Building Information - Nordonia Hills City (50047) - Nordonia High

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Nordonia High School (2021 Update) DRAFT
Assessment Date (on-site; non-EEA)	2019-09-06
Kitchen Type	Full Kitchen
Cost Set:	2021
Building Name	Nordonia High
Building IRN	27334
Building Address	8006 S Bedford Rd
Building City	Macedonia
Building Zipcode	44056
Building Phone	330-468-4601
Acreage	47.00
Current Grades:	9-12
Teaching Stations	64
Number of Floors	1
Student Capacity	1118
Current Enrollment	1220
Enrollment Date	2019-09-06

Enrollment Date is the date in which the current enrollment was taken.

Number of Classrooms	53
Historical Register	**NO**
Building's Principal	Mr. Casey Wright
Building Type	High

Next Page

Building Pictures - Nordonia Hills City(50047) - Nordonia High(27334)

North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

218,862 Total Existing Square Footage
1961,1962,1964,1971,1972,2001 Building Dates
9-12 Grades
1,220 Current Enrollment
64 Teaching Stations
47.00 Site Acreage

The Nordonia High School, which is not on the National Register of Historic Buildings, and originally constructed in 1961, is a one-story, 218,862 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/tile wall construction in the interior. The floor system consists of slabs on grade. The roof structure is steel joists. The roofing system of the overall facility is 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 adequately sized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of 12,205 SF Primary Gymnasium with 5,885 SF Auxiliary Gymnasium and separate Student Dining. The electrical system for the facility is generally adequate. The facility is equipped with a non-compliant security system. The building does not have a 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 47 acre site adjacent to residential properties. The property and 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

Previous Page

Next Page

Building Construction Information - Nordonia Hills City (50047) - Nordonia High (27334)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1961	yes	1	86,691	no	no
Original Building Auditorium and Classroom Additions	1962	yes	1	23,700	yes	no
Additions (three)	1964	yes	1	23,476	no	no
Additions (two)	1971	yes	1	33,092	no	no
Addition	1972	yes	1	16,754	no	no
Additions (five)	2001	yes	1	35,149	no	no

Previous Page

Next Page

Building Component Information - Nordonia Hills City (50047) - Nordonia High (27334)

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 (1961)		36185			10091		3713	3410						5885
Original Building Auditorium and Classroom Additions (1962)	6246													
Additions (three) (1964)		2557												
Additions (two) (1971)														
Addition (1972)		2110		12205										
Additions (five) (2001)														
Total	6,246	40,852	0	12,205	10,091	0	3,713	3,410	0	0	0	0	0	5,885

Master Planning Considerations

Previous Page

Next Page

Existing CT Programs for Assessment

Next Page

Previous Page

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 - Nordonia High (27334)

District:	Nordonia Hills City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Nordonia High	**Contact:**	Mr. Casey Wright		
Address:	8006 S Bedford Rd	**Phone:**	330-468-4601		
	Macedonia,OH 44056	**Date Prepared:**	2019-09-06	**By:**	Tony Schorr
Bldg. IRN:	27334	**Date Revised:**	2021-12-08	**By:**	Annalise Bennett

Current Grades	9-12	Acreage:	47.00
Proposed Grades	N/A	Teaching Stations:	64
Current Enrollment	1220	Classrooms:	53
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1961	yes	1	86,691
Original Building Auditorium and Classroom Additions	1962	yes	1	23,700
Additions (three)	1964	yes	1	23,476
Additions (two)	1971	yes	1	33,092
Addition	1972	yes	1	16,754
Additions (five)	2001	yes	1	35,149
Total				**218,862**

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

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment	C
A.	Heating System	3	$8,517,060.40	-
B.	Roofing	3	$4,102,707.20	-
C.	Ventilation / Air Conditioning	2	$65,000.00	-
D.	Electrical Systems	3	$2,204,556.00	-
E.	Plumbing and Fixtures	3	$1,318,669.00	-
F.	Windows	2	$1,615,304.05	-
G.	Structure: Foundation	2	$4,200.00	-
H.	Structure: Walls and Chimneys	2	$406,882.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$4,777,180.19	-
K.	Interior Lighting	3	$1,194,134.50	-
L.	Security Systems	3	$690,541.05	-
M.	Emergency/Egress Lighting	3	$183,713.00	-
N.	Fire Alarm	3	$450,096.85	-
O.	Handicapped Access	2	$556,442.60	-
P.	Site Condition	3	$1,216,909.00	-
Q.	Sewage System	3	$22,200.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$64,500.00	-
T.	Hazardous Material	2	$67,090.00	-
U.	Life Safety	3	$744,579.20	-
V.	Loose Furnishings	3	$1,010,421.50	-
W.	Technology	3	$1,811,448.00	-
X.	Construction Contingency / Non-Construction Cost	-	$7,579,166.99	-
Total			$38,602,801.53	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	90	90%	Excellent
2.0 Structural and Mechanical Features	200	127	64%	Borderline
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	144	72%	Satisfactory
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	740	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$42,362,714.40

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

Previous Page

Original Building (1961) Summary

District:	Nordonia Hills City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Nordonia High	**Contact:**	Mr. Casey Wright		
Address:	8006 S Bedford Rd	**Phone:**	330-468-4601		
	Macedonia,OH 44056	**Date Prepared:**	2019-09-06	**By:**	Tony Schorr
Bldg. IRN:	27334	**Date Revised:**	2021-12-08	**By:**	Annalise Bennett

Current Grades	9-12	Acreage:	47.00
Proposed Grades	N/A	Teaching Stations:	64
Current Enrollment	1220	Classrooms:	53
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1961**	**yes**	**1**	**86,691**
Original Building Auditorium and Classroom Additions	1962	yes	1	23,700
Additions (three)	1964	yes	1	23,476
Additions (two)	1971	yes	1	33,092
Addition	1972	yes	1	16,754
Additions (five)	2001	yes	1	35,149
Total				**218,862**

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

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment	C
A.	Heating System	3	$3,484,978.20	-
B.	Roofing	3	$1,773,838.20	-
C.	Ventilation / Air Conditioning	2	$65,000.00	-
D.	Electrical Systems	3	$1,040,292.00	-
E.	Plumbing and Fixtures	3	$841,137.00	-
F.	Windows	2	$651,656.20	-
G.	Structure: Foundation	2	$4,200.00	-
H.	Structure: Walls and Chimneys	2	$153,750.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$3,062,239.33	-
K.	Interior Lighting	3	$563,491.50	-
L.	Security Systems	3	$333,760.35	-
M.	Emergency/Egress Lighting	3	$86,691.00	-
N.	Fire Alarm	3	$212,392.95	-
O.	Handicapped Access	2	$268,838.20	-
P.	Site Condition	3	$1,044,745.20	-
Q.	Sewage System	3	$22,200.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$57,000.00	-
T.	Hazardous Material	2	$67,090.00	-
U.	Life Safety	3	$547,753.60	-
V.	Loose Furnishings	3	$476,800.50	-
W.	Technology	3	$1,319,384.00	-
X.	Construction Contingency / Non-Construction Cost	-	$3,927,717.53	-
Total			$20,004,955.76	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	90	90%	Excellent
2.0 Structural and Mechanical Features	200	127	64%	Borderline
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	144	72%	Satisfactory
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	740	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$21,953,438.45

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

Original Building Auditorium and Classroom Additions (1962) Summary

District:	Nordonia Hills City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Nordonia High	**Contact:**	Mr. Casey Wright		
Address:	8006 S Bedford Rd	**Phone:**	330-468-4601		
	Macedonia,OH 44056	**Date Prepared:**	2019-09-06	**By:**	Tony Schorr
Bldg. IRN:	27334	**Date Revised:**	2021-12-08	**By:**	Annalise Bennett

Current Grades	9-12	Acreage:	47.00
Proposed Grades	N/A	Teaching Stations:	64
Current Enrollment	1220	Classrooms:	53
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1961	yes	1	86,691
Original Building Auditorium and Classroom Additions	**1962**	**yes**	**1**	**23,700**
Additions (three)	1964	yes	1	23,476
Additions (two)	1971	yes	1	33,092
Addition	1972	yes	1	16,754
Additions (five)	2001	yes	1	35,149
Total				**218,862**

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

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment	C
A.	Heating System	3	$952,740.00	-
B.	Roofing	3	$395,187.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$284,400.00	-
E.	Plumbing and Fixtures	3	$169,400.00	-
F.	Windows	2	$69,054.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$6,270.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$59,904.00	-
K.	Interior Lighting	3	$154,050.00	-
L.	Security Systems	3	$91,245.00	-
M.	Emergency/Egress Lighting	3	$23,700.00	-
N.	Fire Alarm	3	$58,065.00	-
O.	Handicapped Access	2	$74,740.00	-
P.	Site Condition	3	$33,118.30	-
Q.	**Sewage System**	**3**	**$0.00**	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$0.00	-
T.	**Hazardous Material**	**2**	**$0.00**	-
U.	Life Safety	3	$37,894.40	-
V.	Loose Furnishings	3	$130,350.00	-
W.	Technology	3	$94,736.00	-
X.	Construction Contingency / Non-Construction Cost	-	$643,702.66	-
Total			$3,278,556.36	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	90	90%	Excellent
2.0 Structural and Mechanical Features	200	127	64%	Borderline
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	144	72%	Satisfactory
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	740	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$3,597,887.75

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

Additions (three) (1964) Summary

District:	Nordonia Hills City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Nordonia High	**Contact:**	Mr. Casey Wright		
Address:	8006 S Bedford Rd	**Phone:**	330-468-4601		
	Macedonia,OH 44056	**Date Prepared:**	2019-09-06	**By:**	Tony Schorr
Bldg. IRN:	27334	**Date Revised:**	2021-12-08	**By:**	Annalise Bennett

Current Grades	9-12	Acreage:	47.00
Proposed Grades	N/A	Teaching Stations:	64
Current Enrollment	1220	Classrooms:	53
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1961	yes	1	86,691
Original Building Auditorium and Classroom Additions	1962	yes	1	23,700
Additions (three)	**1964**	**yes**	**1**	**23,476**
Additions (two)	1971	yes	1	33,092
Addition	1972	yes	1	16,754
Additions (five)	2001	yes	1	35,149
Total				**218,862**

*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	90	90%	Excellent
2.0 Structural and Mechanical Features	200	127	64%	Borderline
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	144	72%	Satisfactory
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	740	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$4,463,774.04

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: 2021	Rating	Dollar Assessment	C
A.	Heating System	3	$943,735.20	-
B.	Roofing	3	$409,732.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$281,712.00	-
E.	Plumbing and Fixtures	3	$202,332.00	-
F.	Windows	2	$119,524.35	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$20,786.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$536,761.88	-
K.	Interior Lighting	3	$152,594.00	-
L.	Security Systems	3	$90,382.60	-
M.	Emergency/Egress Lighting	3	$23,476.00	-
N.	Fire Alarm	3	$57,516.20	-
O.	Handicapped Access	2	$73,695.20	-
P.	Site Condition	3	$44,019.40	-
Q.	**Sewage System**	**3**	**$0.00**	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$7,500.00	-
T.	**Hazardous Material**	**2**	**$0.00**	-
U.	Life Safety	3	$50,310.40	-
V.	Loose Furnishings	3	$129,118.00	-
W.	Technology	3	$125,776.00	-
X.	Construction Contingency / Non-Construction Cost	-	$798,619.48	-
Total			$4,067,590.71	

Additions (two) (1971) Summary

District:	Nordonia Hills City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Nordonia High	**Contact:**	Mr. Casey Wright		
Address:	8006 S Bedford Rd	**Phone:**	330-468-4601		
	Macedonia,OH 44056	**Date Prepared:**	2019-09-06	**By:**	Tony Schorr
Bldg. IRN:	27334	**Date Revised:**	2021-12-08	**By:**	Annalise Bennett

Current Grades	9-12	Acreage:	47.00
Proposed Grades	N/A	Teaching Stations:	64
Current Enrollment	1220	Classrooms:	53
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1961	yes	1	86,691
Original Building Auditorium and Classroom Additions	1962	yes	1	23,700
Additions (three)	1964	yes	1	23,476
Additions (two)	**1971**	**yes**	**1**	**33,092**
Addition	1972	yes	1	16,754
Additions (five)	2001	yes	1	35,149
Total				**218,862**

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

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment	C
A.	Heating System	3	$1,330,298.40	-
B.	Roofing	3	$555,025.90	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$397,104.00	-
E.	Plumbing and Fixtures	3	$10,000.00	-
F.	Windows	2	$225,497.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$137,724.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$713,719.96	-
K.	Interior Lighting	3	$215,098.00	-
L.	Security Systems	3	$127,404.20	-
M.	Emergency/Egress Lighting	3	$33,092.00	-
N.	Fire Alarm	3	$81,075.40	-
O.	Handicapped Access	2	$29,618.40	-
P.	Site Condition	3	$6,708.20	-
Q.	**Sewage System**	**3**	**$0.00**	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	**Hazardous Material**	**2**	**$0.00**	-
U.	Life Safety	3	$7,680.00	-
V.	Loose Furnishings	3	$182,006.00	-
W.	Technology	3	$19,200.00	-
X.	Construction Contingency / Non-Construction Cost	-	$994,618.95	-
Total			$5,065,870.41	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	90	90%	Excellent
2.0 Structural and Mechanical Features	200	127	64%	Borderline
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	144	72%	Satisfactory
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	740	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$5,559,286.18

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

Addition (1972) Summary

District:	Nordonia Hills City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Nordonia High	**Contact:**	Mr. Casey Wright		
Address:	8006 S Bedford Rd	**Phone:**	330-468-4601		
	Macedonia,OH 44056	**Date Prepared:**	2019-09-06	**By:**	Tony Schorr
Bldg. IRN:	27334	**Date Revised:**	2021-12-08	**By:**	Annalise Bennett

Current Grades	9-12	Acreage:	47.00
Proposed Grades	N/A	Teaching Stations:	64
Current Enrollment	1220	Classrooms:	53
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1961	yes	1	86,691
Original Building Auditorium and Classroom Additions	1962	yes	1	23,700
Additions (three)	1964	yes	1	23,476
Additions (two)	1971	yes	1	33,092
Addition	**1972**	**yes**	**1**	**16,754**
Additions (five)	2001	yes	1	35,149
Total				**218,862**

*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	90	90%	Excellent
2.0 Structural and Mechanical Features	200	127	64%	Borderline
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	144	72%	Satisfactory
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	740	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$3,619,968.91

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: 2021	Rating	Dollar Assessment	C
A. Heating System	3	$673,510.80	-
B. Roofing	3	$316,783.80	-
C. Ventilation / Air Conditioning	**2**	**$0.00**	-
D. Electrical Systems	3	$201,048.00	-
E. Plumbing and Fixtures	3	$80,800.00	-
F. Windows	2	$84,591.15	-
G. Structure: Foundation	**2**	**$0.00**	-
H. Structure: Walls and Chimneys	2	$31,976.00	-
I. Structure: Floors and Roofs	1	$0.00	-
J. General Finishes	3	$404,555.02	-
K. Interior Lighting	3	$108,901.00	-
L. Security Systems	3	$47,748.90	-
M. Emergency/Egress Lighting	3	$16,754.00	-
N. Fire Alarm	3	$41,047.30	-
O. Handicapped Access	2	$109,550.80	-
P. Site Condition	3	$88,317.90	-
Q. Sewage System	**3**	**$0.00**	-
R. Water Supply	1	$0.00	-
S. Exterior Doors	**3**	**$0.00**	-
T. Hazardous Material	**2**	**$0.00**	-
U. Life Safety	3	$100,940.80	-
V. Loose Furnishings	3	$92,147.00	-
W. Technology	3	$252,352.00	-
- X. Construction Contingency / Non-Construction Cost	-	$647,653.23	-
Total		$3,298,677.70	

Additions (five) (2001) Summary

District:	Nordonia Hills City	**County:**	Summit	**Area:**	Northeastern Ohio (8)
Name:	Nordonia High	**Contact:**	Mr. Casey Wright		
Address:	8006 S Bedford Rd	**Phone:**	330-468-4601		
	Macedonia,OH 44056	**Date Prepared:**	2019-09-06	**By:**	Tony Schorr
Bldg. IRN:	27334	**Date Revised:**	2021-12-08	**By:**	Annalise Bennett

Current Grades	9-12	Acreage:	47.00
Proposed Grades	N/A	Teaching Stations:	64
Current Enrollment	1220	Classrooms:	53
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1961	yes	1	86,691
Original Building Auditorium and Classroom Additions	1962	yes	1	23,700
Additions (three)	1964	yes	1	23,476
Additions (two)	1971	yes	1	33,092
Addition	1972	yes	1	16,754
Additions (five)	**2001**	**yes**	**1**	**35,149**
Total				**218,862**

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

FACILITY ASSESSMENT Cost Set: 2021		Rating	Dollar Assessment	C
A.	Heating System	3	$1,131,797.80	-
B.	Roofing	3	$652,140.30	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	**Electrical Systems**	**3**	**$0.00**	-
E.	Plumbing and Fixtures	3	$15,000.00	-
F.	Windows	2	$464,981.35	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$56,376.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	**General Finishes**	**3**	**$0.00**	-
K.	**Interior Lighting**	**3**	**$0.00**	-
L.	**Security Systems**	**3**	**$0.00**	-
M.	**Emergency/Egress Lighting**	**3**	**$0.00**	-
N.	**Fire Alarm**	**3**	**$0.00**	-
O.	**Handicapped Access**	**2**	**$0.00**	-
P.	Site Condition	3	$0.00	-
Q.	**Sewage System**	**3**	**$0.00**	-
R.	Water Supply	1	$0.00	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	**Hazardous Material**	**2**	**$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	-	$566,855.14	-
Total			$2,887,150.59	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	90	90%	Excellent
2.0 Structural and Mechanical Features	200	127	64%	Borderline
3.0 Plant Maintainability	100	77	77%	Satisfactory
4.0 Building Safety and Security	200	159	80%	Satisfactory
5.0 Educational Adequacy	200	144	72%	Satisfactory
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	740	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$3,168,359.06

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

A. Heating System

Description: The high school is heated with thirteen (13) gas-fired hot water boilers with classroom fan coils, air handling units with hot water coils, VAV boxes with hot water coils and perimeter cabinet unit heaters. Most equipment was installed when the school was remodeled in 2001. This 18 year old equipment is in poor condition and rust is beginning to deteriorate the cabinets. Hot water is distributed through a plastic piping system from multiple pumps, each with a standby pump. The air handling units include refrigerant coils for cooling. The building contains an older central building automation system. It monitors air terminal units, 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 floor height is low in older portions of the building and cannot accommodate air handling unit ductwork. However, several classroom wings were originally built with air tunnels under the floor at perimeter walls. An ingenious system has been installed to run ductwork in these tunnels when remodeling occurred in 2001. These ducts are connected to cooling only rooftop VAV units that supply 55 F air to large fan coils in classrooms which have reheat coils to provide winter heat. These rooftop units have hot water coils for morning warm-up and cold winter weather. 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. 11/26/21 update: 2001 additions already have RTU's with ductwork and space is available to run ductwork.

Rating: 3 Needs Replacement

Recommendations: Provide for a complete replacement of the building's entire HVAC system due to age & condition and to fully comply with all OSDM standards.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
HVAC System Replacement:	$32.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$7,047,356.40	(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	Required	Required	Required	Required		$1,469,704.00	(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:			$8,517,060.40	$3,484,978.20	$952,740.00	$943,735.20	$1,330,298.40	$673,510.80	$1,131,797.80		

Boilers

Office exposed ductwork

Back to Assessment Summary

B. Roofing

Description: The roof over the overall facility is a ballasted membrane system that was installed over 7 years ago, and is in fair condition. There are no District reports of current leaking. But signs of past leaking were observed during the physical assessment. Access to the roof was gained by 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 fair condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. Most of the roof is not equipped with overflow roof drains though they are needed on this building. Note that the roof deck is tectum panels which are also used to create the exterior soffits. Additional roof insulation is required to meet LEED Silver Certification energy requirements. No problems requiring attention were encountered with any roof penetrations. 11/26/21 update: Damage to 500 SF of existing tectum decking, will need replacement.

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. Provide for tectum deck replacement at exterior soffits. Provide additional roof insulation to meet LEED Silver Certification energy requirements. 11/26/21 update: Install ''Z'' furring and spray foam, replace metal soffit/fascia at all perimeter tectum deck soffit locations. Replace additional cap flashing/coping/add additional fascia to new tapered roof insulation and insulation thickness to comply with ASHRE requirements. Replace damaged existing tectum decking.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Deck Replacement:	$5.25	sq.ft. (Qty)		500 Required						$2,625.00	(wood or metal, including insulation)
Membrane (all types / fully adhered):	$10.00	sq.ft. (Qty)		90,506 Required	24,960 Required	24,560 Required	33,597 Required	16,754 Required	35,149 Required	$2,255,260.00	(unless under 10,000 sq.ft.)
Gutters/Downspouts	$13.10	ln.ft.		3,000 Required		500 Required	500 Required	1,000 Required		$65,500.00	
Overflow Roof Drains and Piping:	$3,000.00	each		16 Required		4 Required	2 Required	6 Required		$84,000.00	
Roof Insulation:	$4.70	sq.ft. (Qty)		90,506 Required	24,960 Required	24,560 Required	33,597 Required	15,754 Required	35,149 Required	$1,055,272.20	(tapered insulation for limited area use to correct ponding)
Roof Access Ladder with Fall Protection Cage:	$100.00	ln.ft.		40 Required						$4,000.00	(remove and replace)
Other: Coping/Fascia replacement	$75.00	ln.ft.		1,193 Required	377 Required	402 Required	648 Required	588 Required	1,806 Required	$376,050.00	Coping/cap flashing replacement & additional fascia in areas with tapered roof insulation, in order to comply with ASHRE requirements.
Other: Soffit replacement	$40.00	sq.ft. (Qty)		6,500 Required						$260,000.00	Install ''Z'' furring and spray foam with metal soffit/facia at all perimeter tectum deck soffit locations.
Sum:			$4,102,707.20	$1,773,838.20	$395,187.00	$409,732.00	$555,025.90	$316,783.80	$652,140.30		

Tectum Soffit

Ballasted Membrane Roofing

Back to Assessment Summary

C. Ventilation / Air Conditioning

Description: The high school is air conditioned with twenty eight (28) rooftop air handling units. These units are now 18 years old and in poor condition. Condensing units should be replaced with more available R410A refrigerant. Controls at classroom VAV boxes are past their useful life. Each air handling unit brings in code required fresh air. These twenty eight (28) air handlers have economizers which provide ''free'' cooling on mild days. Since operation of VAV boxes in classrooms provide the required minimum amount of fresh air for occupants, these systems satisfy the Ohio Building Code for ventilation and OSDM standards. Some rooftop units are connected to an original 1960's under floor duct system that feeds unit ventilators in older classrooms. The system can provide simultaneous heating and cooling with the VAV system and is compliant with OSDM requirements when controls are replaced. The ventilation system does not incorporate an energy recovery system. Individual toilet exhaust fans, on the roof, operate in conjunction with their associated air handling unit, but do not recover this lost energy. The technology server room is independently cooled. There is an operating dust collection system in the Shop and the Art Room has exhaust and a kiln hood. There is a large, NFPA, grease hood in the Kitchen along with a dishwasher hood. There are multiple chemical hoods in Science Classrooms. Toilet exhaust fans and other building ventilation fans are on the flat roof areas. 11/26/21 update: Both kilns need new exhaust system. Exhaust fans are 20+ years old, fume hoods were installed in 2001.

Rating: 2 Needs Repair

Recommendations: Replace VAV boxes and controllers. Add air conditioning to the replaced make-up air units with refrigerant coils and condensing units. Replace rusting rooftop air handling units with current refrigerant coils. Replacement cost included in Item A, Heating System. 11/26/21 update: Kilns need new exhaust system, four fume hoods need replacement.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Kiln Exhaust System:	$5,000.00	each		1 Required						$5,000.00	
Chemical Exhaust Hood System for Science Laboratories:	$15,000.00	each		4 Required						$60,000.00	
Sum:			$65,000.00	$65,000.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Unit ventilator

Gymnasium

Back to Assessment Summary

D. Electrical Systems

Description: The school has (2) separate electrical services, with (2) pad-mounted transformers on the west side of the building and are primary metered at the south end of the building. The transformers are owned by Nordonia Hills City School District. Two (2) main switchboards serve the building. The first is 480/277 volts, 3phase, 4 wire, 3,000 amps and the other is 208/120 volts, 4,000 amps. The 480/277 volt service generally serves the air conditioning equipment and the 208/120 volt service serves the general power and lighting throughout the entire building. Both services were installed in 2001 and backfed the existing services within the building. The electrical systems were upgraded in 2001 and appear to be in good condition. Many of the branch circuit panels were also replaced in 2001. However, there are some distribution panels and branch circuit panels that were installed in1960, 1963 and 1970 that should be replaced. Classrooms have an adequate number of general-purpose receptacles. The corridors are equipped with adequate receptacles for servicing and there are GFI protected exterior outlets around the perimeter of the building. The school is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided.

Rating: 3 Needs Replacement

Recommendations: In general, the overall electrical system meets OSDM requirements in supporting the current needs of this high school and will be adequate to meet the facilities' future needs. However, distribution panels and branch circuit breaker panels in the 1960, 1963 and 1970 portions of the building should be replaced when those areas are renovated. In addition, an emergency generator should be added. 12/8/21 update: Partial system replacement for all buildings except 2001 additions.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Other: Partial System Replacement	$12.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$2,204,556.00	Half the cost of a full system replacement.
Sum:			$2,204,556.00	$1,040,292.00	$284,400.00	$281,712.00	$397,104.00	$201,048.00	$0.00		

480 and 208 volt services

Two transformers

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The high school plumbing system meets requirements for plumbing fixtures and backflow prevention. There is a 4'' domestic water meter and backflow preventer from the municipal water supply with copper piping properly distributed. The domestic hot water system operates at 140 degrees F. The water heaters have been replaced and there are several systems throughout the building. Lavatories do not have individual mixing valves. The toilet facilities include handicapped fixtures with sensor operated flush valves and 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 are wall mounted throughout with flush valves. Newer sanitary piping is PVC, in good condition. The original (1960) cast iron sanitary piping is over 50 years old and past its useful life. The school contains large group restrooms for boys and large group restrooms for girls. In locker rooms, the shower facility includes individual faucets in group enclosures and adequate drains. The large Kitchen has gas fired appliances, a dedicated gas fired water heater and staff toilet room. Science classrooms include acid resistant sinks, drains, neutralization sumps and emergency shower/eyewash stations. Storm drain pipes have broken and failed. Heavy rains cause overflows in courtyard from broken pipes and water enters adjacent corridor floors.

Rating: 3 Needs Replacement

Recommendations: Replace water closets, urinals and their flush valves with low flow fixtures. Replace the brass (high lead content) faucets and shower valves with lead free faucets. Add mixing valves at each lavatory and replace master mixing valves to deliver 140 degree F domestic hot water thru piping loop. Add tempering valves at eye washes. Replace recirculating pumps. Replace all water heaters. Replace deteriorated cast iron sanitary and storm piping. 11/26/21 update: District does not use showers, do not account for replacing shower valves. 2001 plumbing fixtures are in good shape, SHD recommends replacing existing flush valves with low flow. 12/8/21 update: District does not use showers; shower valves do not need to be replaced.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required				$468,534.50	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required				$468,534.50	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit		2 Required		2 Required				$20,400.00	(remove / replace)
Toilet:	$3,800.00	unit		40 Required		4 Required		10 Required		$205,200.00	(new)
Urinal:	$3,800.00	unit		12 Required		2 Required		6 Required		$76,000.00	(new)
Sink:	$2,500.00	unit		8 Required		2 Required		8 Required		$45,000.00	(new)
Replace faucets and flush valves	$500.00	per unit		7 Required	7 Required		20 Required		6 Required	$20,000.00	(average cost to remove/replace)
Other: Add tempering valves at eye washes	$3,000.00	per unit							4 Required	$12,000.00	Add to existing eye wash stations.
Other: Hot water recirculating system	$500.00	per unit		6 Required						$3,000.00	Replace recirculating pumps.
Sum:			$1,318,669.00	$841,137.00	$169,400.00	$202,332.00	$10,000.00	$80,800.00	$15,000.00		

Water heaters

Back to Assessment Summary

F. Windows

Description: The overall facility is equipped with thermally broken aluminum windows with double glazed insulated glazing window system which was installed in 2000, and is in good condition. 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 integral blinds, which are in fair condition. 12/2/21 update: Existing windows are 20+ years old. District requests replacing all exterior windows per discussion on 9/16/21.

Rating: 2 Needs Repair

Recommendations: Provide a lump sum dollar amount to replace any faulty hardware. 12/2/21 update: SHD recommends to remove and replace all exterior painted aluminum windows. Replace exterior translucent panel windows in the main and auxiliary gymnasiums.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Insulated Glass/Panels:	$101.55	sq.ft. (Qty)		2,504 Required	680 Required	1,177 Required	240 Required	833 Required	2,117 Required	$766,804.05	(includes integral blinds and removal of existing windows)
Skylights:	$125.00	sq.ft. (Qty)		675 Required					2,000 Required	$334,375.00	(remove and replace)
Translucent Panels:	$125.00	sq.ft. (Qty)		2,504 Required			1,609 Required			$514,125.00	(remove and replace)
Sum:			$1,615,304.05	$651,656.20	$69,054.00	$119,524.35	$225,497.00	$84,591.15	$464,981.35		

Picture With Several Windows

Back to Assessment Summary

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. 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. 11/26/21 update: Weight room wall is showing signs of water penetration and efflorescence along the lower east wall.

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time. 11/26/21 update: Waterproofing recommended to be installed along HS weight room eastern wall due to storm water piping connection. Existing ground should be excavated along the exterior wall and waterproofed, and existing foundation drainage along this wall should be installed/repaired.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Waterproofing Spray Applied:	$6.00	sq.ft. (Qty)		400 Required						$2,400.00	(include excavation and backfill)
Drainage Tile Systems / Foundation Drainage:	$18.00	ln.ft.		100 Required						$1,800.00	(include excavation and backfill)
Sum:			$4,200.00	$4,200.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Back to Assessment Summary

H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed very minor locations of deterioration, and is in good 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 good condition. The school does have sufficient expansion joints, and they are in good condition. The exterior masonry has not been cleaned and sealed in recent years, and shows very minor evidence of mortar deterioration. Interior walls are concrete masonry units and glazed block and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Soffits are in poor condition, see Plate B - Roofing. The window sills are stone and are in good condition. The exterior lintels are steel, and are in good condition. Note that the north wall of the Auxiliary Gym is some sort of insulated plastic that is in poor condition.

Rating: 2 Needs Repair

Recommendations: Provide minor tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, caulking as required through the overall facility. Provide for brick infill at the north wall of the Auxiliary Gym. 12/8/21 update: Add insulated metal panel to aux gym in 1971 addition. EIFS coating w/ Lotoson STO product needed throughout entire building.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Tuckpointing:	$7.50	sq.ft. (Qty)		500 Required		200 Required	50 Required	200 Required		$7,125.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		10,000 Required		2,000 Required	500 Required	8,000 Required		$30,750.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		10,000 Required		2,000 Required	500 Required	8,000 Required		$20,500.00	(wall surface)
Exterior Caulking:	$7.50	ln.ft.		1,000 Required		100 Required	50 Required	200 Required		$10,125.00	(removing and replacing)
Replace Brick Veneer System:	$35.00	sq.ft. (Qty)		2,500 Required						$87,500.00	(total removal and replacement including pinning and shoring)
Other: EIFS Coating	$6.00	sq.ft. (Qty)		5,000 Required	1,045 Required	2,256 Required	434 Required	1,496 Required	9,396 Required	$117,762.00	Lotoson STO product.
Other: Insulated Metal Panels	$40.00	sq.ft. (Qty)					3,328 Required			$133,120.00	1971 addition aux gym insulated metal panel.
Sum:			$406,882.00	$153,750.00	$6,270.00	$20,786.00	$137,724.00	$31,976.00	$56,376.00		

Masonry That Needs To Be Cleaned

Typical Exterior Masonry

Back to Assessment Summary

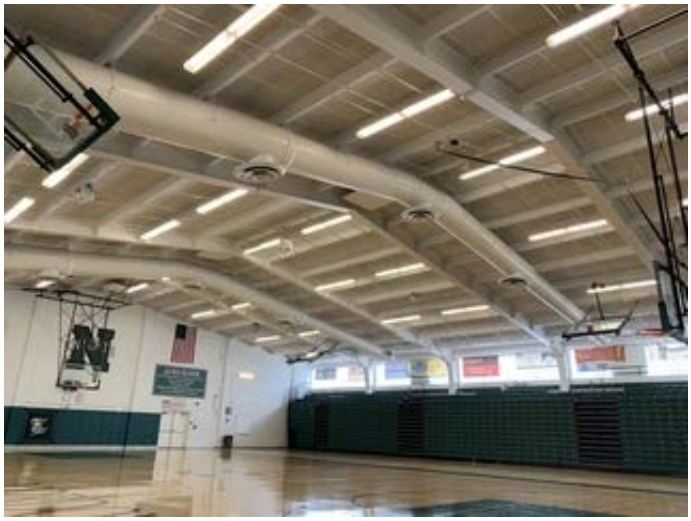
I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade construction, and is in good condition. Ceiling to structural deck spaces are insufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is tectum deck construction, and is in fair condition. See Roofing Plat B to replace exterior tectum soffits.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Main Gym Beams

Auxiliary Gymnasium Beams

Back to Assessment Summary

J. General Finishes

Description: The overall facility features conventionally partitioned Classrooms with VCT/VAT flooring, suspended ceilings, as well as painted wall finishes, and they are in fair condition. The overall facility has Corridors with terrazzo/VCT/VAT flooring, suspended ceilings, as well as tile wall finishes, and they are in good condition. The overall facility has Restrooms with tile flooring, plaster ceilings, as well as tile wall finishes, and they are in fair condition. Toilet partitions are plastic and are in good condition. Classroom casework in the overall facility is wood construction with plastic laminate tops, is adequately provided, and in fair condition. 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, and in fair condition. The Gymnasium spaces have wood flooring, open ceilings, as well as painted wall finishes, and they are in good condition. Gymnasium telescoping stands are plastic type construction in fair condition. Gymnasium basketball backboards are electrically operated type, and are in good condition. The Media Center has carpet flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. Student Dining has VCT flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, 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. 11/26/21 update: Originally 148 doors were in need of replacement to reach ADA standards; district agreed to replace all doors to make them match. Total of 292 doors. Additional wall insulation needed.

Rating: 3 Needs Replacement

Recommendations: Provide a partial replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, and U, and for new Kitchen equipment. Also, provide for new Gymnasium bleachers due to stated condition. 11/26/21 update: Add cavity wall insulation throughout building, except for the 2001 additions. Replace all doors to ensure ADA accessibility and matching.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (High):	$20.63	sq.ft. (of entire building addition)		Required		Required	Required	Required		$3,301,068.19	(high school, per building area, with removal of existing)
Door, Frame, and Hardware:	$1,300.00	each		292 Required						$379,600.00	(non-ADA)
Bleacher Replacement	$110.00	per seat		1,220 Required						$134,200.00	(based on current enrollment)
Additional Wall Insulation	$6.00	sq.ft. (Qty)		18,684 Required	9,984 Required	8,742 Required	5,172 Required	9,820 Required		$314,412.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		3,410 Required						$647,900.00	(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:			$4,777,180.19	$3,062,239.33	$59,904.00	$536,761.88	$713,719.96	$404,555.02	$0.00		

Non-recessed Corridor Door

Classroom/Lab

Back to Assessment Summary

K. Interior Lighting

Description: The high school has a combination of 277 volt fluorescent fixtures and HID fixtures. The last lighting upgrade occurred in 2001. Classrooms, offices, media center and corridors use 2 X 2 or 2 x 4 - 3 or 4 lamp lay-in fixtures, 45 foot candles measured in classroom, 40 foot candles in corridors. The gymnasium and running track contain 2 X 4 high intensity fluorescent pendant fixtures, 40 foot candles. Mechanical spaces utilize 4' fluorescent fixtures. The Auditorium contains recessed ceiling quartz lamps, wall mounted fluorescent fixtures, step lights, ceiling track lights and side lights with follower spots for performances.

Rating: 3 Needs Replacement

Recommendations: Completely replace the lighting throughout the building. Replace with LED type fixtures throughout to provide longer life and reduced energy consumption. Update all light levels to meet the current OSDM light level requirements. Provide classrooms lighting with dual level switching and occupancy sensors.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Complete Building Lighting Replacement	$6.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$1,194,134.50	Includes demo of existing fixtures
Sum:			$1,194,134.50	$563,491.50	$154,050.00	$152,594.00	$215,098.00	$108,901.00	$0.00		

Corridor lighting

Classroom lighting

Back to Assessment Summary

L. Security Systems

Description: The high school has a security system consisting of 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 pedestrian style pole lights at entrances and walkways. Building entrances with overhangs have light fixtures in ceilings. Parking lots have pole lights with LED lamp sources. Motion sensors are installed and there are exterior cameras. A computer controlled access control system integrating alarms and video signals, with appropriate UPS backup, is not provided. The system is equipped with card/biometric readers. The security system is not fully compliant with OSDM guidelines and should be expandable to keep pace with special additions to meet foreseeable future needs.

Rating: 3 Needs Replacement

Recommendations: Provide for a complete replacement of the existing security system to meet OSDM requirements.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Security System:	$2.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$523,582.05	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required			$166,959.00	(complete, area of building)
Sum:			$690,541.05	$333,760.35	$91,245.00	$90,382.60	$127,404.20	$47,748.90	$0.00		

Parking lot lighting

Security monitor

Back to Assessment Summary

M. Emergency/Egress Lighting

Description: The high school uses corridor battery back-up emergency egress lighting to meet egress needs. The facility is not equipped with an emergency generator. Exterior doors have exit signs and exterior overhang mounted egress lights above doors. These fixtures do not use LED lamp sources.

Rating: 3 Needs Replacement

Recommendations: The emergency egress lighting needs to meet OSDM guidelines. All fixtures should be LED. Circuit new emergency egress fixtures, as well as new exit signs, from an emergency generator.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$183,713.00	(complete, area of building)
Sum:			$183,713.00	$86,691.00	$23,700.00	$23,476.00	$33,092.00	$16,754.00	$0.00		

Egress lights

Exterior egress light

Back to Assessment Summary

N. Fire Alarm

Description: The school has an addressable fire alarm system manufactured by Edwards System Technologies (EST2). The system includes smoke detectors, heat detectors, pull stations, and sprinkler alarms. Audio and visual devices are found in large classrooms but not present in smaller classrooms. They are also missing from toilet rooms and are thus not in compliance with OSDM guidelines.

Rating: 3 Needs Replacement

Recommendations: The fire alarm system should be replaced with a fully addressable system that utilizes voice commands. Provide speaker/strobes in classrooms and strobes in all toilet rooms. Provide smoke detectors in corridors and tamper/flow switches to monitor the new fire suppression system. Duct smoke detectors shall be provided for all new air-handling systems, where required by Code.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Fire Alarm System:	$2.45	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$450,096.85	(complete new system, including removal of existing)
Sum:			$450,096.85	$212,392.95	$58,065.00	$57,516.20	$81,075.40	$41,047.30	$0.00		

Fire alarm panel

Classroom strobe

Back to Assessment Summary

O. Handicapped Access

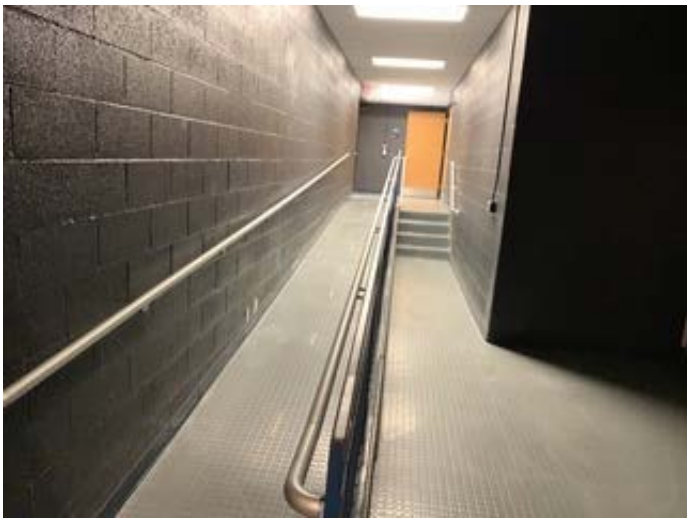
Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. The exterior entrances are ADA accessible. Access from the parking/drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Some exterior doors are not equipped with ADA hardware. The main entry is equipped with an ADA power assist door, which is in fair condition. 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 generally compliant. Some interior doors are properly recessed, and provided adequate clearances, and are provided with ADA-compliant hardware. ADA toilet facilities are provided. ADA signage is not properly provided on both the interior or the exterior of the building. 12/3/21 update: Current ramp in 1972 addition is non-compliant per OBC and in disrepair--treated wood with wooden steps & rails.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, electric water coolers, toilets, sinks, urinals, toilet partitions, toilet accessories, doors and frames, in the overall facility to facilitate the school's full meeting of ADA requirements. 11/26/21 update: Replace current ramp in 1972 addition with a concrete ADA ramp to make it OBC compliant.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$36,742.60	(per building area)
Ramps:	$40.00	sq.ft. (Qty)						180 Required		$7,200.00	(per ramp/interior-exterior complete)
Electric Water Coolers:	$3,000.00	unit		6 Required		2 Required	1 Required	2 Required		$33,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		5 Required		5 Required		5 Required		$57,000.00	(new ADA)
Toilet Partitions:	$1,000.00	stall		2 Required		2 Required		2 Required		$6,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		1 Required						$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf		40 Required	14 Required	8 Required	4 Required	14 Required		$400,000.00	(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 ADA Shower:	$3,000.00	each		1 Required						$3,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,000.00	per restroom		2 Required		2 Required		2 Required		$6,000.00	
Sum:			$556,442.60	$268,838.20	$74,740.00	$73,695.20	$29,618.40	$109,550.80	$0.00		

ADA Toilet



Ramp To Auditorium Stage

Back to Assessment Summary

P. Site Condition

Description: The relatively flat site is located in a small-town industrial setting with sparse tree landscaping. The site is shared with athletic facilities on the west end of the site that were not documented in the assessment. The site is bordered by moderately travelled county roads. A single entrance onto the site impedes proper separation of bus & other vehicular traffic, & one-way bus traffic is not provided. There is a curbside bus loading & unloading zone in front of the school which is not separated from other vehicular traffic. Parking is facilitated by multiple asphalt parking lots in poor condition, containing 458 spaces which does not provide adequate parking for staff, visitors, students & the disabled. The site & parking lot drainage design, consisting of catch basins & storm sewer, provides adequate excavation of storm water. Some problems with erosion or ponding were observed where the asphalt parking lots are failing. Concrete curbs in fair condition & are appropriately located. Trash pick-up and service drive pavement is in fair condition & is equipped with a concrete pad area for dumpsters, but needs an additional one for second dumpster location. The school is equipped with a conventional loading dock. The dock itself is in fair condition & is not equipped with dock levelers, bumper pads, wheel chocks, fixed trailer interior lighting. Concrete sidewalks are properly sloped, are located to provide adequate & logical flow of pedestrian traffic, and are in fair condition. Exterior steps are showing signs of cracking and separation from surrounding sidewalks. Exterior fencing around the site is showing failures where tree limbs may have come down, or holes have been cut. The athletic facilities were not included in the assessment area. Site features are suitable for outdoor instruction with three courtyards located inside the school. 12/8/21 update: School has a total of 594 parking spaces, district stated parking is sufficient and no additional spaces are needed. All surface lots are in bad shape and in need of replacement. Parking lot pavement around football field also in need of replacement with pervious pavement.

Rating: 3 Needs Replacement

Recommendations: The asphalt on this site is in much need of repair. Also, the site does not provide adequate parking for students, staff, visitors, and disabled. The storm catch basins showed debris filling the pipes that need cleared. Several entrances need adjusted for ADA access as they are either too steep or in need of a new ramp. There are doors exiting the building that also need sidewalk provided to the parking lot. Fencing is in need of repair where tree limbs have fallen on them. Finally, there is a concrete storm structure to the north east end of the site, west of S Bedford Rd that is damaged. 11/26/21: SHD recommends replacing all surface lots with new paving. District also indicated they do not need any additional parking spaces. Replace parking lot pavement around football field with pervious pavement. 12/8/21 update: Remove and replace asphalt for all surface lots. Replace parking lot pavement around football field with pervious pavement.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Concrete Curb:	$22.30	ln.ft.		1,384 Required	99 Required	132 Required	20 Required	265 Required		$42,370.00	(new)
Concrete Sidewalk:	$5.80	sq.ft. (Qty)		7,830 Required	562 Required	746 Required	114 Required	1,498 Required		$62,350.00	(5 inch exterior slab)
Replace Concrete Steps:	$32.00	sq.ft. (Qty)		299 Required	21 Required	29 Required	4 Required	57 Required		$13,120.00	
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 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)
Other: 6' Chain Link Fence	$15.00	ln.ft.		437 Required	31 Required	42 Required	6 Required	84 Required		$9,000.00	New Chain Link Fencing
Other: ADA Parking Signage/Striping	$1,000.00	each		1 Required						$1,000.00	New Signage and Striping for Handicapped Parking Spot
Other: ADA Parking Spots	$1,500.00	each		2 Required						$3,000.00	New ADA Parking Spot
Other: Asphalt Pavement Milling	$21.00	sq. yard		17,492 Required	1,256 Required	1,667 Required	255 Required	3,346 Required		$504,336.00	Milling Prior to New Wearing Course
Other: Asphalt Pavement Sealing	$2.00	sq. yard		965 Required	69 Required	92 Required	14 Required	185 Required		$2,650.00	Sealing for Existing Asphalt Pavement
Other: Concrete Collars	$1,200.00	each		1 Required						$1,200.00	New Concrete Collars for Existing Structures
Other: Replace with pervious pavement	$81.00	sq. yard		4,543 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$367,983.00	Replace parking lot around football field with pervious pavement.
Other: Storm Sewer Debris Removal	$7,500.00	lump sum		Required						$7,500.00	Cleaning for Storm Sewer System
Sum:			$1,216,909.00	$1,044,745.20	$33,118.30	$44,019.40	$6,708.20	$88,317.90	$0.00		

Cracked Asphalt

Failing Asphalt and Curb

Back to Assessment Summary

Q. Sewage System

Description: The high school sewage system is connected to the municipal sewer system and is in poor. The acid waste piping uses a chemical dilution basin and the kitchen grease waste interceptor is regularly emptied. 11/26/21 update: Sanitary line needs to be extended.

Rating: 3 Needs Replacement

Recommendations: Existing site conditions require replacement of the old cast iron drainage system at the present time. 11/26/21: Add exterior grease interceptor and extend sanitary line, which includes concrete infill.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Sewage Main:	$45.00	ln.ft.		300 Required						$13,500.00	(include excavation and backfilling)
Other: Concrete infill	$10.00	sq.ft. (Qty)		200 Required						$2,000.00	Needed for sanitary line extension.
Other: Grease interceptor	$6,000.00	per unit		1 Required						$6,000.00	Add exterior grease interceptor.
Other: Sanitary Sewer Piping	$3.50	ln.ft.		200 Required						$700.00	Extend sanitary line.
Sum:			$22,200.00	$22,200.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Kitchen grease interceptor

Acid neutralization basin

Back to Assessment Summary

R. Water Supply

Description: The high school has a supply of water from the municipal system. There is a 4'' water meter and backflow preventer with adequate water pressure. There is no fire service. There is no domestic booster pump and there is no fire pump. Fire hydrants are located in many locations around the perimeter of this large building. The system provides adequate pressure and capacity for the future needs of this High School.

Rating: 1 Satisfactory

Recommendations: No work required at this time.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Meter backflow preventer

Water service

Back to Assessment Summary

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum construction, installed on aluminum hollow metal frames, and in fair condition. Typical exterior doors feature insulated vision panels. 12/3/21 update: The Athletic Alum. Entrance was replaced in 2021.

Rating: 3 Needs Replacement

Recommendations: Replace the exterior doors as noted below to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,500.00	per leaf		20 Required	0 Required	3 Required				$57,500.00	(includes removal of existing)
Overhead doors and hardware:	$3,500.00	per leaf		2 Required						$7,000.00	(8 x 10 sectional, manual operation)
Sum:			$64,500.00	$57,000.00	$0.00	$7,500.00	$0.00	$0.00	$0.00		

Older Steel Door

Aluminum Framed Glass Doors

Back to Assessment Summary

T. Hazardous Material

Description: The School District provided the AHERA three year reinspection reports, prepared by Demshar Environmental, Inc., and dated December 27, 2016, documenting known and assumed locations of asbestos and other hazardous materials. OFCC will need to have an independent EEA performed.

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. Provide an independent EEA with scope & budget provided in the assessment findings.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Environmental Hazards Form				EHA Form						—	
Pipe Fitting Insulation Removal	$20.00	each		2 Required						$40.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		22,350 Required						$67,050.00	See J
Sum:			$67,090.00	$67,090.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Back to Assessment Summary

U. Life Safety

Description: The building is not equipped with a complete fire suppression system nor does it have an emergency generator system for egress lighting during a power outage. There is a hood extinguishing system in the Kitchen. There are hold open devices on corridor doors. 11/26/21: Building has limited area fire suppression areas (i.e. Storage Rooms).

Rating: 3 Needs Replacement

Recommendations: Add a complete fire suppression system and emergency generator and transfer switches to meet OSDM Guidelines. Emergency lighting should be replaced with LED lamp sources to prolong life expectancy. Provide a new service line and backflow preventer to ensure that the new sprinkler system will function as designed.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		164,923 Required	11,842 Required	15,722 Required	2,400 Required	31,544 Required		$724,579.20	(includes increase of service piping, if required)
Water Main	$50.00	ln.ft.		300 Required						$15,000.00	(new)
Other: Backflow Preventer	$5,000.00	lump sum		Required						$5,000.00	Backflow Preventer
Sum:			$744,579.20	$547,753.60	$37,894.40	$50,310.40	$7,680.00	$100,940.80	$0.00		

Hood extinguishing system

Back to Assessment Summary

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. 11/26/21: SHD Recommends to maximize OFCC loose furnishing costs for the HS building.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	Original Building (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
CEFPI Rating 4 to 5	$5.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$1,010,421.50	
Sum:			$1,010,421.50	$476,800.50	$130,350.00	$129,118.00	$182,006.00	$92,147.00	$0.00		

Classroom Desks

Cafeteria Tables

Back to Assessment Summary

W. Technology

Description: The high school is equipped with a current 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. Sound systems are adequately provided in Gym, Stage, Student Dining and Music spaces. 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 (1961) 86,691 ft²	Original Building Auditorium and Classroom Additions (1962) 23,700 ft²	Additions (three) (1964) 23,476 ft²	Additions (two) (1971) 33,092 ft²	Addition (1972) 16,754 ft²	Additions (five) (2001) 35,149 ft²	Sum	Comments
HS portion of building with total SF > 200,400	$8.00	sq.ft. (Qty)		164,923 Required	11,842 Required	15,722 Required	2,400 Required	31,544 Required		$1,811,448.00	
Sum:			$1,811,448.00	$1,319,384.00	$94,736.00	$125,776.00	$19,200.00	$252,352.00	$0.00		

Classroom work stations

Server Room

Back to Assessment Summary

X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$31,023,634.54
7.00%	Construction Contingency	$2,171,654.42
Subtotal		$33,195,288.96
16.29%	Non-Construction Costs	$5,407,512.57
Total Project		**$38,602,801.53**

Construction Contingency	$2,171,654.42
Non-Construction Costs	$5,407,512.57
Total for X.	**$7,579,166.99**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$9,958.59
Soil Borings / Phase I Envir. Report	0.10%	$33,195.29
Agency Approval Fees (Bldg. Code)	0.25%	$82,988.22
Construction Testing	0.40%	$132,781.16
Printing - Bid Documents	0.15%	$49,792.93
Advertising for Bids	0.02%	$6,639.06
Builder's Risk Insurance	0.12%	$39,834.35
Design Professional's Compensation	7.50%	$2,489,646.67
CM Compensation	6.00%	$1,991,717.34
Commissioning	0.60%	$199,171.73
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$371,787.24
Total Non-Construction Costs	**16.29%**	**$5,407,512.57**

Back to Assessment Summary

School Facility Appraisal - Nordonia Hills City

Name of Appraiser	Annalise Bennett	**Date of Appraisal**	2019-09-06
Building Name	Nordonia High		
Street Address	8006 S Bedford Rd		
City/Town, State, Zip Code	Macedonia, OH 44056		
Telephone Number(s)	330-468-4601		
School District	Nordonia Hills City		

Setting: Suburban

Site-Acreage	47.00	Building Square Footage	218,862
Grades Housed	9-12	Student Capacity	1,118
Number of Teaching Stations	64	Number of Floors	1
Student Enrollment	1220		
Dates of Construction	1961,1962,1964,1971,1972,2001		

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	Exterior Surfacing	Floor Construction
☑ Load bearing masonry	☑ Brick	☐ Wood Joists
☑ Steel frame	☑ Stucco	☑ Steel Joists
☐ Concrete frame	☑ Metal	☐ Slab on grade
☐ Wood	☐ Wood	☐ Structural slab
☑ Steel Joists	☐ Stone	

Back to Assessment Summary

Bottom of page

Suitability Appraisal of **1.0 The School Site** for Nordonia High 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	25	*25*
The site is sized in compliance with OFCC recommendations.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*16*
The site is located in the southern portion of the District off of a reasonably busy secondary road and near an interstate exit/entrance.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*9*
The school is not located near anything undesirable or hazardous.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*8*
There are mature deciduous and ornamental trees located adjacent to the building and sidewalks. Well kept shrubs and flower beds accent the main entries. There is little landscaping in or around the parking lots.		
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 fields are well-equipped with reasonably adequate event parking.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*5*
The site is relatively flat with no natural hazards.		
1.7 Site has stable, well drained **soil free of erosion**	5	*5*
The site is well-drained.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*5*
There are many courtyards and exterior areas able to be used for outdoor learning.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Pedestrian services are adequate with varying degrees of repair needed.		
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	*5*
Adequate parking is provided along one side and the rear of the building.		
TOTAL - 1.0 The School Site	100	*90*

Bottom of page

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Nordonia High 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	*10*
Typical interior doors are not ADA compliant. Although drinking fountains are wheelchair compliant, non standard height drinking fountains are provided per ADA. ADA lavatories, toilet stalls, and water closets are partially provided.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*5*
The roof is a built-up asphalt system with gravel stops and interior roof drains. There is some evidence of ponding water. Numerous leaks were visible.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
No foundation cracks were observed.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*6*
The exterior walls require tuckpointing and related work in selected areas.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*9*
Corridors terminate at exits.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*9*
Most walls are masonry or masonry veneer. The roofs are insulated. The windows are thermally broken and energy efficient.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*5*
Some asbestos related material remains in this building.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
This building has some open and flexible classrooms.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*10*
The lighting levels are low throughout the facility.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*15*
There is good water pressure.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*6*
More outlets are needed in the classrooms.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*8*
The electrical equipment has disconnects.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*4*
They are not ADA compliant.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
There is an adequate number of restrooms.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*
No problems reported.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*2*
There is no sprinkler system in this building.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*4*
There is no communication from Classroom to Office. A PA-system is used only.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
Hose bibbs exist around the exterior of the building.		
TOTAL - 2.0 Structural and Mechanical Features	200	*127*

Bottom of page

Suitability Appraisal of **3.0 Plant Maintainability** for Nordonia High 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	15	*13*
The windows are insulated units with integral blinds.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*12*
Floors are typically hard surface or carpet.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*8*
Walls and ceilings are easily maintained.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*8*
Built-in equipment is of maintainable materials.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*7*
The finishes allow for ease of maintenance.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*6*
Floor mount urinals exist.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*7*
Custodial storage spaces are provided throughout the building.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*8*
There are sufficient outlets in corridors and classrooms.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*8*
There are exterior lights high on building. Access requires a lift and ladder.		
TOTAL - 3.0 Plant Maintainability	100	*77*

Bottom of page

Suitability Appraisal of **4.0 Building Safety and Security** for Nordonia High 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	15	*10*
The bus loop is a part of the main entry system and visitor parking/improvements are required.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Concrete sidewalks are provided for pedestrians.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*5*
Adequate signaling and/or signage is provided.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*3*
There is some sharing of drives creating some crossover traffic within the site.		
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*
Athletic fields are free from hazard.		
Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*16*
All forced air, classroom and hallways forced air ventilators, classroom ventilators with fresh air intake.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*15*
This is a one-story building.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*8*
Exterior doors are equipped with panic hardware and open outward.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*8*
Good coverage of exits, Cafeteria, and corridors.		
4.10 **Classroom doors** are recessed and open outward	10	*4*
Classrooms doors open outward but are only partially recessed.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*8*
It is a non-intrusive system. An upgrade is necessary.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*5*
The flooring is well-maintained.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
No stairs exist.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*4*
There is no wire glass in the building. Glass in hazardous locations may be tempered.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*5*
There are no fixed projections extending into the corridor. The Classroom doors are semi-recessed.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*5*
Corridors terminate at exit doors.		
Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*12*
The equipment installed is properly located.		
4.18 There are at least **two independent exits** from any point in the building	15	*12*
All corridors terminate at an egress door, providing two means of egress throughout the building.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*15*
The building is constructed of masonry, concrete slab-on-grade, and steel roof framing.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*6*
There is a need for horn/strobe devices in the classrooms.		
TOTAL - 4.0 Building Safety and Security	200	*159*

Bottom of page

Suitability Appraisal of **5.0 Educational Adequacy** for Nordonia High School (2021 Update) DRAFT

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*20*
The Classroom sizes are 700 SF to 1,200 SF.		
5.2 **Classroom space** permits arrangements for small group activity	15	*10*
The rooms are fairly small, but there are areas for this.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
Most disruptive functions are located on the perimeter of the building.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*7*
The typical classroom is provided with separate areas.		
5.5 **Storage for student materials** is adequate	10	*6*
Storage for student materials is minimal beyond hall lockers.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Teacher material storage is limited to loose furnishings such as desks, file cabinets, and storage cabinets.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*10*
Special learning areas are limited to a small set of rooms.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*7*
Special learning areas are limited to a small set of rooms.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*9*
The space is appropriate and has well-equipped peripheral support rooms.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
There are two Gymnasiums, one large double gym, and one smaller single gym.		
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	*10*
The Science Rooms are appropriate.		
5.12 **Music Program** is provided adequate sound treated space	5	*5*
Good space is provided.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*5*
The Art Rooms are very crowded due to lack of storage space.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
There is space for computers in the Classrooms, along with some computer labs.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*3*

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

5.16 **Storage for student and teacher material** is adequate	5	*2*

Storage for student materials is minimal beyond hall lockers. Teacher material storage is limited to loose furnishings such as desks, file cabinets, and storage cabinets.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*7*

The Teacher's Lounge areas are adequate.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	*5*

The Cafeteria accommodates the students. The Kitchen is well-equipped according to the OSDM. All equipment is very old.

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	*1*

The Clinic is in another area.

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	*144*

Bottom of page

Suitability Appraisal of **6.0 Environment for Education** for Nordonia High 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	15	*12*
The interior aesthetics are appropriate for the age group of the students.		
6.2 Site and building are **well landscaped**	10	*9*
The existing landscaping provides a variety of species fro trees, shrubs, and flowers situated attractively on the site where used.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
Site is located in a residential/commercial area of town.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*7*
There are overhangs or other means of protection at entrances.		
6.5 **Building materials** provide attractive color and texture	5	*3*
The colors are predominately neutral beiges and whites and of standard building materials.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*14*
The colors are predominately neutral beiges and whites and of standard building materials.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*9*
The building is partially air conditioned, less than 50%.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*12*
The rooftop units and forced air furnaces have fresh air intakes.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*9*
The lighting levels are low throughout the facility.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
There is an adequate number of restrooms.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*7*
The main lobby, Gymnasium, Cafeteria, auditorium lobby, and courtyards serve this purpose.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*7*
Corridors terminate at lobbies and exits.		
6.13 **Areas for students to interact** are suitable to the age group	10	*6*
The main lobby, Gymnasium, Cafeteria, auditorium lobby, and courtyards serve this purpose.		
6.14 **Large group areas are designed** for effective management of students	10	*8*
The main lobby, Gymnasium, Cafeteria, auditorium lobby, and courtyards serve this purpose.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*7*
The ceilings are typically acoustic lay-in systems or exposed tectum panels. The walls and floors and harder surfaces in most areas.		
6.16 **Window design** contributes to a pleasant environment	10	*8*

Adequate light is provided.

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	*143*

LEED Observation Notes

School District:	Nordonia Hills City
County:	Summit
School District IRN:	50047
Building:	Nordonia High
Building IRN:	27334

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)

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 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)

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 - Nordonia Hills City

Building Name and Level: **Nordonia High**

9-12

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.

Back to Assessment Summary

Environmental Hazards Assessment Cost Estimates

Owner:	Nordonia Hills City
Facility:	Nordonia High
Date of Initial Assessment:	Sep 6, 2019
Date of Assessment Update:	Dec 8, 2021
Cost Set:	2021

District IRN:	50047
Building IRN:	27334
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1961 Original Building	86,691	$67,090.00	$67,090.00
1962 Original Building Auditorium and Classroom Additions	23,700	$0.00	$0.00
1964 Additions (three)	23,476	$0.00	$0.00
1971 Additions (two)	33,092	$0.00	$0.00
1972 Addition	16,754	$0.00	$0.00
2001 Additions (five)	35,149	$0.00	$0.00
Total	218,862	$67,090.00	$67,090.00
Total with Regional Cost Factor (109.74%)	—	$73,624.57	$73,624.57
Regional Total with Soft Costs & Contingency	—	$91,611.27	$91,611.27

Environmental Hazards - Nordonia Hills City (50047) - Nordonia High (27334) - Original Building

Owner:	Nordonia Hills City	**Bldg. IRN:**	27334
Facility:	Nordonia High	**BuildingAdd:**	Original Building
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	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	2	$20.00	$40.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$12.00	$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	$30.00	$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Not Present	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported Asbestos-Containing Material	22350	$3.00	$67,050.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Not Present	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$67,090.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$67,090.00

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.	86691	0	$0.10	$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.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$67,090.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$67,090.00

* 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.