Building Information - Plain Local (49932) - Oakwood Middle

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Oakwood Middle (024505)
Assessment Date (on-site; non-EEA)	2024-05-30
Kitchen Type	Full Kitchen
Cost Set:	2024
Building Name	Oakwood Middle
Building IRN	24505
Building Address	2300 Schneider Rd. NE
Building City	Canton
Building Zipcode	44721
Building Phone	330-491-3790
Acreage	43.60
Current Grades:	7-8
Teaching Stations	53
Number of Floors	2
Student Capacity	1132
Current Enrollment	855
Enrollment Date	2024-06-07
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	41
Historical Register	**NO**
Building's Principal	Mr. JR Easterling
Building Type	Middle

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Building Pictures - Plain Local(49932) - Oakwood Middle(24505)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

152,354 Total Existing Square Footage
1968,1968,1972,2006 Building Dates
7-8 Grades
855 Current Enrollment
53 Teaching Stations
43.60 Site Acreage

Oakwood Middle School, which is not on the National Register of Historic Buildings, and originally constructed in 1968, is a 2 story, 152,354 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 1968 Original Construction contains brick veneer on load bearing masonry type exterior wall construction, with painted block, glazed block, and gypsum board type wall construction in the interior. The structure of the 1972 Addition contains brick veneer on load bearing masonry type exterior wall construction, with painted block type wall construction in the interior. The floor system of the base floor of the overall facility consists of concrete slab on grade type construction. The floor system of the intermediate floor of the 1968 Original Construction is cast-in-place coffered concrete type construction. The mezzanine floor construction in the Automotive/STEM Lab is steel frame with concrete topping type construction. The roof structure of the 1968 Original Construction is metal deck on steel joist construction. The roof structure of the Gymnasium, Automotive/STEM Lab, and the 1972 Addition is tectum deck on steel framing type construction. The roof structure of the garage portion of the 2006 Addition is wood deck on wood joist type construction. The roofing system of the 1968 Original Construction is a Tar and Gravel system and EDPM. The roofing system of the 1972 Addition and the garage portion of the 2006 Addition is EDPM. The ventilation system of the building is inadequate to meet the needs of the users. The Classrooms are mostly undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant manual fire alarm system. The facility is not equipped with an automated fire suppression system. The building is assumed to contain asbestos and other hazardous materials. The overall building is (not) compliant with ADA accessibility requirements. The school is located on a 43.6 acre site adjacent to residential properties. The property is not fenced for security but 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.

No Significant Findings

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Building Construction Information - Plain Local (49932) - Oakwood Middle (24505)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Construction	1968	yes	3	138,624	no	no
Auditorium Fixed Seating	1968	yes	1	5,863	yes	no
Wrestling Room Addition	1972	yes	1	4,207	yes	no
Garage and Greenhouse Addition	2006	yes	1	3,660	no	no

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Building Component Information - Plain Local (49932) - Oakwood Middle (24505)

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 (1968)		18088		10422	3485	14160	6170	2475						
Auditorium Fixed Seating (1968)	5863													
Wrestling Room Addition (1972)														
Garage and Greenhouse Addition (2006)														
Total	5,863	18,088	0	10,422	3,485	14,160	6,170	2,475	0	0	0	0	0	0
Master Planning Considerations	Due to the close proximity of residential properties, athletic fields, and a parking lot to the South, East, and West, building expansion is not recommended in those directions. With some site grading, an approximately 20,000 square foot addition could be added to the North.													

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Existing CT Programs for Assessment

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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 - Oakwood Middle (24505)

District:	Plain Local	**County:**	Stark	**Area:**	East Central Ohio (7)
Name:	Oakwood Middle	**Contact:**	Mr. JR Easterling		
Address:	2300 Schneider Rd. NE	**Phone:**	330-491-3790		
	Canton, 44721	**Date Prepared:**	2024-05-30	**By:**	Julie Apt
Bldg. IRN:	24505	**Date Revised:**	2025-01-09	**By:**	Julie Apt

Current Grades	7-8	Acreage:	43.60
Proposed Grades	N/A	Teaching Stations:	53
Current Enrollment	855	Classrooms:	41
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1968	yes	3	138,624
Auditorium Fixed Seating	1968	yes	1	5,863
Wrestling Room Addition	1972	yes	1	4,207
Garage and Greenhouse Addition	2006	yes	1	3,660
Total				**152,354**

*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	$8,291,104.68	-
B.	Roofing		3	$1,529,027.22	-
C.	Ventilation / Air Conditioning		3	$0.00	-
D.	Electrical Systems		3	$5,676,710.04	-
E.	Plumbing and Fixtures		3	$169,082.70	-
F.	Windows		3	$1,008,220.06	-
G.	Structure: Foundation		1	$0.00	-
H.	Structure: Walls and Chimneys		2	$1,017,528.79	-
I.	Structure: Floors and Roofs		2	$4,407.69	-
J.	General Finishes		3	$5,132,675.21	-
K.	Interior Lighting		3	$1,282,820.68	-
L.	Security Systems		3	$760,246.46	-
M.	Emergency/Egress Lighting		3	$198,060.20	-
N.	Fire Alarm		3	$592,657.06	-
O.	Handicapped Access		3	$302,050.93	-
P.	Site Condition		3	$757,563.99	-
Q.	Sewage System		3	$5,000.00	-
R.	Water Supply		3	$627.98	-
S.	Exterior Doors		3	$117,256.15	-
T.	Hazardous Material		3	$104,648.86	-
U.	Life Safety		3	$813,429.17	-
V.	Loose Furnishings		3	$1,013,062.08	-
W.	Technology		3	$1,730,614.50	-
X.	Construction Contingency / Non-Construction Cost		-	$7,452,901.40	-
Total				$37,959,695.85	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	119	60%	Borderline
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	668	67%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$39,166,814.18

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

Supporting Documents
Oakwood MS_Composite.pdf (view) 2025-01-08 10:31:23 (5.3 MB) //

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Original Construction (1968) Summary

District:	Plain Local	**County:**	Stark	**Area:**	East Central Ohio (7)
Name:	Oakwood Middle	**Contact:**	Mr. JR Easterling		
Address:	2300 Schneider Rd. NE	**Phone:**	330-491-3790		
	Canton, 44721	**Date Prepared:**	2024-05-30	**By:**	Julie Apt
Bldg. IRN:	24505	**Date Revised:**	2025-01-09	**By:**	Julie Apt

Current Grades	7-8	Acreage:	43.60
Proposed Grades	N/A	Teaching Stations:	53
Current Enrollment	855	Classrooms:	41
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	**1968**	**yes**	**3**	**138,624**
Auditorium Fixed Seating	1968	yes	1	5,863
Wrestling Room Addition	1972	yes	1	4,207
Garage and Greenhouse Addition	2006	yes	1	3,660
Total				**152,354**

*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	$7,543,918.08	-
	B.	Roofing	3	$1,448,230.96	-
	C.	Ventilation / Air Conditioning	3	$0.00	-
	D.	Electrical Systems	3	$5,165,130.24	-
	E.	Plumbing and Fixtures	3	$169,082.70	-
	F.	Windows	3	$1,001,962.06	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$809,265.58	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$5,102,304.87	-
	K.	Interior Lighting	3	$1,167,214.08	-
	L.	Security Systems	3	$691,733.76	-
	M.	Emergency/Egress Lighting	3	$180,211.20	-
	N.	Fire Alarm	3	$539,247.36	-
	O.	Handicapped Access	3	$299,432.73	-
	P.	Site Condition	3	$757,563.99	-
	Q.	Sewage System	3	$5,000.00	-
	R.	Water Supply	3	$627.98	-
	S.	Exterior Doors	3	$103,004.02	-
	T.	Hazardous Material	3	$94,941.82	-
	U.	Life Safety	3	$792,983.15	-
	V.	Loose Furnishings	3	$987,002.88	-
	W.	Technology	3	$1,614,969.60	-
-	X.	Construction Contingency / Non-Construction Cost	-	$6,956,241.37	-
Total				$35,430,068.43	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	119	60%	Borderline
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	668	67%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$36,556,744.61

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

Auditorium Fixed Seating (1968) Summary

District:	Plain Local	**County:**	Stark	**Area:**	East Central Ohio (7)
Name:	Oakwood Middle	**Contact:**	Mr. JR Easterling		
Address:	2300 Schneider Rd. NE	**Phone:**	330-491-3790		
	Canton, 44721	**Date Prepared:**	2024-05-30	**By:**	Julie Apt
Bldg. IRN:	24505	**Date Revised:**	2025-01-09	**By:**	Julie Apt

Current Grades	7-8	Acreage:	43.60
Proposed Grades	N/A	Teaching Stations:	53
Current Enrollment	855	Classrooms:	41
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1968	yes	3	138,624
Auditorium Fixed Seating	**1968**	**yes**	**1**	**5,863**
Wrestling Room Addition	1972	yes	1	4,207
Garage and Greenhouse Addition	2006	yes	1	3,660
Total				**152,354**

*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	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	119	60%	Borderline
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	668	67%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$877,468.14

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	$319,064.46	-
	B.	Roofing	3	$4,988.26	-
	C.	Ventilation / Air Conditioning	3	$0.00	-
	D.	Electrical Systems	3	$218,455.38	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$30,370.34	-
	K.	Interior Lighting	3	$49,366.46	-
	L.	Security Systems	3	$29,256.37	-
	M.	Emergency/Egress Lighting	3	$7,621.90	-
	N.	Fire Alarm	3	$22,807.07	-
	O.	Handicapped Access	3	$1,524.38	-
	P.	**Site Condition**	**3**	**$0.00**	-
	Q.	**Sewage System**	**3**	**$0.00**	-
	R.	**Water Supply**	**3**	**$0.00**	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	**Hazardous Material**	**3**	**$0.00**	-
	U.	**Life Safety**	**3**	**$0.00**	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	**Technology**	**3**	**$0.00**	-
-	X.	Construction Contingency / Non-Construction Cost	-	$166,970.01	-
Total				$850,424.63	

Wrestling Room Addition (1972) Summary

District:	Plain Local	**County:**	Stark	**Area:**	East Central Ohio (7)
Name:	Oakwood Middle	**Contact:**	Mr. JR Easterling		
Address:	2300 Schneider Rd. NE	**Phone:**	330-491-3790		
	Canton, 44721	**Date Prepared:**	2024-05-30	**By:**	Julie Apt
Bldg. IRN:	24505	**Date Revised:**	2025-01-09	**By:**	Julie Apt

Current Grades	7-8	Acreage:	43.60
Proposed Grades	N/A	Teaching Stations:	53
Current Enrollment	855	Classrooms:	41
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1968	yes	3	138,624
Auditorium Fixed Seating	1968	yes	1	5,863
Wrestling Room Addition	**1972**	**yes**	**1**	**4,207**
Garage and Greenhouse Addition	2006	yes	1	3,660
Total				**152,354**

*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	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	119	60%	Borderline
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	668	67%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$1,089,272.85

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	$228,944.94	-
	B.	Roofing	3	$75,808.00	-
	C.	Ventilation / Air Conditioning	3	$0.00	-
	D.	Electrical Systems	3	$156,752.82	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	Windows	3	$6,258.00	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$202,846.05	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	**General Finishes**	**3**	**$0.00**	-
	K.	Interior Lighting	3	$35,422.94	-
	L.	Security Systems	3	$20,992.93	-
	M.	Emergency/Egress Lighting	3	$5,469.10	-
	N.	Fire Alarm	3	$16,365.23	-
	O.	Handicapped Access	3	$1,093.82	-
	P.	**Site Condition**	**3**	**$0.00**	-
	Q.	**Sewage System**	**3**	**$0.00**	-
	R.	**Water Supply**	**3**	**$0.00**	-
	S.	Exterior Doors	3	$6,478.24	-
	T.	Hazardous Material	3	$9,707.04	-
	U.	Life Safety	3	$20,446.02	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	Technology	3	$61,842.90	-
-	X.	Construction Contingency / Non-Construction Cost	-	$207,273.51	-
Total				$1,055,701.54	

Garage and Greenhouse Addition (2006) Summary

District:	Plain Local	**County:**	Stark	**Area:**	East Central Ohio (7)
Name:	Oakwood Middle	**Contact:**	Mr. JR Easterling		
Address:	2300 Schneider Rd. NE	**Phone:**	330-491-3790		
	Canton, 44721	**Date Prepared:**	2024-05-30	**By:**	Julie Apt
Bldg. IRN:	24505	**Date Revised:**	2025-01-09	**By:**	Julie Apt

Current Grades	7-8	Acreage:	43.60
Proposed Grades	N/A	Teaching Stations:	53
Current Enrollment	855	Classrooms:	41
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1968	yes	3	138,624
Auditorium Fixed Seating	1968	yes	1	5,863
Wrestling Room Addition	1972	yes	1	4,207
Garage and Greenhouse Addition	**2006**	**yes**	**1**	**3,660**
Total				**152,354**

*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	87	87%	Satisfactory
2.0 Structural and Mechanical Features	200	119	60%	Borderline
3.0 Plant Maintainability	100	59	59%	Borderline
4.0 Building Safety and Security	200	129	65%	Borderline
5.0 Educational Adequacy	200	129	65%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	668	67%	Borderline

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	103.18%
Cost to Renovate (Cost Factor applied)	$643,328.58

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	$199,177.20	-
	B.	**Roofing**	**3**	**$0.00**	-
	C.	Ventilation / Air Conditioning	3	$0.00	-
	D.	Electrical Systems	3	$136,371.60	-
	E.	**Plumbing and Fixtures**	**3**	**$0.00**	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	Structure: Foundation	1	$0.00	-
	H.	Structure: Walls and Chimneys	2	$5,417.16	-
	I.	Structure: Floors and Roofs	2	$4,407.69	-
	J.	**General Finishes**	**3**	**$0.00**	-
	K.	Interior Lighting	3	$30,817.20	-
	L.	Security Systems	3	$18,263.40	-
	M.	Emergency/Egress Lighting	3	$4,758.00	-
	N.	Fire Alarm	3	$14,237.40	-
	O.	**Handicapped Access**	**3**	**$0.00**	-
	P.	**Site Condition**	**3**	**$0.00**	-
	Q.	**Sewage System**	**3**	**$0.00**	-
	R.	**Water Supply**	**3**	**$0.00**	-
	S.	Exterior Doors	3	$7,773.89	-
	T.	**Hazardous Material**	**3**	**$0.00**	-
	U.	**Life Safety**	**3**	**$0.00**	-
	V.	Loose Furnishings	3	$26,059.20	-
	W.	Technology	3	$53,802.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$122,416.51	-
Total				$623,501.25	

A. Heating System

Description: The existing system for the overall facility is a electric fired package roof top system, installed between 1998 and 2024, and is in good to poor condition. 2-pipe vs. 4-pipe designations are not applicable in this facility due to lack of boilers and chillers, with the system packaged HVAC units that utilize refrigerant. The overall facility is served by 23 rooftop units, which were installed in various years and vary in condition ranging from newly installed to no longer operational. Packaged RTU provides heated and cooler air which is distributed to terminal units consisting of diffusers, and air handlers. The terminal equipment was installed in 2000 with incremental upgrades and is in fair condition. Obsolete boilers, storage tanks, cabinet heaters, and unit heaters were abandoned in place. The two (2) condensing boilers with combustion technology, manufactured by Lochinvar, were installed in approximately 2022 and are in good condition. Boilers provide domestic heated water. 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 digital type system temperature controls were installed in 2022 and are in good condition, with some in poor condition having been modified. The system does feature individual temperature controls in most spaces required by the OSDM. The overall system does not feature any central energy recovery systems. The facility is equipped with minimal to no louvered interior doors to facilitate Corridor utilization as return air plenums. The existing system is ducted, but the ductwork cannot be integrated into a possible future system due to arrangement, air volume, and routing of existing ductwork. Onsite observations and age of system indicate non-compliance with current SMACNA, UL, NAIMA, NFPA, and / or ASHRAE ductwork requirements. The overall heating system is evaluated as not being in safe and efficient working order, and long-term life expectancy of the existing system is not anticipated. The existing overall heating system is not fully compliant with LEED requirements. The structure is equipped with central air conditioning. The site does not contain underground fuel tanks.

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.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
HVAC System Replacement:	$54.42	sq.ft. (of entire building addition)		Required	Required	Required	Required	$8,291,104.68	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Sum:			$8,291,104.68	$7,543,918.08	$319,064.46	$228,944.94	$199,177.20		



Obsolete RTU



Obsolete Boiler

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($55,458.00)	rooftop replacement heating in gym - District Improvements since the assessment was completed.
($23,818.00)	rooftop replacement in office - District Improvements since the assessment was completed.

B. Roofing

Description: The roof over the Original Construction is a Modified Bituminous system that was installed in 2021, and is in good condition, a Built-Up system that was installed in 2011, and is in fair to poor condition and an EPDM system that was installed in 2022 and is in good condition. The roof over the 1968 Auditorium Fixed Seating Addition is a Modified Bituminous system that was installed in 2017 and is in good condition. The roof over the 1972 Addition is a TPO system that was installed in 2011 and is in poor 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 ladder / access door that are in fair condition. Fall safety protection cages are required, have been provided to access some but not all necessary roofs and are compliant in fair condition. There were no observations of standing water on the roof. Metal cap flashings are in fair to poor condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in poor condition. The roof is not equipped with overflow roof drains though they are needed on this building. No problems requiring attention were encountered with any roof penetrations.

Rating: 3 Needs Replacement

Recommendations: The Built-Up roof over the 1968 Original Construction and the TPO roof over the 1972 Addition requires replacement to meet Ohio School Design Manual guidelines due to age of system and projected lifecycle. Due to existing conditions roof drains require replacement in the overall facility. Copper flashing over the Music Room wing of the 1968 Original Construction requires replacement.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Built-up Asphalt:	$17.10	sq.ft. (Qty)		79,337 Required				$1,356,662.70	
Membrane (all types / fully adhered):	$20.02	sq.ft. (Qty)				3,010 Required		$60,260.20	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	$23.84	ln.ft.		254 Required				$6,055.36	
Overflow Roof Drains and Piping:	$3,886.95	each		22 Required		4 Required		$101,060.70	
Roof Access, Ladder & Fall Protection Cage:	$4,988.26	each			1 Required			$4,988.26	(provide when no roof access currently exists)
Sum:			$1,529,027.22	$1,448,230.96	$4,988.26	$75,808.00	$0.00		





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roof insulation to be added - $4.14/sf
Roof sf - 82,347
Total =$340,916.58

C. Ventilation / Air Conditioning

Description: The overall facility is equipped with a packaged HVAC units with air cooled condensors for central air conditioning system, which was installed between 2000 and 2024, and is in good to poor condition. Cooled air is distributed through a ducted systems with diffusers. Window units are not provided. Compliant specialized air conditioning systems are not provided for computer / technology infrastructure rooms. The ventilation system in the overall facility consists of roof top units, installed between 2000 and 2024 and in good to poor condition, providing fresh air to Classrooms, and diffusers and air handlers, installed in 2000 with incremental upgrades and in fair condition, providing fresh air to other miscellaneous spaces such as Gymnasiums, Student Dining, and Media Center. Relief air venting is provided by transfer grilles to Corridors and ceiling plenums. The ventilation system does not meet the Ohio Building Code 15 CFM per occupant fresh air requirement in all areas. The overall system is not fully 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. The Art program is equipped with a kiln, and existing kiln ventilation is direct vent, and is adequate, and in good condition. General building exhaust systems for Restrooms, Storage Rooms, Art Rooms, Custodial Closets, and Gymnasium spaces are inadequately provided, and in fair to 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 Restrooms, Locker Rooms, Storage Rooms, Custodial Closets, and Gymnasium.

Item	Cost	Unit	Whole Building	Original Construction (1968)	Auditorium Fixed Seating (1968)	Wrestling Room Addition (1972)	Garage and Greenhouse Addition (2006)	Sum	Comments
				138,624 ft²	5,863 ft²	4,207 ft²	3,660 ft²		
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		



Packaged HVAC Unit



Roof Top Packaged HVAC Unit

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D. Electrical Systems

Description: The electrical system provided to the overall facility is a 277/480 volts, 2500 amp, 3 phase, 4 wire system installed in 1968 with incremental upgrades, and is in fair to poor condition. The systems in the 1968 Auditorium Fixed Seating and 1972 Addition are extensions of that found in the Original Construction. Power is provided to the school by multiple district owned, pad-mounted transformer located in the Boiler Room and outside in a vault, and in fair condition. The panel system, installed in 1968, is not OSDM-compliant, in poor condition, and cannot be expanded to add additional capacity. The Classrooms are equipped with adequate electrical outlets. The typical Classroom contains (4) general purpose outlets, (2) dedicated outlets for each Classroom computer, and (2) dedicated outlet(s) for each Classroom television and overhead projector. Some Classrooms are equipped with as many as (10) general purpose outlets, while others are equipped with as few as (4) general purpose outlets. There are not any spaces that have no electrical outlets. The Corridors are 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 provided. Stage lighting power system including control panel, breakers, and dimmers is adequately provided, in good to fair condition and appears meet OSDM requirements. The overall electrical system meets 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 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.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
System Replacement:	$37.26	sq.ft. (of entire building addition)		Required	Required	Required	Required	$5,676,710.04	(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:			$5,676,710.04	$5,165,130.24	$218,455.38	$156,752.82	$136,371.60		



Electrical Sub-Panel



Electrical Main

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E. Plumbing and Fixtures

Description: The service entrance is equipped with a reduced pressure back flow preventer in fair condition. A water treatment system is provided and is in fair condition. The domestic water supply piping in the overall facility¬ is copper and PVC, is original to each addition and is in fair to poor condition. The waste piping in the overall facility is cast iron, is original to each addition and is in fair to poor condition. The facility is equipped with a 100 gallon gas water heater in fair condition. The school contains 3 Large Group Restrooms for boys, 3 Large Group Restrooms for girls, 2 Locker Room Restrooms for boys, 1 Locker Room Restrooms for girls, 0 Restrooms associated with specialty Classrooms, and 3 Restrooms for staff. The first Boys' Large Group Restrooms contain 0 ADA and 2 non-ADA floor mounted flush valve toilets, 0 ADA and 3 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 0 non-ADA countertop lavatories. The second Boys' Large Group Restrooms contain 0 ADA and 2 non-ADA floor mounted flush valve toilets, 0 ADA and 4 non-ADA wall mounted flush valve urinals, as well as 2 ADA and 0 non-ADA countertop lavatories. The third Boys' Large Group Restrooms contain 1 ADA and 0 non-ADA floor mounted flush valve toilets, 0 ADA and 2 non-ADA wall mounted flush valve urinals, as well as 3 ADA and 0 non-ADA countertop lavatories. The first Girls' Large Group Restrooms contain 1 ADA and 3 non-ADA wall mounted flush valve toilets, as well as 2 ADA and 0 non-ADA countertop lavatories. The second Girls' Large Group Restrooms contain 0 ADA and 6 non-ADA wall mounted flush valve toilets, as well as 2 ADA and 0 non-ADA countertop lavatories. The third Girls' Large Group Restrooms contain 1 ADA and 4 non-ADA wall mounted flush valve toilets, as well as 3 ADA and 0 non-ADA countertop lavatories. The first Boys' Locker Room Restrooms contain 0 ADA and 2 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA wall mounted flush valve urinals, 1 ADA and 0 non-ADA wall mounted lavatories, as well as 0 ADA and 1 non-ADA shower room. The second Boys' Locker Room Restrooms contain 0 ADA and 1 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA wall mounted flush valve urinals, 2 ADA and 0 non-ADA wall mounted lavatories, as well as 0 ADA and 1 non-ADA shower room. Girls' Locker Room Restrooms contain 0 ADA and 3 non-ADA wall mounted flush valve toilets, as well as 2 ADA and 0 non-ADA wall mounted lavatories, as well as 0 ADA and 3 non-ADA showers and 1 non-ADA shower room. Staff Restrooms contain 0 ADA and 6 non-ADA wall mounted flush valve toilets, 0 ADA and 2 non-ADA wall mounted urinals, as well as 2 ADA and 1 non-ADA countertop lavatories. Condition of fixtures is fair to poor. The facility is equipped with 0 ADA and 2 non-ADA drinking fountains, as well as 9 ADA and 0 non-ADA electric water coolers, in poor to good condition. Middle School Special Education Classrooms are not equipped with ADA sink mounted type drinking fountains. Special Education Classroom is not equipped with the required Restroom facilities. Kitchen is equipped with the required Restroom and fixtures are in fair to poor condition. Heath Clinic is not equipped with the required Restroom but there is a makeshift secondary Clinic in the restroom near Auto services and fixtures are in poor condition. Due to existing grade configuration, Kindergarten / Pre-K Classroom Restroom considerations are not relevant. Kitchen fixtures consist of 1 single compartment sink / double compartment sink / triple compartment sink / dishwasher / disposal, which are in fair condition. The Kitchen is equipped with a satisfactory grease interceptor. The Kitchen is provided the required 140 degree hot water supply via a 100 gallon gas type water heater / other, 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 32 toilets, 3 urinals, 32 lavatories, 3 Classroom sink mounted drinking fountains, and 8 electric water coolers. Observations revealed that the school is currently equipped with 40 toilets, 15 urinals, 29 lavatories, 0 Classroom sink mounted drinking fountains, and 9 electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial Closets are properly located and are adequately provided with required service sinks or floor drain sinks which are in fair condition. Art Classrooms are equipped with satisfactory solids interceptors except one. Science Classrooms are equipped with the required utility sink, gas / compressed air connections in fair to poor condition, but no safety shower / eyewash stations are provided. 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: Due to age, condition, LEED, and OFCC requirements, provide 32 new toilets / 32 new lavatories / 14 new urinals and 2 new electric water coolers in the overall facility. Provide 3 new lavatory mounted drinking fountains in the Original Construction. See Item O for replacement of fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Toilet:	$1,943.48	unit		32 Required				$62,191.36	(remove / replace) See Item O
Urinal:	$1,943.48	unit		14 Required				$27,208.72	(remove / replace)
Sink:	$3,239.12	unit		3 Required				$9,717.36	(new)
Sink:	$1,943.48	unit		32 Required				$62,191.36	(remove / replace)
Electric water cooler:	$3,886.95	unit		2 Required				$7,773.90	(double ADA)
Sum:			$169,082.70	$169,082.70	$0.00	$0.00	$0.00		

UNDERFLOOR SANITARY - HAVING ISSUES WITH DETERIORATED PIPING AND/OR SCALING. = 4.53/sf x 88,073 sf = $398,970

($14,400.00)	hot water tank replacement - District Improvements since the assessment was completed.





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F. Windows

Description: The overall facility is equipped with thermally broken aluminum frame windows with double glazed insulated glazing type window system, which was installed in 1988 through 2002, and is in fair condition. The window system features inoperable windows throughout most of the building. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted rolling shades, which are in fair to poor condition. This facility is not equipped with any curtain wall systems. There are aluminum frame storefront type windows around the lower level of the facility. Storefront features single pane glazing or painted steel faced insulated panels. This facility does not feature any glass block windows. Wired glass was not identified in this facility. A significant majority of the exterior doors in the overall facility are equipped with thermally broken aluminum frame sidelights and transoms with tempered single pane glazing, in fair to poor condition. Some sidelights and transoms are equipped with painted steel or anodized aluminum faced insulated panels. A significant majority of exterior door vision panels are tempered single pane glazing. The school does contain two acrylic bubble type skylights in fair to poor condition. The school does not contain any clerestories. Interior glass is OSDM-compliant due to hollow metal or aluminum type frames with tempered glazing, and in fair condition. Window security grilles are not provided for ground floor windows. There is a 2,687 SF Greenhouse associated with this school, and it is in good to fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace window transoms and sidelights at exterior doors of the overall facility. Replace storefront systems through the overall facility due to age and condition. Exterior door vision panel replacement is addressed in Item S in exterior door replacement scope. Replace acrylic bubble type skylights due to age and condition. Replace interior glazing due to age and condition.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Insulated Glass/Panels:	$131.57	sq.ft. (Qty)		3,692 Required				$485,756.44	(includes integral blinds and removal of existing windows)
Skylights:	$161.96	sq.ft. (Qty)		24 Required				$3,887.04	(remove and replace)
Storefront System:	$74.50	sq.ft. (Qty)		1,890 Required				$140,805.00	(includes demo of existing and replacement with new)
Other: Interior Glazing	$69.56	sq.ft. (Qty)		4,543 Required				$316,011.08	Replace interior glass due to age and condition.
Other: Transoms and Sidelights	$74.50	sq.ft. (Qty)		745 Required		84 Required		$61,760.50	Replace window transoms and sidelights at exterior doors.
Sum:			$1,008,220.06	$1,001,962.06	$0.00	$6,258.00	$0.00		



Exterior Window



Exterior Window

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G. Structure: Foundation

Description: The 1968 Original Construction is equipped with concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good to fair condition. Portions of the concrete foundation walls are painted. There appears to be spray applied waterproofing at the south elevation of the Gymnasium foundation walls. The 1972 and 2006 Addition is equipped with concrete block foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good to fair condition. No significant issues related to foundation cracking or spalling were encountered. The District reports that there has been no past leaking. No major grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation structural deterioration. There is a grade change on the northeast and northwest elevation along the building that could contribute to foundation wall structural deterioration, but no such deterioration was observed. The soils appear to be adequately stabilized and drained.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00		



Concrete Foundation Wall



Concrete Foundation Wall

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H. Structure: Walls and Chimneys

Description: The 1968 Original Construction has a brick and stone veneer on load bearing masonry wall system, which displayed locations of minor deterioration at the base of walls and at the numerous wings walls between typical windows, and is in fair condition. The 1968 Original Construction also has a corrugated metal panel on load bearing masonry wall system, which has been painted and displays several small areas of dents, scratches, holes, and is in fair condition with observable rusting. The 1972 Addition has a brick and stone veneer on load bearing masonry wall system, which displayed locations of deterioration and spalling throughout, and is in poor condition. The 2006 Addition has a painted block load bearing masonry wall system, which displayed no locations of deterioration, and is in good to fair condition. Several of these blocks have corners that have been chipped away. The exterior masonry appears to have appropriately spaced and inadequately caulked control joints in fair to poor condition. Control joints are not provided at all lintel locations, at doors and windows. Control joints are provided at corners and offsets. The school does have an expansion joint visible on the roof, and it is in fair condition. There is no major exterior masonry cracking or separation, however there are some locations of minor cracking, chips, or missing brick particularly at the numerous wing walls between typical windows. Exterior walls in the 1968 Original Construction are adequately insulated. Brick veneer masonry walls are cavity walls. Exterior walls in the 1972 Addition and 2006 Addition are inadequately insulated. Brick veneer masonry walls are not cavity walls. Weep holes at the 1968 Original Construction are provided in sufficient quantity at 36'' on center at the base of masonry cavity walls and at the base of the stone veneer at the upper portion of walls, and are in good to fair condition. Weep holes are not rope type weeps. Weep holes are not provided at the 1972 or 2006 Addition. Vents are not provided. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration and has locations of efflorescence and mold. The 1972 Addition exhibits significant efflorescence and brick spalling. Architectural exterior accent materials consist of cut stone veneer panels around the top of walls, which are in fair condition. There is exposed concrete structure around the perimeter of the northern half of the building, which is exhibiting small areas of minor concrete spalling due to minor rebar oxidation. Exterior building fenestration in the overall facility represents 12.53% of the exterior surfaces. The removal of several existing unit ventilators due to work in Items A and C will necessitate the exterior masonry infill of associated exterior wall voids. Interior Corridor and demising walls are concrete masonry units and glazed block, project full height from floor to bottom of deck, and are in good to fair condition. Interior masonry appears to have adequately spaced and caulked control joints in good to fair condition. Interior soffits are not provided. Unit ventilator removal in Item A will require infill of associated voids. The window sills are mostly stone, and are in fair condition. The exterior lintels are steel, and are in good to fair condition. There are no chimneys. There is a freestanding canopy over the main entrance of cast-in-place concrete type construction, and it is in good to fair condition. There are two canopies at overhead doors that are an element of the roof structure, covered in a painted plaster or EIFS material, and in fair condition. Exterior soffits at the northern portion of the building are of a suspended 2x4 grid and acoustical tile type construction, and in fair condition. The school is provided with a partially covered concrete loading dock to facilitate the receipt of product, supplies, and foodstuffs, 250 square feet in size. The dock itself is in poor condition, and is equipped with bumper pads in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry, cleaning, sealing, and caulking as required through the overall facility. Replace damaged brick veneer system due to age and condition. Provide masonry infill for removal of existing HVAC unit ventilators. Recaulk existing control joints. Repair minor surface damage to exposed concrete structure. Provide Loading Dock bumper pads. Replace Loading Dock concrete slab due to age and condition. Replace metal siding wall system over load bearing masonry throughout due to age and condition. Replace damaged stone veneer system due to age and condition. Repoint stone window sills through the 1968 Original Construction. Prep and paint exposed concrete block walls at the 2006 Addition. Prep and paint concrete canopy at main entrance and concrete walls around exterior mechanical equipment area. Prep and paint exposed steel lintels through the overall facility. Prep and paint plaster canopies at overhead doors. Exterior wall insulation deficiencies are addressed in Item J.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Tuckpointing:	$9.72	sq.ft. (Qty)		2,947 Required		3,408 Required		$61,770.60	(wall surface)
Exterior Masonry Cleaning:	$1.95	sq.ft. (Qty)		29,465 Required		3,408 Required		$64,102.35	(wall surface)
Exterior Masonry Sealing:	$1.30	sq.ft. (Qty)		29,465 Required		3,408 Required		$42,734.90	(wall surface)
Exterior Caulking:	$9.72	ln.ft.		1,107 Required		127 Required	28 Required	$12,266.64	(removing and replacing)
Replace Brick Veneer System:	$45.35	sq.ft. (Qty)		102 Required		2,790 Required		$131,152.20	(total removal and replacement including pinning and shoring)
Unit Vent infill	$73.90	sq.ft. (Qty)		26 Required				$1,921.40	Per SF of infill
Other: Concrete Patch and Repair	$70.00	sq.ft. (Qty)		60 Required				$4,200.00	Patch and repair exposed concrete beams and columns.
Other: Loading Dock Bumper Pads	$500.00	each		4 Required				$2,000.00	Provide Loading Dock bumper pads.
Other: Loading Dock Replacement	$8.00	sq.ft. (Qty)		250 Required				$2,000.00	Replace Loading Dock concrete slab due to age and condition.
Other: Metal Siding	$45.00	sq.ft. (Qty)		13,684 Required				$615,780.00	Replace metal siding wall system over load bearing masonry throughout due to age and condition.
Other: Replace Stone Veneer System:	$45.35	sq.ft. (Qty)		76 Required		681 Required		$34,329.95	(total removal and replacement including pinning and shoring)
Other: Scrape and Paint	$5.25	sq.ft. (Qty)					980 Required	$5,145.00	Prep and paint exposed concrete block walls.
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		7,129 Required				$37,427.25	Prep and paint exposed concrete.
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		266 Required				$1,396.50	Prep and paint exposed steel lintels through the overall facility.
Other: Scrape and Paint	$5.25	sq.ft. (Qty)		248 Required				$1,302.00	Prep and paint plaster canopies at overhead doors.
Sum:			$1,017,528.79	$809,265.58	$0.00	$202,846.05	$5,417.16		



Loading Dock Area



Spalling Brick Veneer Wall

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BACK NEAR HILL
AND NEAR STEPS
DOWN INTO GYM

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 to fair condition. There is no crawl space. The floor construction of the intermediate floor of the 1968 Original Construction is cast-in-place coffered concrete type construction, and is in good condition. The mezzanine floor construction in the Automotive/Stem Lab is steel frame with concrete topping type construction, and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1968 Original Construction is metal deck on steel joist type construction, and is in good condition. The Gymnasium and Automotive/Stem Lab roof is tectum deck on steel framing type construction, and is in good to fair condition. The roof construction of the 1972 Addition is tectum deck on steel framing type construction, and is in good to fair condition. The roof construction of the garage portion of the 2006 Addition is wood deck on wood joist type construction, and is in good to fair condition.

Rating: 2 Needs Repair

Recommendations: Provide fire rated drywall over existing wood joists.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Fire Rated Drywall over Existing Wood Ceiling Joists	$4.53	sq.ft. (Qty)					973 Required	$4,407.69	(per square feet of required drywall)
Sum:			$4,407.69	$0.00	$0.00	$0.00	$4,407.69		



Concrete Coffer Floor Structure



Metal Deck on Steel Joist Roof

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J. General Finishes

Description: The 1968 Original Construction features conventionally partitioned Classrooms with VCT, VAT, and carpet type flooring, acoustical tile type ceilings, as well as painted block, plaster, and gypsum board type wall finishes, and they are in fair to poor condition. The 1968 Original Construction has Corridors with VCT type flooring, acoustical tile type ceilings, as well as painted block, glazed block, and brick type wall finishes, and they are in fair condition. The 1968 Original Construction has Restrooms with terrazzo, VCT, and ceramic tile type flooring, acoustical tile type ceilings, as well as painted block and glazed block type wall finishes, and they are in fair to poor condition. Toilet partitions are metal and glazed block, and are in poor condition. The 1972 Addition does not contain Classrooms, Corridors, or Restrooms. Classroom casework in the overall facility is wood and plastic laminate type construction with plastic laminate tops, is inadequately provided, and in poor condition. The typical Classroom contains 4 lineal feet of casework, and Classroom casework provided ranges from 0 to 24 feet. Classrooms are provided adequate chalkboards, markerboards, and tackboards which are in fair condition. The lockers, located in the Corridors, are adequately provided, and in fair condition. The Art program is equipped with a kiln in good condition, and existing kiln ventilation is inadequate The facility is equipped with wood non-louvered interior doors that are flush mounted with proper ADA hardware and clearances, and in fair to poor condition. The Gymnasium space has wood type flooring, exposed metal deck type ceilings, as well as painted block type wall finishes, and they are in fair condition. Wood Gymnasium flooring has been well maintained, will accommodate few future sandings and refinishings, and is rated at an advanced stage of its product lifecycle. Gymnasium telescoping stands are wood type construction in poor condition. Gymnasium basketball backboards are electrically operated type, and are in fair condition. The Gymnasium is not equipped with adequate Gym Dividers. The Gymnasium is not equipped with adequate wall safety padding. The Media Center, located in the 1968 Original Construction, has carpet type flooring, acoustical tile type ceilings, as well as painted block type wall finishes, and they are in fair to poor condition. Student Dining, located in the 1968 Original Construction, has terrazzo and VCT type flooring, acoustical tile and plaster type ceilings, as well as brick and gypsum board type wall finishes, and they are 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 full service, is slightly undersized based on current enrollment, and the existing Kitchen equipment, installed in various years, is in good to fair condition. The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system. The required 6'' overhang on all three exposed sides of the cooking equipment is provided by the hood. Kitchen hood exhaust ductwork is of proper construction, material, insulation, and installed as required by the OSDM and OBCMC. Walk-in cooler and freezer are located within the Kitchen space, and are in fair condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes due to age and condition. Provide for new toilet partitions due to age and condition. Provide for urinal screens. Provide for terrazzo flooring repair, due to condition. Provide for replacement of interior doors and hardware, due to age and condition. Provide for new Gymnasium bleachers due to age and condition. Provide for replacement of gypsum board ceilings in areas where fire suppression work will be happening above the ceiling.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Middle):	$35.33	sq.ft. (of entire building addition)		Required				$4,897,585.92	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,606.50	per stall		40 Required				$64,260.00	(removing and replacing)
Urinal Screens	$749.70	per unit		14 Required				$10,495.80	
Terrazzo Floor Repair	$32.40	sq.ft. (Qty)		250 Required				$8,100.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	$142.53	per seat		855 Required				$121,863.15	(based on current enrollment)
Gypsum Board Replacement	$5.18	sq.ft. (Qty)			5,863 Required			$30,370.34	(Hazardous Material Replacement Cost - See T.)
Sum:			$5,132,675.21	$5,102,304.87	$30,370.34	$0.00	$0.00		

Replace warming kitchen: 2,413 sf x 145.76 = +351,718.88
Less cost of
- Serving lines recently replaced by district -179,339.25
- Kitchen kettles recently replaced by district -30,368.57



Cracked Terrazzo Flooring



Damaged Wood Bleachers

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K. Interior Lighting

Description: Daylighting strategies, complemented with photo-cell control of lighting fixtures are not currently featured in the building's design. The layout features interior Classroom spaces with no daylighting. The typical Classrooms in the overall facility are equipped with LED retrofit T-8 1x4 surface mounted and 2x4 indirect lay-in fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 35 FC, which is less than the 40 FC recommended by the OSDM. The typical Corridors in the overall facility are equipped with LED retrofit T-8 1x4 surface mounted and 2x4 indirect lay-in fixtures with single level switching. Classroom fixtures are in fair condition, providing an average illumination of 10 FC, which is less than the 15 FC recommended by the OSDM. Gymnasium spaces are equipped with LED retrofit T-8, 2x4 suspended fixtures type lighting, in good condition, providing an average illumination of 48 FC, thus complying with the 30 FC recommended by the OSDM. The Media Center is equipped with LED retrofit 1x4 suspended fixture type lighting in fair to poor condition, providing an average illumination of 57 FC, thus complying with the 30 FC recommended by the OSDM. The Student Dining spaces are equipped with incandescent and LED retrofit can light fixture type lighting with single level switching. Student Dining fixtures are in fair to poor condition, providing an average illumination of 42 FC, thus complying with the 40 FC recommended by the OSDM. The Kitchen spaces are equipped with LED retrofit 1x4 suspended fixture type lighting with single level switching. Kitchen fixtures are in fair to poor condition, providing an average illumination of 55 FC, thus complying with the 50 FC recommended by the OSDM. The Service Areas in the overall facility are equipped with 1x4 surface mount and incandescent fixture type lighting in fair to poor condition. The typical Administrative spaces in the overall facility are equipped with LED retrofit T-8 1x4 surface mounted fixture type lighting in fair to poor 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 age and condition, uneven lighting levels, outdated multilevel switching, and installation of systems outlined in Items A, C, D, E, T, and U.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Complete Building Lighting Replacement	$8.42	sq.ft. (of entire building addition)		Required	Required	Required	Required	$1,282,820.68	Includes demo of existing fixtures
Sum:			$1,282,820.68	$1,167,214.08	$49,366.46	$35,422.94	$30,817.20		



Corridor Lighting



Classroom Lighting

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L. Security Systems

Description: The overall facility contains a Honeywell 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 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 equipped with panic alarms. The system is 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. The exterior site lighting system is equipped with surface mounted LED & HID entry lights in fair condition. Pedestrian walkways are not adequately illuminated. Parking and bus pick-up / drop off areas are not adequately illuminated. 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 (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Security System:	$3.69	sq.ft. (of entire building addition)		Required	Required	Required	Required	$562,186.26	(complete, area of building)
Exterior Site Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	Required	$198,060.20	(complete, area of building)
Sum:			$760,246.46	$691,733.76	$29,256.37	$20,992.93	$18,263.40		



Exterior Site Lighting



Security Alarm Panel

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M. Emergency/Egress Lighting

Description: The overall facility is equipped with an emergency egress lighting system consisting of non-compliant incandescent, plastic construction, and some non-illuminated exit signs and the system is in fair to poor condition. The facility is inadequately equipped with emergency egress floodlighting, but is equipped with recessed and surfaced mounted LED lighting used as emergency egress lighting, and the system is in fair to poor condition. The system is not provided with appropriate battery backup or 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 (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.30	sq.ft. (of entire building addition)		Required	Required	Required	Required	$198,060.20	(complete, area of building)
Sum:			$198,060.20	$180,211.20	$7,621.90	$5,469.10	$4,758.00		



Exit Sign



Horn and Strobe

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N. Fire Alarm

Description: The overall facility is equipped with a Simplex 4010 single-channel, addressable, modular Fire Alarm Control Panel type fire alarm system, installed approximately in 2000 with upgrades in 2018, and in fair condition, consisting of manual pull stations and horn and strobe indicating devices. The system is not addressable. The main control panel is not located in the administrative area. Remote annunciators are provided at main entries. The system is not fully automatic and is remotely monitored by a third party. The fire alarm system is not connected to an automatic digital communicator that is monitored by a central station. The system is not 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 not equipped with sufficient audible horns, strobe indicating devices, flow switches, tamper switches, smoke detectors, and heat sensors. The system thus will not support future fire suppression systems. The system has does not have sufficient expansion capabilities, with additional zone capabilities, to support the future needs of the school. The system does not 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 (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Fire Alarm System:	$3.89	sq.ft. (of entire building addition)		Required	Required	Required	Required	$592,657.06	(complete new system, including removal of existing)
Sum:			$592,657.06	$539,247.36	$22,807.07	$16,365.23	$14,237.40		



Fire Alarms Annunciator



Simplex Control Panel

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eliminate - fire alarm was updated by district since the assessment was completed.

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 and none are provided. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are compliant. There is an 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 7 non-compliant stairwells in fair condition, 2 compliant steps in fair condition, 1 compliant lifts in good condition, 1 compliant ramps in good condition. Special provisions for floor level changes in this 2 story structure have been addressed by lifts and ramps but no elevator is supplied. Access to the Stage is facilitated by a Corridor at Stage level and is in fair condition. Interior doors are not all recessed, are not all provided adequate clearances, and are provided with ADA-compliant hardware. 16 ADA-compliant toilets are required, and 3 are currently provided. 16 ADA-compliant Restroom lavatories are required, and 25 are currently provided. 5 ADA-compliant Science Classroom lab sinks are required, and 0 are currently provided. 6 ADA-compliant urinals are required, and 0 are currently provided. 3 ADA-compliant showers are required, and 0 are currently provided. 10 ADA-compliant electric water coolers are required, and 9 are currently provided. Toilet partitions are metal and painted and glazed block and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Science Classrooms are not compliant with ADA requirements due to below sink casework which does not allow for ADA accessible sinks. Health Clinic and Special Education Restrooms are not compliant with ADA requirements due to no restroom or lack of ADA accessible clearances. ADA signage is not provided on the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide ADA-compliant signage throughout the interior of the overall facility. Provide 2 ADA power assist door openers at the front entrance of the Original Construction. Replace toilet partitions and toilet accessories in the Original Construction. Provide 13 ADA-compliant toilets, 6 ADA-compliant urinals and 3 ADA-compliant shower in the Original Construction. Replace non-ADA-compliant electric water cooler with an ADA-compliant fixture in the Original Construction. Replace the 11 Original Construction classroom lavatories with ADA-compliant fixtures. Provide ADA-compliant restrooms in the Original Construction Special Education classrooms to facilitate the school's meeting of ADA requirements. Replace Science Classroom sinks to become ADA accessible. Provide a ADA accessible restroom for both Health Clinics. Provide an elevator.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Signage:	$0.26	sq.ft. (of entire building addition)		Required	Required	Required		$38,660.44	(per building area)
Elevators:	$66,078.15	each		1 Required				$66,078.15	(per stop, 2 stops minimum)
Electric Water Coolers:	$2,332.17	unit		2 Required				$4,664.34	(replacement double ADA)
Toilet/Urinals/Sinks:	$4,923.47	unit		8 Required				$39,387.76	(new ADA)
Toilet/Urinals/Sinks:	$1,943.48	unit		11 Required				$21,378.28	(replacement ADA)
Toilet Partitions:	$1,606.50	stall		16 Required				$25,704.00	(ADA - grab bars, accessories included)
Toilet Partitions (ADA)	$1,874.25	per stall		22 Required				$41,233.50	(removing and replacing)
ADA Assist Door & Frame:	$9,717.38	unit		2 Required				$19,434.76	(openers, electrical, patching, etc)
Remount Restroom Mirrors to Handicapped Height:	$369.26	per restroom		25 Required				$9,231.50	
Provide ADA Shower:	$3,886.95	each		3 Required				$11,660.85	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,295.65	per restroom		19 Required				$24,617.35	
Sum:			$302,050.93	$299,432.73	$1,524.38	$1,093.82	$0.00		





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P. Site Condition

Description: The 43.6 acre fairly sloped site is located in a suburban residential setting with generous tree and shrub type landscaping. Outbuildings include a greenhouse, garage, a restroom building, and multiple storage sheds. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Multiple entrances onto the site facilitates proper separation of bus and other vehicular traffic, and one way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is not completely separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in good to fair condition, containing 192 parking places, which provides adequate parking for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of swales, catch basins, storm sewers, and detention basins provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in fair to poor condition are appropriately placed. Concrete sidewalks are properly sloped, are mostly located to provide a logical flow of pedestrian traffic, and are in poor condition. Trash pick-up and service drive pavement is heavy duty and is in poor condition, and is not equipped with a concrete pad area for dumpsters. There are two sets of exterior stairs on the east side of the building, with landing in between them, which lead down to the lower level of the building, which are in fair condition and lined by metal railings, also in fair condition. The athletic facilities are comprised of a football field, a baseball field, and a softball field and are in good to fair condition. Most site features are suitable for outdoor instruction, although some areas are too steeply sloped for outdoor instruction, though no related equipment has been provided to facilitate doing so.

Rating: 3 Needs Replacement

Recommendations: Provide for two concrete pads for dumpsters. Provide for new asphalt paving in parking lot immediately to the east of the building and all driveways leading to this parking lot. Provide for new concrete curb due to condition.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Replace Existing Asphalt Paving (light duty):	$42.84	sq. yard		12,230 Required				$523,933.20	(including drainage / tear out for light duty asphalt)
Concrete Curb:	$41.47	ln.ft.		661 Required				$27,411.67	(new)
Provide Concrete Dumpster Pad:	$3,109.56	each		2 Required				$6,219.12	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required				$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	$150,000.00	allowance		Required				$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Sum:			$757,563.99	$757,563.99	$0.00	$0.00	$0.00		

Mill/Fill pavement 45,610 sf = 5,068 sy x $24.61 = $124,718
Replace SD pavement 129,127 sf = 14,347 sy x $42.84 = $ 614,644.52
Replace HD Pavement 40,435 sf = 4,493 sy x $53.55 = $ 240,588.25
Drainage Issues $500,000

DELTA $ 1,479,950 additional



Cracked Concrete Curb



Damaged and Worn Asphalt

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Q. Sewage System

Description: The sanitary sewer system is tied into the city system, and is in fair condition. The current system utilizes a waste pump locate outside near the water meter on the northwest of the building by the parking. No significant system deficiencies were reported by the school district or noted during the physical assessment other than the age of the overall facility and life cycle considerations.

Rating: 3 Needs Replacement

Recommendations: Provide for the replacement of the waste pump and controls.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Other: Waste Lift Pump	$5,000.00	each		1 Required				$5,000.00	Provide for the replacement of the waste pump and controls.
Sum:			$5,000.00	$5,000.00	$0.00	$0.00	$0.00		



Waste Lift Pump



Floor Drain

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R. Water Supply

Description: The domestic water supply system is tied into the municipal system, features 3'' service and 3'' water meter is a remote reader do to the service in an inaccessible pit. The District was able to provide water supply flow test data. The water service provides 8.0 PSID at the backflow preventer first check valve. The existing domestic water service does appear 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. There are a few Storage Rooms that are equipped with fire suppression. The domestic water service is equipped with a water booster pump, and none is currently 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 (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Water Quality Test	$627.98	allowance		Required				$627.98	(includes 2 tests)
Sum:			$627.98	$627.98	$0.00	$0.00	$0.00		



Water Manhole

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S. Exterior Doors

Description: Typical exterior doors in the 1968 Original Construction are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors are flush and feature no vision panels, and appropriate hardware. There are no typical hollow metal doors in the 1972 Addition. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair to poor condition. Entrance doors feature single glazed tempered glass vision panels, transoms, sidelights, and appropriate hardware. Entrance doors also feature painted steel or anodized aluminum faced insulated panels. The facility is equipped with one roof access door, which is in poor condition. One overhead door is a painted fiber board sectional type, in poor condition. One overhead door is a painted steel sectional type, in poor condition. One overhead door is a steel sectional type, in fair condition.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors, due to age and condition. Replace existing roof access door. Replace overhead doors.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$3,239.12	per leaf		28 Required		2 Required	1 Required	$100,412.72	(includes removal of existing)
Overhead doors and hardware:	$4,534.77	per leaf		2 Required			1 Required	$13,604.31	(8 x 10 sectional, manual operation)
Other: Roof Access Door Leaf/Frame and Hardware	$3,239.12	per leaf		1 Required				$3,239.12	(includes removal of existing)
Sum:			$117,256.15	$103,004.02	$0.00	$6,478.24	$7,773.89		



Typical Entry Doors



Typical Exterior Door and Overhead Door

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T. Hazardous Material

Description: The School District provided the AHERA six month reinspection reports, prepared by Environmental Support Network Inc., and dated May 2024, documenting known and assumed locations of asbestos and other hazardous materials. Vinyl asbestos floor tile and mastic, pipe fittings and elbows, pipe insulation, and mechanical gaskets containing hazardous materials are located in the 1968 Original Construction and the 1972 Addition in poor condition. These materials were described in the report and open to observation and found to be in friable and non-friable condition with moderate to significant 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 in the 1960 Original Construction, as noted in the attached Environmental Hazards Assessment. Provide for the testing of paint that has the potential of being lead-based. Provide for disposal of fluorescent lighting. OFCC will perform independent Enhanced Environmental Assessment (EEA) prior to finalizing master plan.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Environmental Hazards Form				EHA Form		EHA Form		—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$1.30	per unit		5,000 Required		0 Required		$6,500.00	
Pipe Insulation Removal	$26.78	ln.ft.		214 Required		0 Required		$5,730.92	
Pipe Fitting Insulation Removal	$32.40	each		1,218 Required		0 Required		$39,463.20	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	$45.35	each		142 Required		0 Required		$6,439.70	
Resilient Flooring Removal, Including Mastic	$4.28	sq.ft. (Qty)		8,600 Required		2,268 Required		$46,515.04	See J
Sum:			$104,648.86	$94,941.82	$0.00	$9,707.04	$0.00		



Damaged VAT



Damaged VAT

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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. The facility features 3 interior stair towers, which are not protected by a two-hour fire enclosure. The facility features 1 exterior concrete stairway providing egress from intermediate floors, which are in poor condition. Guardrails do not meet the 4'' ball test and do extend past the top and bottom stair risers as required by the Ohio Building Code. The Kitchen hood is in fair condition and does not include equipment that requires fire suppression. The required 6'' overhang of the cooking equipment is 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. Passenger elevator providing compliant 2-way communications and access to all floors is not provided. The facility is not equipped with an emergency generator. The existing water supply is provided by city system 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 an emergency generator, with funding provided via complete replacement of electrical system in Item D. Provide interior stairwell closure.

Item	Cost	Unit	Whole Building	Original Construction (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$4.86	sq.ft. (Qty)		149,524 Required		4,207 Required		$747,132.66	(includes increase of service piping, if required)
Interior Stairwell Closure:	$6,478.25	per level		8 Required				$51,826.00	(includes associated doors, door frames and hardware)
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:			$813,429.17	$792,983.15	$0.00	$20,446.02	$0.00		





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V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally poor condition, consisting of student desks & chairs, industrial stools, teacher desks & chairs, varying height file cabinets, computer workstations, bookcases, wardrobe cabinets, storage carts, 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 (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
CEFPI Rating 4 to 5	$7.12	sq.ft. (of entire building addition)		Required			Required	$1,013,062.08	
Sum:			$1,013,062.08	$987,002.88	$0.00	$0.00	$26,059.20		



Mismatched and Outdated Student and Teacher Furniture



Delaminating Desk

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W. Technology

Description: The typical Classroom is equipped with 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 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 adequately provided, and in fair condition. OSDM-compliant computer network infrastructure is provided. The facility is not equipped with a paging & central sound system. The facility does not 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 adequately equipped with interactive curriculum technology, such as Smart Board / stand, interactive tablet, and student response system. 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 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 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 (1968) 138,624 ft²	Auditorium Fixed Seating (1968) 5,863 ft²	Wrestling Room Addition (1972) 4,207 ft²	Garage and Greenhouse Addition (2006) 3,660 ft²	Sum	Comments
HS portion of building with total SF < 100,000	$14.70	sq.ft. (Qty)				4,207 Required	3,660 Required	$115,644.90	
HS portion of building with total SF 133,601 to 200,400	$11.65	sq.ft. (Qty)		138,624 Required				$1,614,969.60	
Sum:			$1,730,614.50	$1,614,969.60	$0.00	$61,842.90	$53,802.00		



Network Infrastructure Rack



Classroom Phone System

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$30,506,794.45
7.00%	Construction Contingency	$2,135,475.61
Subtotal		$32,642,270.06
16.29%	Non-Construction Costs	$5,317,425.79
Total Project		**$37,959,695.85**

Construction Contingency	$2,135,475.61
Non-Construction Costs	$5,317,425.79
Total for X.	**$7,452,901.40**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$9,792.68
Soil Borings / Phase I Envir. Report	0.10%	$32,642.27
Agency Approval Fees (Bldg. Code)	0.25%	$81,605.68
Construction Testing	0.40%	$130,569.08
Printing - Bid Documents	0.15%	$48,963.41
Advertising for Bids	0.02%	$6,528.45
Builder's Risk Insurance	0.12%	$39,170.72
Design Professional's Compensation	7.50%	$2,448,170.25
CM Compensation	6.00%	$1,958,536.20
Commissioning	0.60%	$195,853.62
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$365,593.42
Total Non-Construction Costs	**16.29%**	**$5,317,425.79**

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School Facility Appraisal - Plain Local

Name of Appraiser	Julie Apt	**Date of Appraisal**	2024-05-30
Building Name	Oakwood Middle		
Street Address	2300 Schneider Rd. NE		
City/Town, State, Zip Code	Canton, 44721		
Telephone Number(s)	330-491-3790		
School District	Plain Local		

Setting: Small City

Site-Acreage	43.60	Building Square Footage	152,354
Grades Housed	7-8	Student Capacity	1,132
Number of Teaching Stations	53	Number of Floors	2
Student Enrollment	855		
Dates of Construction	1968,1968,1972,2006		

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	

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Suitability Appraisal of **1.0 The School Site** for Oakwood Middle (024505)

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*25*
The site is 43.6 acres compared to 28 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*14*
The site is accessible from rural, county roads that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, without appropriate separation of car and bus traffic.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*9*
The site is adjacent to residential and rural 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	*10*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and 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	*8*
Athletic facilities include a softball field, baseball field, and football field, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is fairly 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	*5*
Soils appear to be stable and well drained, and no erosion was observed.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*3*
The site has not been developed to accommodate outdoor learning.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*5*
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	*4*
Adequate parking is provided for faculty, staff, community and student parking, and is located on asphalt pavement in good to fair condition.		
TOTAL - 1.0 The School Site	100	*87*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Oakwood Middle (024505)

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, signage and power assist door.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire building are in good to fair condition but require replacement due to age of systems.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
Foundations are in good to fair condition with no significant cracks. Minor cracks were observable.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*4*
Exterior and interior walls of the 1968 Original Construction are in fair condition, have sufficient control and expansion joints which are starting to show signs of deterioration. Exterior walls of the 1972 Addition are in poor condition and exhibits deterioration and spalling brick veneer.		
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	*6*
Building envelope does not meet minimum energy conservation requirements throughout the facility.		
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	*4*
Interior walls throughout the facility are fixed walls and are not flexible.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*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	*14*
Classrooms have adequate outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*3*
Disconnect switches are not adequately provided 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	*6*
Drinking fountains are adequate in number and placement, but all do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
The number and size of Restrooms meet requirements.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*
Adequate drainage systems are provided throughout the facility. Drainage systems are well maintained.		

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	*6*
The central intercommunication system provides reliable communication between the Administration area and all teaching/learning areas, but is outdated and utilizes pull chains to call the Administration area from the Classrooms instead of a call button.		
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	*119*

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Suitability Appraisal of **3.0 Plant Maintainability** for Oakwood Middle (024505)

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, and ceramic tile, which is well maintained throughout the facility.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*5*
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. Plaster walls are not easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*4*
Casework is 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	*7*
Door hardware varies throughout the facility, but mostly meets ADA requirements.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*4*
Fixtures are wall mounted and are of 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	*8*
Electrical outlets are adequately provided in Corridors and 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	*59*

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Suitability Appraisal of **4.0 Building Safety and Security** for Oakwood Middle (024505)

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	*13*
Student loading is mostly separated from vehicular traffic and pedestrian walkways.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*6*
Walkways are adequately provided on-site for pedestrian safety, though no sidewalks are provided off-site for safe pedestrian circulation.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*4*
Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*5*
Location and types of intramural and athletic equipment are free from hazard.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*18*
Heating systems are located on the areas that are not accessible by students.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*6*
The building has 7 stairways, which are not enclosed, and are not all ADA and OBC compliant.		
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 not 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	*4*
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*
VCT flooring has been well maintained throughout the facility. Stairways are both rubber treads and sealed concrete flooring.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair treads and risers are properly designed and meet requirements.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*4*
Glass at door transoms and sidelights is tempered for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*2*
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	*2*
Stairways are not enclosed and do not empty to exterior.		

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*6*
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 brick veneer on load bearing masonry wall system with concrete pan deck. Interior walls are masonry, brick, and drywall.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*8*
The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in all required areas.		

TOTAL - 4.0 Building Safety and Security	200	*129*

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Suitability Appraisal of **5.0 Educational Adequacy** for Oakwood Middle (024505)

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
The average Classroom varies between 545 SF and 1208 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*9*
Most Classroom configurations do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
The Gymnasium and Music program are mostly properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*6*
Classroom configurations do not allow privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*9*
Lockers, located in the Corridor, are adequately provided for student storage.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Casework is inadequately provided for storage of teacher materials.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*9*
The Special Education Classrooms average around 620 SF compared to 900 SF recommended in the OSDM.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*4*
Special Education spaces are not properly designed to meet instructional needs.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*10*
The Media Center is 3,485 SF compared to 2,975 SF recommended in the OSDM.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
The Gymnasium is 10,422 SF compared to 8,500 SF recommended in the OSDM.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*6*
Science program is slightly undersized and lacking some equipment.		
5.12 **Music Program** is provided adequate sound treated space	5	*5*
The Music Rooms total 4,768 SF compared to 1,800-3,000 recommended in the OSDM.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*5*
The Art Rooms total 2,128 SF compared to 1,200 SF recommended in the OSDM.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*2*
The facility is not provided with Computer Labs for student use.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

No spaces have been provided adjacent to Classrooms for small groups or remedial instruction.

5.16 **Storage for student and teacher material** is adequate	5	*3*

Lockers have been adequately provided for storage of student materials. Casework has not 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 438 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 2,851 SF compared to 3,000 SF recommended in the OSDM. The Kitchen space is 2,183 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	*3*

Administrative Offices are not adequately provided for Middle School students.

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

The Counselor's Offices total 250 SF compared to 120 SF, plus 100 SF for Storage and 200 SF for Conference, recommended in the OSDM.

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

The Clinic is 398 SF compared to 370 SF recommended in the OSDM.

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

Reception space consists of approximately 245 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 2200 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	*129*

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Suitability Appraisal of **6.0 Environment for Education** for Oakwood Middle (024505)

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*10*
The building is a mix of traditional and post modern design with classical detailing, which is somewhat aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*10*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*9*
The site is adjacent to residential and rural uses, and there are no undesirable features adjacent to the School site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*7*
The main entrance to the School is partially sheltered. Exits are not all sheltered from sun and inclement weather.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick, stone, metal, and concrete block, which does provide an attractive color and texture. Interior building materials consist of glazed block, painted block, brick, and drywall which does provide a somewhat attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*14*
The color palette is mostly comprised of achromatic 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, however, the overall building design and materials may reflect a somewhat dated décor.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*14*
The facility is air conditioned to provide year-round temperature and humidity control.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*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	*8*
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	*10*
There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasium, as well as a small gathering area at the entrance to the school.		
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	*10*
There are areas for students to gather in the Student Dining area, Auditorium, and Gymnasium, as well as a small gathering area at the entrance to the school.		
6.14 **Large group areas are designed** for effective management of students	10	*10*
The Gymnasium is adequately designed to manage large groups of students. The Auditorium is adequately designed to manage large groups of students.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*4*

Limited consideration has been given to acoustical treatment of Classrooms and Corridors.		
6.16 **Window design** contributes to a pleasant environment	10	*6*
The windows are fairly well designed but are dated and may not contribute to a pleasant environment.		
6.17 **Furniture and equipment** provide a pleasing atmosphere	10	*4*
Classroom furniture is mismatched and in fair to poor condition.		
TOTAL - 6.0 Environment for Education	200	*145*

LEED Observation Notes

School District:	Plain Local
County:	Stark
School District IRN:	49932
Building:	Oakwood Middle
Building IRN:	24505

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 effectively maximized at this site (see SS Credit 5.2). The size of the parking area is more than the amount required with 192 spaces provided and 160 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. (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, and sparces 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 and electric fired, that could be updated to all 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: **Oakwood Middle**

7-8

Building features that clearly exceed criteria:

1. Gymnasium, Media Center, Art Rooms and Music spaces are all oversized.
2. The School was previously a high school so the spaces are sized accordingly.
3. The site slightly exceeds the required size.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. LED retrofit T-8 were swapped out without reconfiguration of the light fixtures, providing bright spots and uneven lighting.
2. Plumbing, electrical and mechanical equipment has been abandoned in place once replaced causing confusion and cluttered spaces lacking proper clearances.
3. Classrooms are greatly undersized.
4. Fire suppression is not provided and the water main is inadequate to meet future needs.
5. An electrical generator is not provided.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Plain Local
Facility:	Oakwood Middle
Date of Initial Assessment:	May 30, 2024
Date of Assessment Update:	Jan 9, 2025
Cost Set:	2024

District IRN:	49932
Building IRN:	24505
Firm:	Thomas Porter Architects

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1968 Auditorium Fixed Seating	5,863	$0.00	$0.00
1968 Original Construction	138,624	$94,941.82	$88,441.82
1972 Wrestling Room Addition	4,207	$9,707.04	$9,707.04
2006 Garage and Greenhouse Addition	3,660	$0.00	$0.00
Total	152,354	$104,648.86	$98,148.86
Total with Regional Cost Factor (103.18%)	—	$107,976.69	$101,269.99
Regional Total with Soft Costs & Contingency	—	$134,355.72	$126,010.56

Environmental Hazards - Plain Local (49932) - Oakwood Middle (24505) - Original Construction

Owner:	Plain Local	**Bldg. IRN:**	24505
Facility:	Oakwood Middle	**Bldg. Addition:**	Original Construction
Date On Site:		**Consultant Name:**	

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	Reported Asbestos-Containing Material	214	$26.78	$5,730.92
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	1218	$32.40	$39,463.20
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$28.92	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Reported Asbestos-Containing Material	142	$45.35	$6,439.70
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	Not Present	0	$6.48	$0.00
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	8600	$4.28	$36,808.00
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.	NEW Other ACM	Not Present	lump sum		$0.00
37.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$88,441.82
38.	(Sum of Lines 1-36)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$88,441.82

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		$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups		$0.00
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.	138624	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.	A37, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$94,941.82
2.	A38, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$88,441.82

* 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) - Oakwood Middle (24505) - Wrestling Room Addition

Owner:	Plain Local	**Bldg. IRN:**	24505
Facility:	Oakwood Middle	**Bldg. Addition:**	Wrestling Room Addition
Date On Site:		**Consultant Name:**	

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	Not Present	0	$6.48	$0.00
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	Assumed Asbestos-Containing Material	2268	$4.28	$9,707.04
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**			$9,707.04
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$9,707.04

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		$0.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups**	$0.00

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	4207	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**	$9,707.04
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$9,707.04

* 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.