

Building Information - Nordonia Hills City (50047) - Ledgeview Elementary

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Ledgeview Elementary School (2021 Update) DRAFT
Assessment Date (on-site; non-EEA)	2019-09-11
Kitchen Type	Full Kitchen
Cost Set:	2021
Building Name	Ledgeview Elementary
Building IRN	20065
Building Address	9130 Shepard Rd
Building City	Macedonia
Building Zipcode	44056
Building Phone	330-467-0583
Acreage	12.00
Current Grades:	K-4
Teaching Stations	32
Number of Floors	1
Student Capacity	415
Current Enrollment	476
Enrollment Date	2000-10-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	30
Historical Register	NO
Building's Principal	Ms. Kristen Cottrell
Building Type	Elementary

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Building Pictures - Nordonia Hills City(50047) - Ledgeview Elementary(20065)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

64,482 Total Existing Square Footage

1963,2001 Building Dates

K-4 Grades

476 Current Enrollment

32 Teaching Stations

12.00 Site Acreage

The Ledgeview Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1963, is a one-story, 64,482 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 overall facility contains brick exterior wall construction, with CMU wall construction in the interior. The floor system consists of slabs on grade. The roof structure is steel and steel joists. The roofing system of the overall facility is a ballasted membrane, installed over 7 years ago. The ventilation system of the building is adequate to meet the needs of the users. The Classrooms are undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a non-compliant automatic fire alarm system. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is reasonably compliant with ADA accessibility requirements. The school is located on a 12 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate. 12/8/21 update: Overall facility has a mixture of CMU and framed walls. Original building is steel with tectum deck.

No Significant Findings

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Building Construction Information - Nordonia Hills City (50047) - Ledgeview Elementary (20065)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1963	yes	1	48,182	no	no
Addition	2001	yes	1	16,300	no	no

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Building Component Information - Nordonia Hills City (50047) - Ledgeview Elementary (20065)

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 Building (1963)		8411					2847	1120						
Addition (2001)		2338		4566	2664									
Total	0	10,749	0	4,566	2,664	0	2,847	1,120	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Ledgeview Elementary (20065)

District: Nordonia Hills City				County: Summit		Area: Northeastern Ohio (8)			
Name: Ledgeview Elementary				Contact: Ms. Kristen Cottrell					
Address: 9130 Shepard Rd Macedonia, OH 44056				Phone: 330-467-0583					
Bldg. IRN: 20065				Date Prepared: 2019-09-11		By: Tony Schorr			
				Date Revised: 2021-12-08		By: Annalise Bennett			
Current Grades		K-4	Acreage:		12.00				
Proposed Grades		N/A	Teaching Stations:		32				
Current Enrollment		476	Classrooms:		30				
Projected Enrollment		N/A							
Suitability Appraisal Summary									
				Section	Points Possible	Points Earned	Percentage	Rating Category	
				<u>Cover Sheet</u>	—	—	—	—	
Addition				<u>1.0 The School Site</u>	100	79	79%	Satisfactory	
<u>Original Building</u>	Date	HA	Number of Floors	Current Square Feet	<u>2.0 Structural and Mechanical Features</u>	200	145	73%	
	1963	yes	1	48,182	<u>3.0 Plant Maintainability</u>	100	69	69%	
<u>Addition</u>	2001	yes	1	16,300	<u>4.0 Building Safety and Security</u>	200	143	72%	
Total					64,482	<u>5.0 Educational Adequacy</u>	200	146	73%
						<u>6.0 Environment for Education</u>	200	137	69%
						<u>LEED Observations</u>	—	—	—
						<u>Commentary</u>	—	—	—
						Total	1000	719	72%
									Satisfactory
						Enhanced Environmental Hazards Assessment Cost Estimates			
FACILITY ASSESSMENT				Rating	Dollar				
Cost Set: 2021					Assessment				
A.	<u>Heating System</u>			3	\$2,461,776.40	C=Under Contract			
B.	<u>Roofing</u>			3	\$1,320,727.40	Renovation Cost Factor			
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	Cost to Renovate (Cost Factor applied)			
D.	<u>Electrical Systems</u>			3	\$1,153,958.90	109.74%			
E.	<u>Plumbing and Fixtures</u>			3	\$454,874.00	\$14,690,134.79			
F.	<u>Windows</u>			3	\$365,580.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			
G.	<u>Structure: Foundation</u>			1	\$0.00				
H.	<u>Structure: Walls and Chimneys</u>			2	\$119,265.00				
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00				
J.	<u>General Finishes</u>			3	\$1,546,580.60				
K.	<u>Interior Lighting</u>			3	\$419,133.00				
L.	<u>Security Systems</u>			3	\$248,255.70				
M.	<u>Emergency/Egress Lighting</u>			3	\$64,482.00				
N.	<u>Fire Alarm</u>			3	\$157,980.90				
O.	<u>Handicapped Access</u>			2	\$297,346.40				
P.	<u>Site Condition</u>			2	\$544,958.00				
Q.	<u>Sewage System</u>			3	\$13,500.00				
R.	<u>Water Supply</u>			1	\$0.00				
S.	<u>Exterior Doors</u>			3	\$42,500.00				
T.	<u>Hazardous Material</u>			2	\$77,220.00				
U.	<u>Life Safety</u>			3	\$252,294.40				
V.	<u>Loose Furnishings</u>			3	\$419,133.00				
W.	<u>Technology</u>			3	\$798,512.00				
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$2,628,230.66				
Total					\$13,386,308.36				

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Original Building (1963) Summary

District: Nordonia Hills City				County: Summit		Area: Northeastern Ohio (8)	
Name: Ledgeview Elementary				Contact: Ms. Kristen Cottrell			
Address: 9130 Shepard Rd Macedonia, OH 44056				Phone: 330-467-0583			
Bldg. IRN: 20065				Date Prepared: 2019-09-11		By: Tony Schorr	
				Date Revised: 2021-12-08		By: Annalise Bennett	
Current Grades		K-4	Acreage:		12.00		
Proposed Grades		N/A	Teaching Stations:		32		
Current Enrollment		476	Classrooms:		30		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Building		1963	yes	1	48,182		
Addition		2001	yes	1	16,300		
Total					64,482		
		*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
				Cover Sheet	—	—	—
				1.0 The School Site	100	79	79%
				2.0 Structural and Mechanical Features	200	145	73%
				3.0 Plant Maintainability	100	69	69%
				4.0 Building Safety and Security	200	143	72%
				5.0 Educational Adequacy	200	146	73%
				6.0 Environment for Education	200	137	69%
				LEED Observations	—	—	—
				Commentary	—	—	—
				Total	1000	719	72%
Enhanced Environmental Hazards Assessment Cost Estimates							
FACILITY ASSESSMENT				Rating	Dollar	Assessment	
Cost Set: 2021					C		
A.	Heating System			3	\$1,936,916.40	-	
B.	Roofing			3	\$1,084,567.10	-	
C.	Ventilation / Air Conditioning			1	\$0.00	-	
D.	Electrical Systems			3	\$1,153,958.90	-	
E.	Plumbing and Fixtures			3	\$415,674.00	-	
F.	Windows			3	\$316,836.00	-	
G.	Structure: Foundation			1	\$0.00	-	
H.	Structure: Walls and Chimneys			2	\$100,559.50	-	
I.	Structure: Floors and Roofs			1	\$0.00	-	
J.	General Finishes			3	\$1,227,990.60	-	
K.	Interior Lighting			3	\$313,183.00	-	
L.	Security Systems			3	\$185,500.70	-	
M.	Emergency/Egress Lighting			3	\$48,182.00	-	
N.	Fire Alarm			3	\$118,045.90	-	
O.	Handicapped Access			2	\$268,086.40	-	
P.	Site Condition			2	\$499,456.70	-	
Q.	Sewage System			3	\$13,500.00	-	
R.	Water Supply			1	\$0.00	-	
S.	Exterior Doors			3	\$42,500.00	-	
T.	Hazardous Material			2	\$77,220.00	-	
U.	Life Safety			3	\$203,497.60	-	
V.	Loose Furnishings			3	\$313,183.00	-	
W.	Technology			3	\$630,773.00	-	
X.	Construction Contingency / Non-Construction Cost			-	\$2,186,421.65	-	
Total					\$11,136,052.45		
				C=Under Contract			
				Renovation Cost Factor		109.74%	
				Cost to Renovate (Cost Factor applied)		\$12,220,703.96	
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Main Assessment Menu - Nordonia Hills City (50047) - Ledgeview Elementary (20065)

Addition (2001) Summary

District: Nordonia Hills City				County: Summit		Area: Northeastern Ohio (8)																																																																									
Name: Ledgeview Elementary				Contact: Ms. Kristen Cottrell																																																																											
Address: 9130 Shepard Rd Macedonia, OH 44056				Phone: 330-467-0583																																																																											
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Current Grades		K-4	Acreage:		12.00																																																																										
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				<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td colspan="6"><u>Cover Sheet</u></td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>79</td> <td>79%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>145</td> <td>73%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>69</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>143</td> <td>72%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>146</td> <td>73%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> <td></td> </tr> <tr> <td colspan="6"><u>LEED Observations</u></td> </tr> <tr> <td colspan="6"><u>Commentary</u></td> </tr> <tr> <td colspan="6">Total</td> </tr> <tr> <td></td> <td>1000</td> <td>719</td> <td>72%</td> <td>Satisfactory</td> <td></td> </tr> </tbody> </table>				Section	Points Possible	Points Earned	Percentage	Rating	Category	<u>Cover Sheet</u>						1.0 The School Site	100	79	79%	Satisfactory		2.0 Structural and Mechanical Features	200	145	73%	Satisfactory		3.0 Plant Maintainability	100	69	69%	Borderline		4.0 Building Safety and Security	200	143	72%	Satisfactory		5.0 Educational Adequacy	200	146	73%	Satisfactory		6.0 Environment for Education	200	137	69%	Borderline		<u>LEED Observations</u>						<u>Commentary</u>						Total							1000	719	72%	Satisfactory	
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FACILITY ASSESSMENT				Dollar		Assessment																																																																									
Cost Set: 2021				Rating		C																																																																									
A. <u>Heating System</u>				3		\$524,860.00																																																																									
B. <u>Roofing</u>				3		\$236,160.30																																																																									
C. <u>Ventilation / Air Conditioning</u>				1		\$0.00																																																																									
D. <u>Electrical Systems</u>				3		\$0.00																																																																									
E. <u>Plumbing and Fixtures</u>				3		\$39,200.00																																																																									
F. <u>Windows</u>				3		\$48,744.00																																																																									
G. <u>Structure: Foundation</u>				1		\$0.00																																																																									
H. <u>Structure: Walls and Chimneys</u>				2		\$18,705.50																																																																									
I. <u>Structure: Floors and Roofs</u>				1		\$0.00																																																																									
J. <u>General Finishes</u>				3		\$318,590.00																																																																									
K. <u>Interior Lighting</u>				3		\$105,950.00																																																																									
L. <u>Security Systems</u>				3		\$62,755.00																																																																									
M. <u>Emergency/Egress Lighting</u>				3		\$16,300.00																																																																									
N. <u>Fire Alarm</u>				3		\$39,935.00																																																																									
O. <u>Handicapped Access</u>				2		\$29,260.00																																																																									
P. <u>Site Condition</u>				2		\$45,501.30																																																																									
Q. <u>Sewage System</u>				3		\$0.00																																																																									
R. <u>Water Supply</u>				1		\$0.00																																																																									
S. <u>Exterior Doors</u>				3		\$0.00																																																																									
T. <u>Hazardous Material</u>				2		\$0.00																																																																									
U. <u>Life Safety</u>				3		\$48,796.80																																																																									
V. <u>Loose Furnishings</u>				3		\$105,950.00																																																																									
W. <u>Technology</u>				3		\$167,739.00																																																																									
X. <u>Construction Contingency / Non-Construction Cost</u>				-		\$441,809.00																																																																									
Total						\$2,250,255.90																																																																									
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				Renovation Cost Factor		109.74%																																																																									
				Cost to Renovate (Cost Factor applied)		\$2,469,430.83																																																																									
<p><i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i></p>																																																																															

Facility Assessment

A. Heating System

Description: The elementary school is heated with three (3) gas-fired hot water boilers with air handling units and unit ventilators with hot water coils, VAV boxes with hot water coils and perimeter cabinet unit heaters. Most equipment was replaced when the addition was built in 2001. This 18-year-old equipment is in average condition. Hot water is distributed through a steel piping system from a pump with a standby pump at the main boiler system. The rooftop air handling units include refrigerant coils for cooling. The building contains an older central building automation system. It monitors unit ventilators, rooftop air handling units and VAV boxes. The VAV boxes have factory mounted controls that are independent. The 15 CFM per person fresh air requirement of the Ohio Building Code, Mechanical Code and Ohio School Design Manual, OSDM, is satisfied. The floor to roof height is low and cannot accommodate a central system with ductwork. The site does not contain an underground fuel tank. The overall heating system is evaluated as being in a safe working order. The system is also inefficient with non-condensing boilers and much of the system should be replaced for long life expectancy. 11/10/21 update: Two boilers were recently replaced. Lines to boilers ran underground in 2000, deteriorated and were recently replaced, ran through building.

Rating: 3 Needs Replacement

Recommendations: Provide for the complete replacement of the building's entire HVAC system due to age & condition. 12/8/21 update: 2001 addition already has RTU's with ductwork, does not need to be converted to ducted system.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
HVAC System Replacement:	\$32.20	sq.ft. (of entire building addition)		48,182 ft ² Required	16,300 ft ² Required	\$2,076,320.40	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required		\$385,456.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$2,461,776.40	\$1,936,916.40	\$524,860.00		



Boiler room



Unit ventilator

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Facility Assessment

B. Roofing

Description: The roof over the overall facility is a ballasted membrane that was installed over 7 years ago, and is in fair condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by an access ladder that is in good condition. Fall safety protection cages are not provided. There were no observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains. Provide for additional roof insulation to meet LEED Silver Certification Energy Requirements.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. Roof overflow drains are also required. Provide for additional roof insulation to meet LEED Silver Certification Energy Requirements. 12/7/21 update: Will need to add parapet, coping, and fascia to meet minimum slope requirements when replacing roof insulation on original building. New exterior soffits needed for entire building in conjunction with new parapet to accommodate new insulation. Need to add roof drains around cafeteria and gym roof, remove scuppers on gym roof and add scupper low on 2001 addition wall to prevent staining. Install Z furring and spray foam with metal soffit at perimeter tectum deck soffit locations.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Deck Replacement:	\$5.25	sq.ft. (Qty)		48,182 ft ²	16,300 ft ²		
				500 Required		\$2,625.00	(wood or metal, including insulation)
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		57,343 Required	15,249 Required	\$725,920.00	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,000.00	each		4 Required	4 Required	\$24,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		57,343 Required	15,249 Required	\$341,182.40	(tapered insulation for limited area use to correct ponding)
Other: Fascia replacement	\$75.00	l.n.ft.		1,000 Required		\$75,000.00	New fascia to accommodate new tapered insulation.
Other: Soffit replacement	\$40.00	sq.ft. (Qty)		3,800 Required		\$152,000.00	Install z-furring and spray foam with metal soffit at all perimeter tectum deck soffit locations.
Sum:			\$1,320,727.40	\$1,084,567.10	\$236,160.30		



Ballasted Membrane Roofing



Ballasted Membrane Roofing

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Add 4 additional RD and OD around cafeteria. 8 total @\$3,000 ea = \$24,000

Facility Assessment

C. Ventilation / Air Conditioning

Description: The 2001 Addition, gym and Media Center are air conditioned with rooftop air handling units. These units are now 18 years old and in average condition. Controls at classroom VAV boxes are past their useful life. The ventilation in remaining areas use air handling units and unit ventilators to bring in code required fresh air. These unit ventilators have economizers which provide "free" cooling on mild days. Operation of VAV boxes in classrooms provide the required minimum amount of fresh air for occupants. The newer systems can provide simultaneous heating and cooling with the VAV system and is compliant with OSDM requirements. The ventilation system does not incorporate an energy recovery system. Individual toilet exhaust fans, on the roof, operate in conjunction with their associated zone units, but do not recover this lost energy. The technology server room is not separately cooled. There is a large, NFPA, grease hood in the Kitchen along with a dishwasher hood. Toilet exhaust fans and other building ventilation fans are on the flat roof areas.

Rating: 1 Satisfactory

Recommendations: Replace VAV boxes and controllers. Add air conditioning to the unit ventilators with refrigerant coils and self-contained condensing units. Replace old rooftop units and add a kitchen make-up air unit. Add ductless split air conditioning system to the technology server room. Costs for this work are included in Item A: Heating.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Rooftop VAV unit



Gym HVAC unit

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Facility Assessment

D. Electrical Systems

Description: The school has a 208/120 volt 3 phase, 4 wire, 1,200 amp service. There is a second 800 amp service to the 2001 addition. Most lighting is 120 volt. There is a transfer switch with outdoor plug for a portable generator for the 1963 distribution system. Classrooms have an adequate number of general-purpose outlets and the exterior of the building has an adequate number of weatherproof, GFI, receptacles. The building includes a partial lightning protection system located on the masonry chimney only. The overall electrical system meets OSDM requirements in supporting the current needs of this school but will need to be expanded if air conditioning is added to older classrooms and spaces.

Rating: 3 Needs Replacement

Recommendations: Electrical system existing conditions require replacement at the present time. 12/8/21 update: System replacement not required in 2001 addition.

Item	Cost	Unit	Whole Building	Original Building (1963) 48,182 ft²	Addition (2001) 16,300 ft²	Sum	Comments
System Replacement:	\$23.95	sq.ft. (of entire building addition)		Required		\$1,153,958.90	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,153,958.90	\$1,153,958.90	\$0.00		



Transformer



Electric service

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Facility Assessment

E. Plumbing and Fixtures

Description: The school plumbing system meets requirements for plumbing fixtures and backflow prevention. There is a 3" domestic water meter in an underground pit near Shepard Road. The water service entering the building is original galvanized steel. There is a pressure reducing valve and backflow preventer inside with copper piping properly distributed. The domestic hot water system operates at 95 degrees F. The water heater has been recently replaced with a gas-fired condensing water heater. The electric water heater in the 2001 addition is original, 18 years old. Lavatories and wash fountains do not have individual mixing valves. The toilet facilities include handicapped fixtures with flush valves and sensor operated faucets used in Public facilities. Elsewhere fixtures are manually operated. Fixtures are not low flow, which does not meet OSDM guidelines. Water closets and urinals in the newer addition are wall mounted with flush valves. Floor mounted fixtures were located in older 1963 portions of the building. Most sanitary piping is cast iron at the end of useful life. The school contains large group restrooms for boys and large group restrooms for girls. There are no locker rooms or shower facilities. The Kitchen has gas fired appliances and a staff toilet room. There is an in floor cast iron grease interceptor that is periodically cleaned. There is a brick gas house with meter inside that distributes natural gas in steel piping underground to boilers, domestic water heater and kitchen appliances. There is a mechanical gas shut off valve for appliances under the kitchen hood. Roof drains collect rainwater and are conveyed to the city sewer thru cast iron drain piping. The newer systems use PVC piping. The cast iron drain piping is now over 50 years old. Additional roof drains were added to the flat roof because there were very few roof drains in the original building. These drains are exposed in classrooms, with uninsulated PVC pipe that drop to outdoor splash blocks or underground drain tile.

Rating: 3 Needs Replacement

Recommendations: Replace water closets, urinals and their flush valves with low flow fixtures. Replace the brass (high lead content) faucets with lead free faucets. Add mixing valves at each lavatory and replace master mixing valve to deliver 140 degree F. domestic hot water thru piping loop. Replace recirculating pumps. Replace the old water heater. Replace all cast iron drain piping which has reached the end of its useful life. 11/16/21 update: Water heaters are both newer, do not need replacement. 2001 addition only needs replacement of faucets & flush valves with low flow.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required		\$168,637.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required		\$168,637.00	(remove / replace)
Toilet:	\$3,800.00	unit		12 Required	6 Required	\$68,400.00	(new)
Urinal:	\$3,800.00	unit		6 Required	3 Required	\$34,200.00	(new)
Sink:	\$2,500.00	unit		4 Required	2 Required	\$15,000.00	(new)
Sum:			\$454,874.00	\$415,674.00	\$39,200.00		



Staff toilet



Added roof drain

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This should not be required in the 2001 addition - replace faucets & flush valves with low flow at \$500 per unit

Facility Assessment

F. Windows

Description: The overall facility is equipped with aluminum and wood frame windows with single glazed window system, which was in fair condition. Window system seals are in fair condition, with moderate air infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition. The window system is not equipped with insect screens on operable windows. 11/16/21 update: Multiple windows were found to be experiencing water infiltration and show mold growth.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft²	16,300 ft²		
Insulated Glass/Panels:	\$101.55	sq. ft. (Qty)		3,120 Required	480 Required	\$365,580.00	(includes integral blinds and removal of existing windows)
Sum:			\$365,580.00	\$316,836.00	\$48,744.00		



Typical Window Unit

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Facility Assessment

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The District reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation/wall structural deterioration. 11/16/21 update: Original building on concrete wall/slab/foundation (no CMU).

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed minor locations of deterioration, and is in fair condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. Control joints are provided at lintel locations at doors and windows and are in fair condition. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of minor mortar deterioration. Interior walls are concrete masonry units and are in fair condition. Interior masonry appears to have adequately spaced and caulked control joints.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required. Provide masonry cleaning, sealing, caulking as required through the overall facility. 12/8/21 update: Wrap exposed steel lintels above windows in original building with insulation and cladding. Repair some/recoat all EIFS.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
Tuckpointing:	\$7.50	sq.ft. (Qty)		1,000 Required	200 Required	\$9,000.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		12,213 Required	9,637 Required	\$32,775.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		4,000 Required	2,000 Required	\$6,000.00	(wall surface)
Exterior Caulking:	\$7.50	n.ft.		200 Required	100 Required	\$2,250.00	(removing and replacing)
Other: EIFS Recoating	\$6.00	sq.ft. (Qty)		2,630 Required		\$15,780.00	Recoat all EIFS.
Other: Masonry infills at unit ventilators	\$1,000.00	each		8 Required		\$8,000.00	Masonry Infills
Other: Repair EIFS	\$10.00	sq.ft. (Qty)		2,830 Required		\$28,300.00	EIFS repair and recoating.
Other: Steel lintel insulation	\$40.00	sq.ft. (Qty)		429 Required		\$17,160.00	Wrap with insulation and cladding.
Sum:			\$119,265.00	\$100,559.50	\$18,705.50		



Masonry Infill at Unit Ventilators

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Sealing SF should match cleaning SF

EIFS repair = 200 SF

Facility Assessment

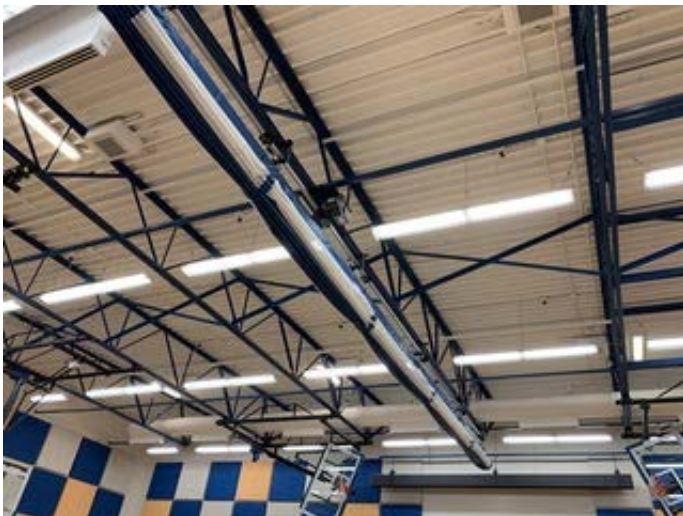
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade construction, and is in good condition. There is no crawl space. There are no intermediate floors in this single-story structure. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is tectum and steel deck construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Steel Joists at Gym



Steel Beams at a Classroom

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Facility Assessment

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VCT, VAT and carpet flooring. Suspended ceilings, as well as painted wall finishes, and they are in fair condition. The overall facility has Corridors with terrazzo and VCT flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. The overall facility has Restrooms with ceramic tile flooring, plaster ceilings, as well as ceramic tile wall finishes, and they are in good condition. Toilet partitions are plastic and are in good condition. Classroom casework in the overall facility is wood construction with plastic laminate tops. The Art program does have a properly vented kiln. The facility is equipped with wood louvered and non-louvered interior doors that are flush mounted and partially recessed with and without proper ADA hardware and clearances. The doors are in fair condition. The Gymnasium space has VCT flooring, open ceilings, as well as painted wall finishes, and they are in good condition. Gymnasium basketball backboards are fixed type, and are in good condition. The Media Center, located in the 2001 Addition, has carpet flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. Student Dining has VAT flooring, open ceilings, as well as painted wall finishes, and they are in fair condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, installed in 1963, is in fair condition. The Kitchen hood is in fair condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, and U. Also, a full replacement of Kitchen equipment is required. 12/8/21 update: Add insulation to exterior walls of original building.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$19.10	sq.ft. (of entire building addition)		48,182 ft ² Required	16,300 ft ² Required	\$1,231,606.20	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		12 Required	4 Required	\$16,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	\$12,896.40	(per building area)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		12,213 Required		\$73,278.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,120 Required		\$212,800.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Sum:			\$1,546,580.60	\$1,227,990.60	\$318,590.00		



Typical Classroom Setup



Art Room Casework

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Facility Assessment

K. Interior Lighting

Description: The school has a combination of 120 volt fluorescent fixtures and LED fixtures. Offices do not use grid ceilings so 2 X 4 lights are pendent mounted, 30 foot candle. Newer Classrooms and corridors use 2 X 2 or 2 X 4 - 3 or 4 lamp lay-in fixtures, 40 foot candle measured in classroom, 24 foot candles in corridors. Older classrooms have original pendent linear fixtures with upgrades to 28 Watt T8 lamps. The gymnasium contains 1 X 4 fluorescent pendent fixtures, 22 foot candle. Mechanical spaces utilize 4' fluorescent fixtures. The Cafeteria encompass daylighting with linear lighting, 165 foot candle. Occupancy sensors are used in the newer addition and extended to older classrooms from a recent energy project. The media center measured 33 foot candles.

Rating: 3 Needs Replacement

Recommendations: Replace light sources with LED lamps to provide longer life systems and reduce energy consumption. Revise classroom lighting to meet 50 foot candle requirement of OSDM. Revise Gymnasium lighting to reach 60 foot candles recommended in OSDM. Provide classrooms lighting with dual level switching and occupancy sensors. Provide added controls in Cafeteria to make use of daylight harvesting.

Item	Cost Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Complete Building Lighting Replacement	\$6.50/sq.ft. (of entire building addition)		48,182 ft ²	16,300 ft ²		
Sum:		\$419,133.00	Required \$313,183.00	Required \$105,950.00	\$419,133.00	Includes demo of existing fixtures



Classroom Lighting



Corridor lighting

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Facility Assessment

L. Security Systems

Description: The school has security systems with cameras, magnetic door controls, and 2-way intercom. The office has a TV screen that can pan various cameras and during an alert can be monitored by school officials on their phones. Exterior lighting consists of wall lights at entrances and walkways. Building entrances with overhangs have lights in ceilings. Parking lots have limited pole lights with LED lamp sources. Motion sensors are not included and there are a minimum number of exterior cameras. An automatic visitor control system is provided. A compliant computer-controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is not equipped with card/biometric readers. The security system is not fully compliant with OSDM guidelines. Provide for a complete replacement of the building's security system in order for it to be fully OSDM compliant.

Rating: 3 Needs Replacement

Recommendations: Provide for a complete replacement of the building's security system in order for it to be fully OSDM compliant. Exterior security lighting should have lamp sources changed to LED for prolonged maintenance life.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Security System:	\$2.85	sq.ft. (of entire building addition)		48,182 ft ²	16,300 ft ²		
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	\$183,773.70	(complete, area of building)
Sum:			\$248,255.70	\$185,500.70	\$62,755.00	\$64,482.00	(complete, area of building)



Security system



Security monitor

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Facility Assessment

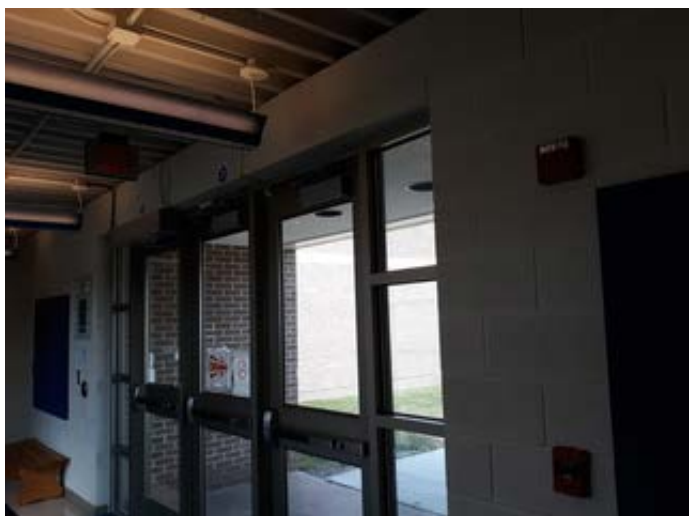
M. Emergency/Egress Lighting

Description: The newer addition to the school uses corridor recessed lights with battery backup for emergency egress lighting to meet egress needs. Older corridors use wall mounted battery-operated egress lights. Exterior doors have exit signs and exterior wall mounted egress lights above doors. These fixtures do not use LED lamp sources.

Rating: 3 Needs Replacement

Recommendations: The exit lights and egress lights should be changed to LED for longer life.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		48,182 ft ²	16,300 ft ²		
				Required	Required	\$64,482.00	(complete, area of building)
Sum:			\$64,482.00	\$48,182.00	\$16,300.00		



Exit sign



Cafeteria exit lights

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Facility Assessment

N. Fire Alarm

Description: The fire alarm system is older with a non-addressable EST system. The system includes smoke detectors, heat detectors, pull stations, and sprinkler alarms. Audio and visual devices are not found in classrooms. They are missing from conference rooms and are thus not in compliance with OSDM guidelines.

Rating: 3 Needs Replacement

Recommendations: The fire alarm system should be updated with a fully addressable system and additional A/V devices added to all classrooms and conference rooms.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
Fire Alarm System:	\$2.45	sq.ft. (of entire building addition)		Required	Required	\$157,980.90	(complete new system, including removal of existing)
Sum:			\$157,980.90	\$118,045.90	\$39,935.00		



Smoke detector



Fire alarm panel

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Facility Assessment

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 fully ADA accessible. Access from the parking/drop-off area to the building entries is compromised by steps or steep ramps. Adequate handicap parking is provided. The main entry is equipped with an ADA power assist door. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building, which does not include protruding objects. Ground and floor surfaces are compliant. Special provisions for floor level changes in this single story structure are not required. No stage is provided. Some interior doors are not fully recessed and are not provided adequate clearances. ADA-compliant toilets are required, and have been provided. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. ADA signage is not fully provided on both the interior and the exterior of the building.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, toilets, sinks, urinals, toilet accessories, doors and frames, door hardware, in the overall facility to facilitate the school's meeting of ADA requirements. 12/8/21 update: Add ADA hardware to 27 doors.

Item	Cost	Unit	Whole Building	Original Building (1963) 48,182 ft ²	Addition (2001) 16,300 ft ²	Sum	Comments
Handicapped Hardware:	\$350.00	set		27 Required		\$9,450.00	(includes installation / hardware only)
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	\$12,896.40	(per building area)
Electric Water Coolers:	\$3,000.00	unit		2 Required	1 Required	\$9,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		5 Required	5 Required	\$38,000.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		2 Required	2 Required	\$4,000.00	(ADA - grab bars, accessories included)
Replace Doors:	\$5,000.00	leaf		44 Required		\$220,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide Toilet Accessories:	\$1,000.00	per restroom		2 Required	2 Required	\$4,000.00	
Sum:			\$297,346.40	\$268,086.40	\$29,260.00		



ADA Toilet



Main Door Control

Should be 71 doors

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Facility Assessment

P. Site Condition

Description: The site is relatively flat and located in a suburban residential setting with moderate tree and shrub landscaping. The site is bordered by moderately travelled streets, residential back yards, and a church. A single entrance onto the site impedes proper separation of bus & other vehicular traffic, & one way bus traffic is provided, but not separated from parent drop off or pedestrian traffic. There is a curbside bus loading & unloading zone in front of the school which is not separated from other vehicular traffic. A bus loop is provided for student loading & unloading, but students must cross between buses to get from parent drop off loop to the school. Parking is facilitated by multiple asphalt parking lots in poor condition, containing 93 spaces which does provide adequate parking for staff, visitors, but the existing handicapped parking spots do not meet grading requirements and must be replaced. The existing handicapped parking does not meet slope requirements and must be replaced. The site & parking lot drainage design, consisting of sheet flow, catch basins, swales, storm sewer, and detention basins and provides adequate excavation of storm water. Some problems with erosion or ponding were observed. Erosion appeared along the North end of the lot off of the staff parking lot curb. Ponding was occurring in areas of the parking lot where the asphalt is failing. Concrete curb is in poor to fair condition & are appropriately located. Most trash pick-up and service drive pavement are in good condition but one location needs to be upgraded to include a concrete pad. The school is not equipped with a conventional loading dock. Concrete sidewalks are for the most part properly sloped, are located to provide adequate & logical flow of pedestrian traffic, and are in fair condition. Some site fencing is showing wear and could be replaced. The playground equipment is in fair condition, placed to provide compliant fall zones, & on a combination of hard & compliant soft surfaces with a basketball court being provided on an asphalt surface. The athletic facilities are were not included in the assessment area. Site features are suitable for outdoor instruction consisting of covered areas with picnic benches and garden areas. 11/29/21 update: Site retaining wall in 2001 addition needs a portion replaced. Asphalt should also be full replacement instead of repair.

Rating: 2 Needs Repair

Recommendations: The asphalt and much of the curb on site are in need of repair. Also, some doors exiting the building do not have sidewalk access to parking lots. With this, some of the existing sidewalk needs replaced. Dumpster pads are needed for those sitting on the asphalt. There is a small erosion issue along the north boundary of the site where a storm pipe releases into a swale behind the curb bounding the teachers parking lot. Finally, ADA access should be provided for door 11. 12/8/21 update: Fully replace asphalt. Replace a portion of the site retaining wall in 2001 addition.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		48,182 ft ² 4,000 Required	16,300 ft ² 0 Required	\$122,400.00	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		5,800 Required	0 Required	\$165,880.00	(including drainage / tear out for light duty asphalt)
Concrete Curb:	\$22.30	n.ft.		987 Required	263 Required	\$27,875.00	(new)
Concrete Sidewalk:	\$5.80	sq.ft. (Qty)		3,792 Required	1,008 Required	\$27,840.00	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		16 Required	4 Required	\$50.00	(includes stripping and re-grading)
Provide Soft Surface Playground Material:	\$30.00	sq. yard		782 Required	208 Required	\$29,700.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required		\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required		\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	\$96,723.00	Include this one or the next. (Each addition should have this item)
Other: 6' Chain Link Fence	\$15.00	n.ft.		205 Required	55 Required	\$3,900.00	New Chain Link Fence
Other: ADA Parking Space	\$1,500.00	each		3 Required	1 Required	\$6,000.00	New ADA Parking Spot
Other: Concrete Pavement	\$70.00	sq. yard		36 Required	9 Required	\$3,150.00	New Concrete Pavement
Other: Retaining Wall Replacement	\$7,500.00	allowance		Required		\$7,500.00	Approximately 13'w x 5'h
Other: Site ADA Ramps	\$1,000.00	each		1 Required		\$1,000.00	New ADA Ramps
Other: Wheel Stops	\$135.00	each		3 Required	1 Required	\$540.00	New Parking Blocks
Sum:			\$544,958.00	\$499,456.70	\$45,501.30		



Damaged Curb



Cracking Asphalt

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Facility Assessment

Q. Sewage System

Description: The school sewage system is connected to the municipal sewer system and is in average condition. The kitchen grease waste interceptor is regularly emptied.

Rating: 3 Needs Replacement

Recommendations: Existing site conditions require replacement of the original cast iron sanitary and storm piping system.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Sewage Main:	\$45.00	ln.ft.		48,182 ft ²	16,300 ft ²	\$13,500.00	(include excavation and backfilling)
Sum:			\$13,500.00	\$13,500.00	\$0.00		



Boys Restroom



Building Sewer

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Facility Assessment

R. Water Supply

Description: The school has a supply of water from the municipal system. There is a 3" water meter and backflow preventer with adequate water pressure. There are multiple limited area sprinkler systems connected to the domestic water distribution. There is no domestic booster pump and there is no fire pump. Fire hydrants are located at the street, and two were on the south side of the site close to the building. The system provides adequate pressure and capacity for future needs of this school.

Rating: 1 Satisfactory

Recommendations: Existing site conditions require that a new service line be installed for the new sprinkler system. See Item U for new water line and backflow preventer.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
Sum:			\$0.00	\$0.00	\$0.00		



Backflow preventer



Water supply

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Facility Assessment

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum construction, installed on aluminum frames, and in good condition. Typical exterior doors feature insulated vision panels. 12/8/21 update: All existing doors in need of replacement.

Rating: 3 Needs Replacement

Recommendations: Replace those exterior doors as noted below due to poor condition. 12/8/21 update: Added 7 additional doors to replace all existing doors.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Door Leaf/Frame and Hardware	\$2,500.00	per leaf		48,182 ft ²	16,300 ft ²		
Sum:			\$42,500.00	\$42,500.00	\$0.00	\$42,500.00	(includes removal of existing)



Main Entry Doors

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Facility Assessment

T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Demshar Environmental, Inc., dated December 27, 2016, documenting known and assumed locations of asbestos and other hazardous materials. OFCC to provide independent EEA with scope & budget to be included in assessment findings.

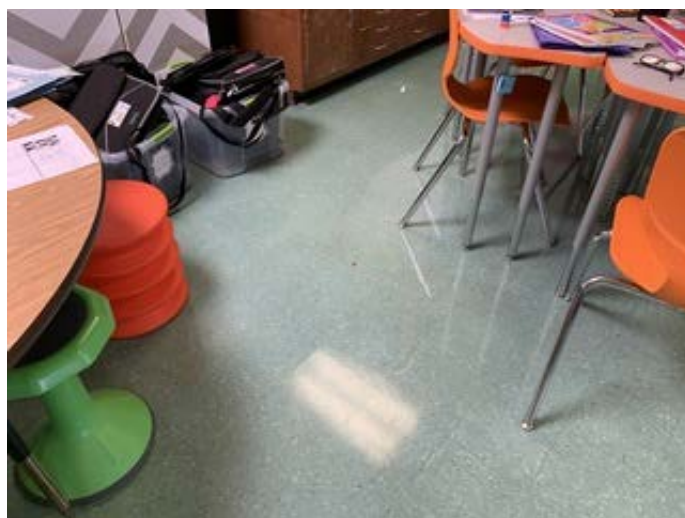
Rating: 2 Needs Repair

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment. OFCC to provide independent EEA with scope & budget to be included in assessment findings.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
<i>Environmental Hazards Form</i>				<i>EHA Form</i>		—	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		25,740 Required		\$77,220.00	See J
Sum:			\$77,220.00	\$77,220.00	\$0.00		



VAT in a Clasroom



VAT in a Classroom

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Facility Assessment

U. Life Safety

Description: The building is not equipped with a complete fire suppression system. There is no emergency generator system for egress lighting during a power outage. There is no fire pump. There is a hood extinguishing system in the Kitchen. There are hold open devices on some corridor doors.

Rating: 3 Needs Replacement

Recommendations: Add a complete sprinkler system and remove the old limited area sprinkler systems. Add an emergency generator with automatic transfer switch and connect to life safety fixtures. The cost for the generator is included in Plate D. Emergency lighting should be replaced with LED lamp sources to prolong life expectancy. Provide a new water service line to secure additional capacity for the new sprinkler system. Also provide for a new backflow preventer for this system.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		48,182 ft ²	16,300 ft ²		
Water Main	\$50.00	n.ft.		57,343 Required	15,249 Required	\$232,294.40	(includes increase of service piping, if required)
Other: Backflow Preventer	\$5,000.00	ump sum		300 Required		\$15,000.00	(new)
Other: Backflow Preventer	\$5,000.00	ump sum		Required		\$5,000.00	Backflow Preventer
Sum:			\$252,294.40	\$203,497.60	\$48,796.80		



Limited area sprinkler head



Corridor door hold-opens

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Facility Assessment

V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements. 11/29/21 update: Changed CEFPI rating from 4 to 5 to 0 to 3.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture. 12/8/21 update: CEFPI rating changed from 4 to 5 to 0 to 3.

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
CEFPI Rating 0 to 3	\$6.50	sq.ft. (of entire building addition)		48,182 ft ²	16,300 ft ²		
			Required	Required	Required	\$419,133.00	
Sum:			\$419,133.00	\$313,183.00	\$105,950.00		



Classroom Desks



Classroom Desks

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Facility Assessment

W. Technology

Description: The school is equipped with an older technology system. Smart Boards have replaced the old TV's in classrooms. The classrooms are equipped with an adequate amount of data ports to meet OSDM compliance. Data outlets should be added at necessary locations to meet future requirements. There is an intercom system that includes wall mounted outdoor and indoor speakers. The facility is equipped with a centralized clock system that is not operational. Sound systems are adequately provided in Gym and Student Dining. OSDM compliant computer network infrastructure is provided. Classrooms are equipped with telephones.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1963)	Addition (2001)	Sum	Comments
				48,182 ft ²	16,300 ft ²		
ES portion of building with total SF 69,361 to 100,000	\$11.00	sq.ft. (Qty)		57,343 Required	15,249 Required	\$798,512.00	
Sum:			\$798,512.00	\$630,773.00	\$167,739.00		



Computer lab



Technology closet

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$10,758,077.70
7.00%	Construction Contingency	\$753,065.44
Subtotal		\$11,511,143.14
16.29%	Non-Construction Costs	\$1,875,165.22
Total Project		\$13,386,308.36

Construction Contingency	\$753,065.44
Non-Construction Costs	\$1,875,165.22
Total for X.	\$2,628,230.66

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,453.34
Soil Borings / Phase I Envir. Report	0.10%	\$11,511.14
Agency Approval Fees (Bldg. Code)	0.25%	\$28,777.86
Construction Testing	0.40%	\$46,044.57
Printing - Bid Documents	0.15%	\$17,266.71
Advertising for Bids	0.02%	\$2,302.23
Builder's Risk Insurance	0.12%	\$13,813.37
Design Professional's Compensation	7.50%	\$863,335.74
CM Compensation	6.00%	\$690,668.59
Commissioning	0.60%	\$69,066.86
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$128,924.80
Total Non-Construction Costs	16.29%	\$1,875,165.22

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School Facility Appraisal - Nardon Hills City

Name of Appraiser Annalise Bennett **Date of Appraisal** 2019-09-11
Building Name Ledgeview Elementary
Street Address 9130 Shepard Rd
City/Town, State, Zip Code Macedonia, OH 44056
Telephone Number(s) 330-467-0583
School District Nardon Hills City

Setting: Suburban

Site-Acreage	12.00	Building Square Footage	64,482
Grades Housed	K-4	Student Capacity	415
Number of Teaching Stations	32	Number of Floors	1
Student Enrollment	476		
Dates of Construction	1963,2001		

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
 Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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Suitability Appraisal of 1.0 The School Site for Ledgeview Elementary School (2021 Update) DRAFT

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 <i>The 12-acre site is less than the recommended 15 acres per OSDM for an elementary school with 500+ students.</i>	25	20
1.2 Site is easily accessible and conveniently located for the present and future population <i>Access is via a single driveway access from Shepard Road.</i>	20	18
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>Residential properties surround the school.</i>	10	9
1.4 Site is well landscaped and developed to meet educational needs <i>Mature trees are scattered throughout the site. The courtyards are well developed.</i>	10	8
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 <i>The playground is among the rear parking and delivery drive.</i>	10	5
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is relatively flat and well-drained.</i>	5	4
1.7 Site has stable, well drained soil free of erosion <i>No evidence of significant soil erosion or ponding exists.</i>	5	4
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The courtyards allow for outdoor instructional needs.</i>	5	3
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Well-maintained sidewalks provide pedestrian access from residential areas. Ramps at curb cuts are provided.</i>	5	4
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 <i>79 paved parking spaces are provided in the front lot and around the perimeter of the building.</i>	5	4
TOTAL - 1.0 The School Site	100	79

Suitability Appraisal of 2.0 Structural and Mechanical Features for Ledgeview Elementary School (2021 Update) DRAFT

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	13
<i>Typical interior doors are not ADA compliant. Although drinking fountains are wheelchair compliant, no standard height drinking fountains are provided per ADA. ADA lavatories, toilet stalls, and water closets are partially provided.</i>		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	10
<i>The roof is a built-up asphalt system with gravel stops and interior roof drains. There is some evidence of ponding water. Leaks were reported.</i>		
2.3 Foundations are strong and stable with no observable cracks	10	8
<i>No foundation cracks were observed.</i>		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	7
<i>The exterior walls were in good condition.</i>		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	9
<i>Corridors terminate at exits.</i>		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	6
<i>Most walls are masonry or masonry veneer. The roofs are insulated. The windows are not energy efficient.</i>		
2.7 Structure is free of friable asbestos and toxic materials	10	2
<i>Some asbestos related material remains in this building.</i>		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	8
<i>This building has some open and flexible classrooms.</i>		
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	12
<i>The lighting is good.</i>		
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	12
<i>There is good water pressure.</i>		
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications	15	12
<i>Sufficient outlets exist.</i>		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	8
<i>There are disconnects installed on electrical equipment.</i>		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	6
<i>Some are not ADA compliant.</i>		
2.14 Number and size of restrooms meet requirements	10	8
<i>There are sufficient number of restrooms.</i>		
2.15 Drainage systems are properly maintained and meet requirements	10	8
<i>No problems were reported.</i>		

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	4
<i>No sprinkler system exists.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	8
<i>There is a two-way voice communication.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	4
<i>There are hose bibbs around exterior of building.</i>		
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TOTAL - 2.0 Structural and Mechanical Features	200	145

Suitability Appraisal of **3.0 Plant Maintainability** for Ledgeview Elementary School (2021 Update) DRAFT

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>The windows are not thermally broken.</i>	15	5
3.2 Floor surfaces throughout the building require minimum care <i>Floors are typically hard surface or carpet.</i>	15	13
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Walls and ceilings are easily maintained.</i>	10	6
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Built-in equipment is of maintainable materials.</i>	10	7
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>The finishes allow for ease of maintenance.</i>	10	6
3.6 Restroom fixtures are wall mounted and of quality finish <i>The fixtures are good.</i>	10	8
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage spaces are provided throughout the building.</i>	10	8
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>There are a sufficient number of outlets.</i>	10	8
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Parking lot style lights are used.</i>	10	8
TOTAL - 3.0 Plant Maintainability	100	69

Suitability Appraisal of 4.0 Building Safety and Security for Ledgeview Elementary School (2021 Update) DRAFT

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 <i>The bus loop is a part of the main drive.</i>	15	10
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Concrete sidewalks are provided for pedestrians.</i>	10	7
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>Adequate signaling and/or signage is provided.</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>There is some sharing of drives creating some crossover traffic within the site.</i>	5	4
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 <i>A very nice playground is provided.</i>	5	5
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>There are finned-tube radiators and cabinet heaters in student areas.</i>	20	8
4.7 Multi-story buildings have at least two stairways for student egress <i>This is a one-story building.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors are equipped with panic hardware and open outward.</i>	10	9
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>There is good coverage of exits.</i>	10	8
4.10 Classroom doors are recessed and open outward <i>Classroom doors open outward but are only partially recessed.</i>	10	3
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>There is not an operable security system.</i>	10	1
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>The flooring is well-maintained.</i>	5	4
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>No stairs exist.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>There is no wire glass in the building. Glass in hazardous locations may be tempered.</i>	5	3
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>There are no fixed projections extending into the corridor. The Classroom doors are semi-recessed.</i>	5	3

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	5
<i>Corridors terminate at exit doors.</i>		
Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	12
<i>The equipment installed is properly located.</i>		
4.18 There are at least two independent exits from any point in the building	15	14
<i>All corridors terminate at an egress door, providing two means of egress throughout the building.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	13
<i>The building is constructed of masonry, concrete slab-on-grade, and steel roof framing.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	10
<i>There are horn/strobes throughout the facility, except classrooms.</i>		
<hr/>		
TOTAL - 4.0 Building Safety and Security	200	143

Suitability Appraisal of 5.0 Educational Adequacy for Ledgeview Elementary School (2021 Update) DRAFT

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The rooms are fairly small and irregularly shaped.</i>	25	20
5.2 Classroom space permits arrangements for small group activity <i>The rooms are fairly small, but set-up and shape leave areas for this.</i>	15	14
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The Gymnasium is in the 2001 Addition and is very adequate.</i>	10	9
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>The typical Classroom is provided with separate areas.</i>	10	8
5.5 Storage for student materials is adequate <i>Storage for student materials is minimal.</i>	10	4
5.6 Storage for teacher materials is adequate <i>Teacher material storage is limited to loose furnishings such as desks, file cabinets, and storage cabinets.</i>	10	4
Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>Special learning areas are limited to a small set of rooms.</i>	15	12
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special learning areas are limited to a small set of rooms.</i>	10	8
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The space is appropriate, yet on the small side.</i>	10	6
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The space is in the 2001 Addition and is very nice.</i>	5	5
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 <i>The rooms are appropriate for the age of the students.</i>	10	7
5.12 Music Program is provided adequate sound treated space <i>There is minimal treatment in the music area.</i>	5	3
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>Minimal storage exists and equipment exists.</i>	5	3
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>There is space for computers in the Classrooms.</i>	5	5
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	1

Small group classrooms are provided in some areas of the building.

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

All storage for students and teachers need to be improved.

Support Space

Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 7

The Teacher's Lounge is adequate.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 7

The Cafeteria accommodates the students. The Kitchen is well-equipped according to the OSDM.

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

The Administrative Offices are in good condition.

5.20 **Counselor's office** insures privacy and sufficient storage 5 4

The Counselor's Office is near the Administrative Offices and assures privacy. Storage is provided.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements 5 4

The Clinic is near the Administrative Office Area and is well-equipped.

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

The space is adequate.

5.23 **Administrative personnel** are provided **sufficient work space and privacy** 5 4

The Administrative Offices are separated from the Reception Area with full height partitions and doors.

TOTAL - 5.0 Educational Adequacy 200 146

Suitability Appraisal of 6.0 Environment for Education for Ledgerview Elementary School (2021 Update) DRAFT

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>The interior aesthetics are appropriate for the age group of the students.</i>	15	12
6.2 Site and building are well landscaped <i>The existing landscaping provides a variety of species for trees, shrubs, and flowers situated attractively on the site where used.</i>	10	8
6.3 Exterior noise and poor environment do not disrupt learning <i>Site is located in a residential neighborhood.</i>	10	9
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>There are overhangs or other means of protection at entrances.</i>	10	7
6.5 Building materials provide attractive color and texture <i>The colors are predominately neutral beiges and whites and of standard building materials.</i>	5	3
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The colors are predominately neutral beiges and whites and of standard building materials.</i>	20	17
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>The building is partially air conditioned.</i>	15	6
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>Partial air conditioning.</i>	15	6
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>There is good lighting.</i>	15	12
6.10 Drinking fountains and restroom facilities are conveniently located <i>Some are not ADA-compliant.</i>	15	9
6.11 Communication among students is enhanced by commons area(s) for socialization <i>The Gymnasium and lobby areas serve this purpose.</i>	10	6
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Corridors terminate at lobbies at exists.</i>	10	8
6.13 Areas for students to interact are suitable to the age group <i>The Gymnasium and lobby areas serve this purpose.</i>	10	7
6.14 Large group areas are designed for effective management of students <i>The Gymnasium and lobby areas serve this purpose.</i>	10	6
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>The ceilings are typically acoustic lay-in systems or exposed tectum panels. The walls and floors are harder surfaces in most areas.</i>	10	8
6.16 Window design contributes to a pleasant environment	10	8

The windows are non-insulated systems and old in style.

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 5

The loose furnishings are inconsistent in style, color, and materials. Many pieces of furniture are damaged yet others are in good condition.

TOTAL - 6.0 Environment for Education 200 137

LEED Observation Notes

School District:	Nordonia Hills City
County:	Summit
School District IRN:	50047
Building:	Ledgeview Elementary
Building IRN:	20065

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are built on productive agricultural, wildlife or open areas. Several measures can be taken 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)

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)

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)

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 them 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)

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)

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)

Justification for Allocation of Points - Norderia Hills City

Building Name and Level: **Ledgeview Elementary**

K-4

Building features that clearly exceed criteria:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Nordonia Hills City
Facility:	Ledgeview Elementary
Date of Initial Assessment:	Sep 11, 2019
Date of Assessment Update:	Dec 8, 2021
Cost Set:	2021

District IRN:	50047
Building IRN:	20065
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1963 Original Building	48,182	\$77,220.00	\$77,220.00
2001 Addition	16,300	\$0.00	\$0.00
Total	64,482	\$77,220.00	\$77,220.00
Total with Regional Cost Factor (109.74%)	—	\$84,741.23	\$84,741.23
Regional Total with Soft Costs & Contingency	—	\$105,443.76	\$105,443.76

