lack of multilevel switching and installation of systems outlined in Items A, C, D, & E.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	Required	Required	$345,632.58	Includes demo of existing fixtures
Sum:			$345,632.58	$241,670.84	$90,203.46	$13,758.28		



Typical Classroom Lighting



Typical Corridor Lighting

Back to Assessment Summary

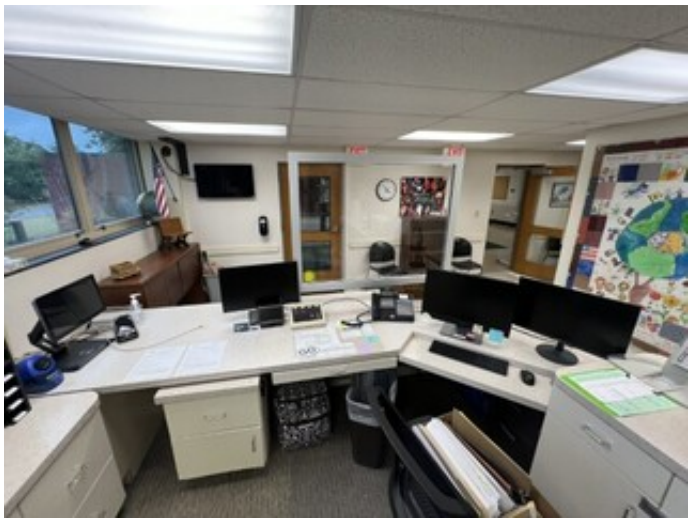
L. Security Systems

Description: The overall facility contains an Altronix motion detector, CCTV, door contact type security system in good to fair condition. Motion detectors are inadequately provided in main entries, central gathering areas, offices, main Corridors, and spaces where 6 or more computers are located. Exterior doors are not all equipped with door contacts. An automatic visitor control system is not provided. Administrative offices are located adjacent to the Main Entrance to the facility, and a secure entrance vestibule is provided. Compliant color CCTV cameras are provided at main entry areas, parking lots, central gathering areas, and main Corridors. CCTV is monitored in Administrative Area with the use of a TV and computer based hard disk recording device. A compliant computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is provided. The system is equipped with card readers. The system is equipped with panic alarms. The system is not equipped with lockdown capabilities. The security system is not adequately provided throughout, and the system is not fully compliant with Ohio School Design Manual guidelines. There are no playground fencing issues requiring attention. The exterior site lighting system is equipped with surface mounted LED & HID entry lights in good to poor condition. Pedestrian walkways are not adequately illuminated. Parking and bus pick-up / drop off areas are not fully illuminated by pole mounted LED fixtures in good condition. The exterior site lighting system provides inadequate illumination due to sparse placement of fixtures.

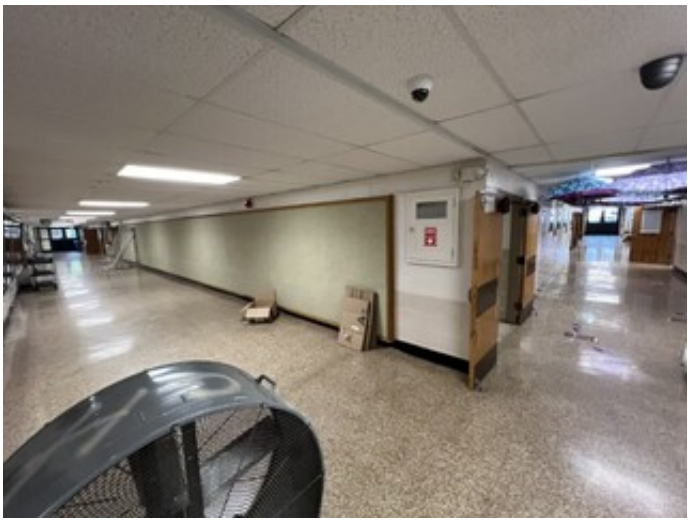
Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of security system to meet Ohio School Design Manual guidelines. Provide complete replacement of exterior site lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Security System:	$3.69	sq.ft. (of entire building addition)		Required	Required	Required	$151,470.81	(complete, area of building)
Exterior Site Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	$53,363.70	(complete, area of building)
Sum:			$204,834.51	$143,222.98	$53,457.87	$8,153.66		



CCTV monitor in Administrative Office



Main Corridor Camera

Back to Assessment Summary

M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non compliant incandescent, plastic construction exit signs, and the system is in fair condition. The facility is inadequately equipped with emergency egress floodlighting, and the system is in fair condition. The system is provided with appropriate battery backup on separate circuits. The School is not equipped with an emergency generator. The system is not adequately provided throughout, and does not meet Ohio School Design Manual and Ohio Building Code requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency / egress lighting system to meet Ohio School Design Manual and Ohio Building Code guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	$53,363.70	(complete, area of building)
Sum:			$53,363.70	$37,312.60	$13,926.90	$2,124.20		



Internally Lit Exit Sign with Battery Backup



Egress Light Wall Pack with Battery Backup

Back to Assessment Summary

N. Fire Alarm

Description: The overall facility is equipped with a FCI 7100 Series type fire alarm system, installed in 2006, and in good condition, consisting of manual pull stations, horn and strobe indicating devices. The system is addressable. The main control panel is not located in the administrative area. Remote annunciators are provided at main entries. The system is automatic and is remotely monitored by a third party. The fire alarm system is connected to an automatic digital communicator that is monitored by a central station. The system is equipped with connected door hold-open devices, controlled by smoke detectors at doors. The system is adequately equipped with both primary and secondary compliant power sources. The system is equipped with sufficient audible horns / strobe indicating devices and smoke detectors. The system is not equipped with sufficient flow switches or heat sensors. The system is not equipped with any tamper switches. The system will not support future fire suppression systems. The system has sufficient expansion capabilities, with additional zone capabilities, to support the future needs of the school. The system does meet current code requirements. The system is not adequately provided throughout. The system is not fully compliant with Ohio Building Code, NFPA, ADA, and Ohio School Design Manual requirements.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm system to meet OBC, NFPA, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Fire Alarm System:	$3.89	sq.ft. (of entire building addition)		Required	Required	Required	$159,680.61	(complete new system, including removal of existing)
Sum:			$159,680.61	$111,650.78	$41,673.57	$6,356.26		



Fire Alarm Control Panel Located In Mechanical Room



Remote Enunciator Panel Located at Main Visitor Entrance

Back to Assessment Summary

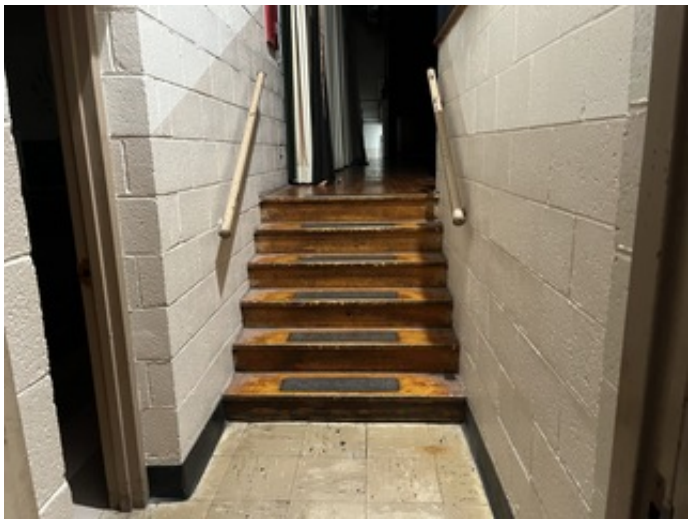
O. Handicapped Access

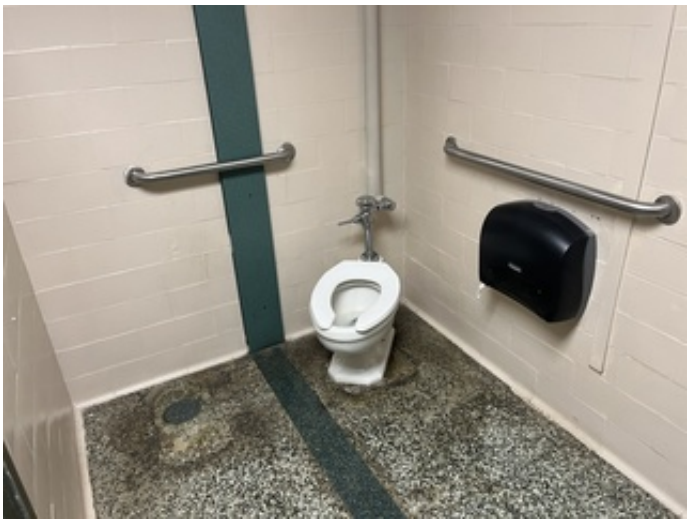
Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are not all ADA accessible due to lack of ADA power assist doors. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. Building entrances should be equipped with 2 ADA power assist doors at the main entrance of the Main Construction, and none are provided. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is not accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do meet all ADA requirements. Elevation changes within the overall facility are facilitated by 2 compliant steps in fair condition. Special provisions for floor level changes in this single-story structure are not required. Access to the Stage is not facilitated by a ramp. Interior doors are not recessed, are provided adequate clearances, and are not provided with ADA-compliant hardware. 2 ADA-compliant toilets are required, and 6 are currently provided. 2 ADA-compliant Restroom lavatories are required, and 4 are currently provided. 0 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 2 ADA-compliant urinals are required, and 0 are currently provided. 1 ADA-compliant showers are required, and 0 are currently provided. 2 ADA-compliant electric water coolers are required, and 3 are currently provided. Toilet partitions are plastic, and do not provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do meet ADA requirements for mounting heights. Due to existing grade configuration, no Science Classroom considerations require evaluation. Health Clinic and Special Education Restrooms are compliant with ADA requirements ADA signage is not provided on both the interior and the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, 2 power assist door openers at the main entrance of the Original Construction, 1 ramp, 3 toilet, 2 urinals, door hardware in the overall facility to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Signage:	$0.26	sq.ft. (of entire building addition)		Required	Required	Required	$10,672.74	(per building area)
Ramps:	$51.83	sq.ft. (Qty)		44 Required			$2,280.52	(per ramp/interior-exterior complete)
Toilet/Urinals/Sinks:	$4,923.47	unit		5 Required			$24,617.35	(new ADA)
Toilet/Urinals/Sinks:	$1,943.48	unit		1 Required			$1,943.48	(replacement ADA)
ADA Assist Door & Frame:	$9,717.38	unit		2 Required			$19,434.76	(openers, electrical, patching, etc)
Provide ADA Shower:	$3,886.95	each		1 Required			$3,886.95	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Sum:			$62,835.80	$59,625.58	$2,785.38	$424.84		





Back to Assessment Summary

P. Site Condition

Description: The 5.95 acre flat site is located in a suburban residential setting with moderate tree / shrub type landscaping. The site is shared with a home driveway. There are no outbuildings. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one way bus traffic is not provided. There is a curbside bus loading and unloading zone in front of adjacent to the school, which is separated from other vehicular traffic. Staff and visitor parking is facilitated by a multiple asphalt parking lots in poor condition, containing 53 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of catch basins / storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic and are in fair condition. Trash pick-up and service drive pavement is not heavy duty and is not equipped with a concrete pad area for dumpsters. There are exterior concrete stairs leading up to the 1955 Addition Corridor which are in poor condition. There is an exterior handrail for the stairs leading up to the 1955 Addition Corridor which are in poor condition. The playground equipment is primarily constructed of metal / high density plastic and is in fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber mulch insufficient depth. Hard surface play areas with a basketball court / funnel ball / tether ball are provided on an asphalt surface in poor condition. The playground and site area is equipped with sufficient benches and picnic tables in fair condition. The athletic facilities are comprised of a baseball field and is in poor condition. Site features are suitable for outdoor instruction which is enhanced through the use of benches and picnic tables.

Rating: 3 Needs Replacement

Recommendations: Provide for a new concrete dumpster pad. Provide for new asphalt paving to the parking lots and hard surface play area. Provide for new playground mulch. Provide for sitework that may need to be done due to unforeseen circumstances.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Playground Equipment:	$1.95	sq.ft. (Qty)		28,702 Required	10,713 Required	1,634 Required	$80,045.55	(up to $142,000; per sq.ft. of school)
Removal of existing Playground Equipment:	$2,591.30	lump sum		Required			$2,591.30	
Replace Existing Asphalt Paving (light duty):	$42.84	sq. yard		23,656 Required			$1,013,423.04	(including drainage / tear out for light duty asphalt)
Exterior Hand / Guard Rails:	$55.71	ln.ft.			4 Required		$222.84	
Provide Soft Surface Playground Material:	$38.87	sq. yard		3,674 Required			$142,808.38	
Replace Concrete Steps:	$41.47	sq.ft. (Qty)			24 Required		$995.28	
Provide Concrete Dumpster Pad:	$3,109.56	each		1 Required			$3,109.56	(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	$61,573.50	Include this one **or** the next. (Each addition should have this item)
Sum:			$1,354,769.45	$1,310,954.18	$38,177.97	$5,637.30		





Back to Assessment Summary

Replace SD Pavement 53,837 sf = 5,982 sy x $42.84 = $256,264
Replace HD Pavement 20,711 sf = 2,301 sy x $53.55 = $ 123,230
Storm/Grading Issues = 500,000

DELTA $ 133,928 less

Q. Sewage System

Description: The sanitary sewer system is tied in to the county system, and is in good to fair condition. No significant system deficiencies were reported by the school district or noted during the physical assessment.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00		



Grease Trap Located in Kitchen



Cast Iron Waste Water Piping in Mechanical Room

Back to Assessment Summary

R. Water Supply

Description: The domestic water supply system is tied in to the municipal system, features 3'' service and 3'' water meter, and is in good condition. The District was able to provide water supply flow test data. The water service provides 9.8 PSID at the backflow preventer first check valve.The existing domestic water service appears to meet the facility's current needs. The facility is not equipped with an automated fire suppression system, and the existing water supply will not provide adequate support for a future system. The domestic water service is not equipped with a water booster pump, and none is required. The system does not provide adequate pressure and capacity for the future needs of the school.

Rating: 3 Needs Replacement

Recommendations: Provide a new city water supply line of adequate capacity to support the existing needs of the facility, as well as a future automated fire suppression system. Funding provided in Item U.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Water Quality Test	$627.98	allowance		Required			$627.98	(includes 2 tests)
Sum:			$627.98	$627.98	$0.00	$0.00		



Water Main & Backflow Preventer



Water Softening System in Mechanical Room

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature insulated tempered glass vision panels, and appropriate hardware. Typical exterior doors in the 1955 Addition are aluminum type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature insulated tempered glass vision panels, and appropriate hardware. Typical exterior doors in the 2006 Addition are aluminum type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature insulated tempered glass vision panels, and appropriate hardware. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature insulated tempered glass vision panels, transoms, sidelights, and appropriate hardware. Entrance doors in the 1955 Addition are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature insulated tempered glass vision panels, transoms, sidelights, and appropriate hardware. Entrance doors in the 2006 Addition are aluminum type construction, installed on aluminum frames, and in good condition. Entrance doors feature insulated tempered glass vision panels, transoms, sidelights, and appropriate hardware. The facility is not equipped with any roof access doors. 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.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf		12 Required	2 Required	1 Required	$48,586.80	(includes removal of existing)
Sum:			$48,586.80	$38,869.44	$6,478.24	$3,239.12		





Back to Assessment Summary

T. Hazardous Material

Description: The School District provided the AHERA six month reinspection reports, prepared by William Racine, and dated May 21-23, documenting known and assumed locations of asbestos and other hazardous materials. (The AHERA Reports referenced only assumed asbestos containing materials, and failed to document quantities and locations. An Enhanced Environmental Hazards Assessment (EEHA) will need to be conducted in order to establish abatement budgets.) Vinyl asbestos floor tile and mastic / Ceiling plaster / Transite panels / Fire doors containing hazardous materials are located in the 1952 Original Construction and 1955 Addition in fair to poor condition. These materials were described in the report to be in friable and non-friable condition with significant / moderate / light damage. There are no underground storage tanks on the site. Due to the construction date, there is a potential for lead based paint. Fluorescent lighting will require special disposal.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials as noted in the attached Environmental Hazards Assessment. OFCC will perform independent Enhanced Environmental Assessment (EEA) prior to finalizing master plan.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Environmental Hazards Form				EHA Form	EHA Form		—	
Special Engineering Fees for LBP Mock-Ups	$1.30	per unit		5,000 Required	5,000 Required		$13,000.00	
Acoustical Plaster Removal	$9.07	sq.ft. (Qty)		3,800 Required	0 Required		$34,466.00	See J
Cement Board Removal	$6.48	sq.ft. (Qty)		1,302 Required	1,302 Required		$16,873.92	
Fire Door Removal	$129.57	each		1 Required	0 Required		$129.57	See S
Resilient Flooring Removal, Including Mastic	$4.28	sq.ft. (Qty)		10,950 Required	10,950 Required		$93,732.00	See J
Sum:			$158,201.49	$96,398.53	$61,802.96	$0.00		





Back to Assessment Summary

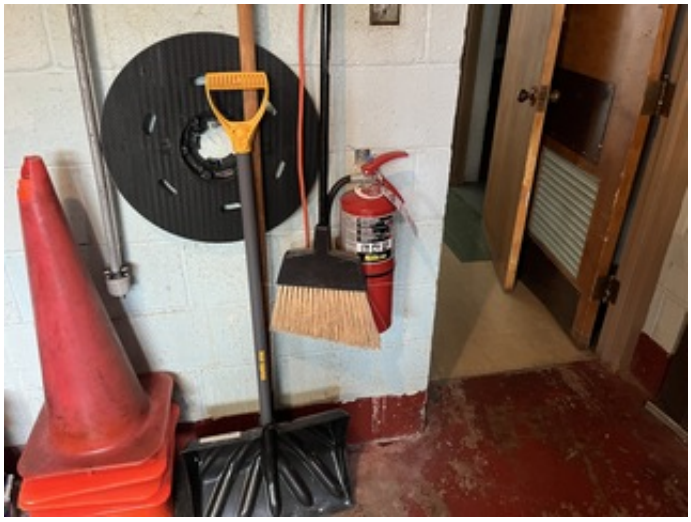
U. Life Safety

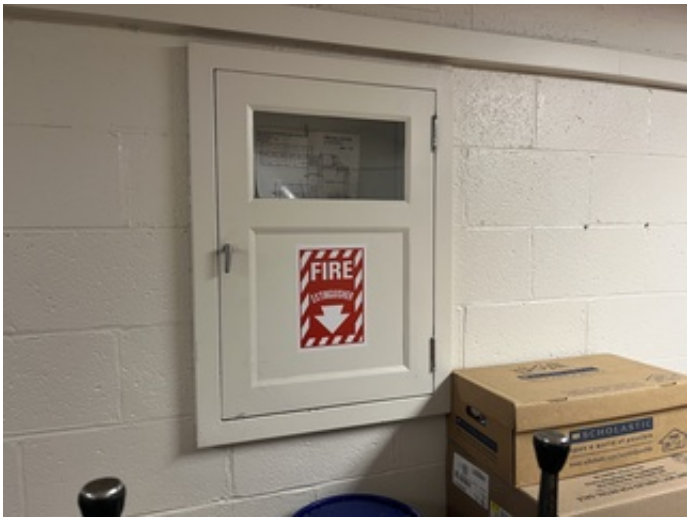
Description: The overall facility is not equipped with an automated fire suppression system. Exit Corridors are situated such that dead-end Corridors are not present. Stair towers and guardrails are not present in this single story structure. The facility does not have any exterior stairways from intermediate floors. The Kitchen hood is in fair condition, and is not equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang of the cooking equipment is provided is not provided by the hood. Kitchen hood exhaust ductwork is of proper construction / material / insulation / and/or installed as required by the OSDM and OBCMC. The cooking equipment is not interlocked to shut down in the event of discharge of the fire suppression system. Fire extinguishers meeting requirements of NFPA 10 are provided in sufficient quantity. Recessed or semi-recessed fire extinguisher cabinets are provided. Existing fire extinguishers are adequately spaced. The facility is not equipped with an emergency generator The existing water supply is provided by a tie-in to the municipal, and is insufficient to meet the future fire suppression needs of the school. Rooms with a capacity greater than 50 occupants are equipped with adequate egress. Provisions for compliance with OBC Storm Shelter protection, designated Area Of Refuge, and FEMA ''National Performance Criteria for Tornado Shelters'' are currently provided.

Rating: 3 Needs Replacement

Recommendations: Provide new automated fire suppression system to meet Ohio School Design Manual guidelines. Provide increased water service of a capacity sufficient to support the fire suppression system, funding included in fire suppression funding. Provide new emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide new Kitchen hood with a UL 300 compliant wet chemical fire suppression system. Provide interlock to de-energize cooking equipment upon discharge of the Kitchen hood fire suppression system.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.86	sq.ft. (Qty)		28,702 Required	10,713 Required	1,634 Required	$199,498.14	(includes increase of service piping, if required)
Retrofit existing kitchen hood with Fire suppression system	$8,421.72	per hood		1 Required			$8,421.72	
Other: Backflow Preventer	$6,048.79	per unit		1 Required			$6,048.79	Provide a back flow preventer for the new dedicated water line for the sprinkler system.
Sum:			$213,968.65	$153,962.23	$52,065.18	$7,941.24		





Back to Assessment Summary

V. Loose Furnishings

Description: The typical Classroom furniture is of consistent design, and in generally fair condition, consisting of student desks & chairs, teacher desks & chairs, desk height file cabinets, reading tables, bookcases and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the Suitability Assessment section of this report, and on a scale of 1 to 10 the overall facility received a rating of 4 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furnishings.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
CEFPI Rating 4 to 5	$7.12	sq.ft. (of entire building addition)		Required	Required	Required	$292,268.88	
Sum:			$292,268.88	$204,358.24	$76,276.56	$11,634.08		





Back to Assessment Summary

W. Technology

Description: The typical Classroom is equipped with 2 of the required four technology data ports for student use / one data port for teacher use / one voice port with a digitally based phone system, and a 2-way PA system that can be initiated by either party to meet Ohio School Design Manual requirements. The typical Classroom is not equipped with 2 of the required four technology data ports for student use and one cable port and monitor to meet Ohio School Design Manual requirements. The facility is not equipped with a wireless central synchronized clock system. Specialized electrical / sound system requirements of Gymnasium, Stage, Student Dining, and Music spaces are inadequately provided, and in poor condition. OSDM-compliant computer network infrastructure is provided. The facility is equipped with a paging & central sound system. The facility does contain a media distribution center, and does not provide Computer Labs for use by students. Mobile technology carts are provided for use throughout the school. The facility is not adequately equipped with interactive curriculum technology, such as Smart Board / stand, interactive tablet, student response system, and document camera. Classrooms are equipped with adequate Audio / Visual system components such as Classroom projectors, video distribution and sound, meeting current OSDM standards. Cable TV (CATV) is not provided in Classrooms. Classroom phones are provided. Electrical Room and Mechanical Room phones are not provided. Secure, encrypted wireless connectivity is provided throughout the overall facility. There are no elevators. Telecommunications Rooms are not provided with a minimum of 2 (two) 120-volt, 30 Amp circuits for powering rack mounted UPS Units.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of technology systems to meet Ohio School Design Manual requirements.

Item	Cost	Unit	Whole Building	Original Construction (1952) 28,702 ft²	Classroom Addition (1955) 10,713 ft²	Cafeteria Addition (2006) 1,634 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	$15.54	sq.ft. (Qty)		28,702 Required	10,713 Required	1,634 Required	$637,901.46	
Sum:			$637,901.46	$446,029.08	$166,480.02	$25,392.36		



Network Infrastructure Rack Located in Administrative Offices



Typical Classroom Smart Board

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$11,849,479.23
7.00%	Construction Contingency	$829,463.55
Subtotal		$12,678,942.78
16.29%	Non-Construction Costs	$2,065,399.78
Total Project		**$14,744,342.55**

Construction Contingency	$829,463.55
Non-Construction Costs	$2,065,399.78
Total for X.	**$2,894,863.32**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$3,803.68
Soil Borings / Phase I Envir. Report	0.10%	$12,678.94
Agency Approval Fees (Bldg. Code)	0.25%	$31,697.36
Construction Testing	0.40%	$50,715.77
Printing - Bid Documents	0.15%	$19,018.41
Advertising for Bids	0.02%	$2,535.79
Builder's Risk Insurance	0.12%	$15,214.73
Design Professional's Compensation	7.50%	$950,920.71
CM Compensation	6.00%	$760,736.57
Commissioning	0.60%	$76,073.66
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$142,004.16
Total Non-Construction Costs	**16.29%**	**$2,065,399.78**

Back to Assessment Summary

School Facility Appraisal - Plain Local

Name of Appraiser	Julie Apt	**Date of Appraisal**	2024-05-29
Building Name	Frazer Elementary		
Street Address	3900 Frazer Ave NW		
City/Town, State, Zip Code	Canton, OH 44709		
Telephone Number(s)	330-491-3740		
School District	Plain Local		

Setting: Small City

Site-Acreage	5.95	Building Square Footage	41,049
Grades Housed	K-4	Student Capacity	328
Number of Teaching Stations	24	Number of Floors	1
Student Enrollment	269		
Dates of Construction	1952,1955,2006		

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	

Back to Assessment Summary

Bottom of page

Suitability Appraisal of **1.0 The School Site** for Frazer Elementary (012401)

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 5.95 acres compared to 12 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.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential / agricultural 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 has limited landscaping, which does not enhance the property or emphasize the building entrance.		
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, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible and includes an accessible route to equipment. Fencing is not provided to separate vehicular traffic from pedestrians.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provided 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	*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	*2*
Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in poor condition.		
TOTAL - 1.0 The School Site	100	*59*

Bottom of page

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Frazer Elementary (012401)

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*10*
Entire building meets all ADA requirements except Restrooms, Stage access, signage, some exterior doors and power assist door.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire facility are in good condition but require replacement in some areas due to standing water conditions.		
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 control and expansion joints, and are free from deterioration.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*8*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*4*
Building envelope does not meet minimum energy conservation requirements.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
The building is reported to contain asbestos and other hazardous materials.		
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	*6*
Light sources are improperly placed and 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	*6*
Internal water supply will not support a future fire suppression system, but is adequate for current requirements.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*3*
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*
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	*8*
Drinking fountains are adequate in number and placement, and 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	*4*

Drainage systems exhibit some signs of past leakage and repairs.

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*6*

The facility is not sprinkled. Fire alarm systems are provided with required devices with the exception of flow and tamper switches. Smoke detectors are adequately provided.

2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	

The central intercommunication system provides reliable communication between the Administration area and all teaching/learning areas.

2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*

Exterior wall hydrants are adequately provided around the exterior of the facility.

TOTAL - 2.0 Structural and Mechanical Features	200	*111*

Bottom of page

Suitability Appraisal of **3.0 Plant Maintainability** for Frazer Elementary (012401)

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*12*
Exterior materials and finishes for doors, windows and walls are durable and require minimal maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*9*
Flooring throughout the facility consists of VCT, VAT, wood, terrazzo, sealed concrete, 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*
Acoustical tile 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. 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 wood 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	*5*
Fixtures are floor and wall mounted and are of fair to poor quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*8*
Custodial storage space is adequately located throughout the facility, including provisions for water and drains.		
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	*2*
Outdoor light fixtures are provided inadequately, but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.		
TOTAL - 3.0 Plant Maintainability	100	*52*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for Frazer Elementary (012401)

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	*3*
School signs and signals are not locate 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	*2*
Playground equipment consists of steel / high density plastic type equipment in fair condition, appears to be free from hazard, and is located on an approved soft surface material to an insufficient depth.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*10*
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	*12*
The overall facility is one story without stairways.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors open in the direction of travel and are equipped with panic hardware.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*4*
Emergency light fixtures and exit signs are on separate circuits and are inadequately provided.		
4.10 **Classroom doors** are recessed and open outward	10	*4*
Classroom doors are not recessed from the Corridor and open outward, which impede traffic flow in the Corridors.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*2*
Security systems are inadequately provided and are in fair condition.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*3*
Terrazzo and VCT flooring has been fairly 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	*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	*4*

Water coolers extend more than eight inches from the Corridor wall, which impede traffic flow in the Corridors.

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*4*

Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a Corridor leading to the exterior.

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*5*

The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are adequately provided.

4.18 There are at least **two independent exits** from any point in the building	15	*12*

Multiple exits are provided from Corridors throughout the facility.

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 brick / masonry / plaster / drywall.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*12*

The fire alarm is provided with manual and automatic actuation, and is provided with visual indicating devices in all required areas.

TOTAL - 4.0 Building Safety and Security	200	*129*

Bottom of page

Suitability Appraisal of **5.0 Educational Adequacy** for Frazer Elementary (012401)

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*10*
The average Classroom is 844 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	*4*
The Music Room 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	*4*
Undersized Classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*8*
Lockers, located in the Classroom, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*8*
Casework is adequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*4*
Special Education Classrooms are undersized compared to standards.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special Education spaces are properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*8*
The Media Center is 1,655 SF compared to 1,210 SF recommended in the OSDM.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*4*
The Gymnasium is 4,008 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	*8*
Pre-K and Kindergarten spaces are adequate for age of students served.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
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	*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	*2*
The facility is not provided with Computer Labs for student 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	*4*

Lockers have been adequately provided for storage of student materials. Casework has been adequately provided for storage of teacher materials.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*4*

The Teacher's Lounge is 373 SF compared to 450-900 SF, for 8-24 staff, recommended in the OSDM.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*4*

The Student Dining space is 1,632 SF compared to 3,000 SF recommended in the OSDM.

5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*4*

Administrative Offices are adequately provided for Elementary School students.

5.20 **Counselor's office** insures privacy and sufficient storage	5	*3*

The space provided for the Counselor does insure privacy, but lacks sufficient storage space.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*2*

The Clinic is 58 SF compared to 370 SF recommended in the OSDM and is located within the Administrative Offices.

5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*4*

Reception space consists of approximately 280 SF compared to 200-400 SF recommended by the OSDM.

5.23 **Administrative personnel** are provided **sufficient work space and privacy**	5	*3*

The Administrative area consists of approximately 2,238 SF for the principal, assistant principal, secretary, Conference Room, Storage, Copy Room, and Restroom, compared to 2,600 SF recommended by the OSDM.

TOTAL - 5.0 Educational Adequacy	200	*108*

Bottom of page

Suitability Appraisal of **6.0 Environment for Education** for Frazer Elementary (012401)

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 mid-century modern design, 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, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
The main entrance to the School is completely sheltered. Exits are sheltered from sun and inclement weather.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick, cast stone, and aluminum, which does provide an attractive color and texture. Interior building materials consist of glazed block, painted block, brick, and drywall which does provide an attractive color and texture. The mixture of materials is attractive and 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	*16*
The color palette is comprised of achromatic hues / warm base with accent color of more saturated hues. School colors are reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of cohesion.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*3*
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	*5*
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	*6*
The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination. 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	*6*
There are areas for students to gather in the Student Dining area and Gymnasium.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*8*
Corridors and Foyers are adequately designed for efficient traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*6*
There are areas for students to gather in the Student Dining area and Gymnasium.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
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*
No acoustical treatment has been provided in the Music Room.		
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	*4*
Classroom furniture is consistent in design and in fair condition.		
TOTAL - 6.0 Environment for Education	200	*126*

LEED Observation Notes

School District:	Plain Local
County:	Stark
School District IRN:	49932
Building:	Frazer Elementary
Building IRN:	12401

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)

The amount of asphalt provided is more than what is programmatically required, therefore, the amount of asphalt does contribute to the heat island effect for non-roofs (see SS Credit 7.1). Open space is not effectively maximized at this site (see SS Credit 5.2). The size of the parking area is more than the amount required with 53 spaces provided and 38 spaces required (see SS Credit 4.4). There is no redundant asphalt at the site, programmatic requirements warrant additional asphalt paving which will not contribute in the reduction in the heat island effect. Most of the roof surfaces have low reflectance and high thermal emittance, which contributes to the heat island effect. (see SS Credit 7.2).

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)

Currently there are no measures to reduce wastewater or water usage. Much of the site features grass, deciduous trees, conifers, shrubs and area of flora. The overall facility does not contain water-efficient fixtures or appliances to meet LEED requirements. Battery operated or electrical flush sensors could provide reduced water use. Use of non-potable water on landscape is another area where reduced water usage could be utilized.

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)

The overall facility is equipped with HVAC equipment that, due to system type, age, and inefficiency, does not provide appropriate energy controls, and does not provide appropriate recovery to meet LEED requirements. Most equipment in the overall facility is natural gas fired, that could be updated to electric fired. The District does not produce their own energy or buy energy credits to meet LEED requirements. The site is such that some measure of solar panel installation could not be accomplished. By replacing all lighting in the facility with LED and all light switches in the facility with sensor switches, the school would see a reduction in the energy usage and, subsequently, a cost savings as well.

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)

The facility does not provide storage and collection of recyclables (see MR Prerequisite 1). By providing containers designated for the collection of paper, plastic and glass bottles and cans reduces the solid waste impact on the environment and is a simple way to achieve LEED credits.

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)

Corridors and Classrooms feature hard, easy to clean surfaces, but do not provide acoustical measures other than ceiling tile (see EQ Credit 9). The overall facility is equipped with HVAC equipment that, due to age, condition, and inefficiency, does not provide appropriate indoor air quality or controls to meet LEED requirements. Existing window opening sizes, site and building layout, may make achieving LEED credits for this section difficult and costly.

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)

This building does not implement innovative building features and sustainable building knowledge which exceed results which are required by the LEED Rating System.

Justification for Allocation of Points - Plain Local

Building Name and Level: **Frazer Elementary**

K-4

Building features that clearly exceed criteria:

1. Adequate drainage systems are provided throughout the facility and drainage systems are well maintained.
2. The security system is equipped with panic buttons and notification devices.
3.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for overall capacity, and due to age.
2. The facility is not equipped with a fire suppression system.
3. The facility is not equipped with an emergency generator.
4. The facility is not equipped with a Computer Classroom.
5.
6.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Plain Local
Facility:	Frazer Elementary
Date of Initial Assessment:	May 29, 2024
Date of Assessment Update:	Jan 8, 2025
Cost Set:	2024

District IRN:	49932
Building IRN:	12401
Firm:	Thomas Porter Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1952 Original Construction	28,702	$96,398.53	$89,898.53
1955 Classroom Addition	10,713	$61,802.96	$55,302.96
2006 Cafeteria Addition	1,634	$0.00	$0.00
Total	41,049	$158,201.49	$145,201.49
Total with Regional Cost Factor (103.18%)	—	$163,232.30	$149,818.90
Regional Total with Soft Costs & Contingency	—	$203,110.44	$186,420.10

Environmental Hazards - Plain Local (49932) - Frazer Elementary (12401) - Original Construction

Owner:	Plain Local	**Bldg. IRN:**	12401
Facility:	Frazer Elementary	**Bldg. Addition:**	Original Construction
Date On Site:		**Consultant Name:**	William Racine

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$16.07	$0.00
2.	Breeching Insulation Removal	Not Present	0	$16.07	$0.00
3.	Tank Insulation Removal	Not Present	0	$12.85	$0.00
4.	Duct Insulation Removal	Not Present	0	$12.85	$0.00
5.	Pipe Insulation Removal	Not Present	0	$26.78	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$32.40	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$28.92	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$45.35	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$32.13	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,591.30	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$129.57	$0.00
12.	Acoustical Plaster Removal	Reported Asbestos-Containing Material	3800	$9.07	$34,466.00
13.	Fireproofing Removal	Not Present	0	$32.40	$0.00
14.	Hard Plaster Removal	Not Present	0	$9.64	$0.00
15.	Gypsum Board Removal	Not Present	0	$7.78	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$5.36	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$129.57	$0.00
18.	Cement Board Removal	Reported Asbestos-Containing Material	1302	$6.48	$8,436.96
19.	Electric Cord Insulation Removal	Not Present	0	$1.30	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$64.78	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$5.18	$0.00
22.	Fire Door Removal	Reported Asbestos-Containing Material	1	$129.57	$129.57
23.	Door and Window Panel Removal	Not Present	0	$129.57	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.89	$0.00
25.	Soil Removal	Not Present	0	$194.35	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.59	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$388.70	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$388.70	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	10950	$4.28	$46,866.00
30.	Carpet Mastic Removal	Not Present	0	$3.43	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.30	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$5.36	$0.00
33.	Sink Undercoating Removal	Not Present	0	$129.57	$0.00
34.	Roofing Removal	Not Present	0	$2.59	$0.00
35.	Chalkboards/Mastic	Not Present	0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$89,898.53
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$89,898.53

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$6,500.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	28702	0	$0.13	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$96,398.53
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$89,898.53

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.

Environmental Hazards - Plain Local (49932) - Frazer Elementary (12401) - Classroom Addition

Owner:	Plain Local	**Bldg. IRN:**	12401
Facility:	Frazer Elementary	**Bldg. Addition:**	Classroom Addition
Date On Site:		**Consultant Name:**	William Racine

A. Asbestos Containing Material (ACM) — AFM=Asbestos Free Material

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$16.07	$0.00
2.	Breeching Insulation Removal	Not Present	0	$16.07	$0.00
3.	Tank Insulation Removal	Not Present	0	$12.85	$0.00
4.	Duct Insulation Removal	Not Present	0	$12.85	$0.00
5.	Pipe Insulation Removal	Not Present	0	$26.78	$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	$32.40	$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$28.92	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$45.35	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$32.13	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,591.30	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$129.57	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$9.07	$0.00
13.	Fireproofing Removal	Not Present	0	$32.40	$0.00
14.	Hard Plaster Removal	Not Present	0	$9.64	$0.00
15.	Gypsum Board Removal	Not Present	0	$7.78	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$5.36	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$129.57	$0.00
18.	Cement Board Removal	Reported Asbestos-Containing Material	1302	$6.48	$8,436.96
19.	Electric Cord Insulation Removal	Not Present	0	$1.30	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$64.78	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$5.18	$0.00
22.	Fire Door Removal	Not Present	0	$129.57	$0.00
23.	Door and Window Panel Removal	Not Present	0	$129.57	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.89	$0.00
25.	Soil Removal	Not Present	0	$194.35	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.59	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$388.70	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$388.70	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	10950	$4.28	$46,866.00
30.	Carpet Mastic Removal	Not Present	0	$3.43	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.30	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$5.36	$0.00
33.	Sink Undercoating Removal	Not Present	0	$129.57	$0.00
34.	Roofing Removal	Not Present	0	$2.59	$0.00
35.	Chalkboards/Mastic	Not Present	0	$388.70	$0.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$55,302.96
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$55,302.96

B. Removal Of Underground Storage Tanks ☐ None Reported

	Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)			**Total Cost For Removal Of Underground Storage Tanks**		$0.00

C. Lead-Based Paint (LBP) - Renovation Only ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		$0.00
2.	Special Engineering Fees for LBP Mock-Ups		$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$6,500.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	10713	0	$0.13	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

	Description		Cost Estimate
1.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
2.	(Sum of Lines 1-0)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$61,802.96
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$55,302.96

* INSPECTION ASSUMPTIONS for Reported/Assumed Asbestos-Free Materials (Rep/Asm AFM):

a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.

b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"×12" floor tile and mastic.

c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

THESE MATERIALS SHOULD BE PROPERLY SAMPLED AND ANALYZED FOR ASBESTOS PRIOR TO DISTURBING THEM.