

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

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Northfield Elementary School (2021 Update) DRAFT
Assessment Date (on-site; non-EEA)	2019-10-16
Kitchen Type	Full Kitchen
Cost Set:	2021
Building Name	Northfield Elementary
Building IRN	27672
Building Address	9374 Olde Eight Rd
Building City	Northfield
Building Zipcode	44067
Building Phone	330-467-2010
Acreage	8.00
Current Grades:	K-4
Teaching Stations	19
Number of Floors	1
Student Capacity	238
Current Enrollment	390
Enrollment Date	2019-09-06
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	17
Historical Register	NO
Building's Principal	Mr. Mark Kaminick
Building Type	Elementary

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Building Pictures - Nordonia Hills City(50047) - Northfield Elementary(27672)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

63,639 Total Existing Square Footage
1916,1960,1963,2001 Building Dates
K-4 Grades
390 Current Enrollment
19 Teaching Stations
8.00 Site Acreage

Northfield Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1916, is a 3-story, 63,639 square foot brick school building located in a small town and commercial setting. The existing facility features a conventionally partitioned design, and does not utilize modular buildings. Note that the original 3-story, 1916 portion of the building is used only for the Board Office and all other District functions. All K-4 classes are held in the subsequent additions. The structure of the overall facility contains brick exterior wall construction, with CMU/plaster wall construction in the interior. The floor system consists of slab-on grade and supported slabs. The roof structure is steel. 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 consists of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building 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 meets most ADA requirements. The school is located on an 8 acre site adjacent to residential and commercial properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Nordonia Hills City (50047) - Northfield Elementary (27672)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building - BOE Offices	1916	no	3	13,935	yes	no
Classroom Wing Addition	1960	yes	1	8,999	no	no
Classroom and Cafeteria Addition	1963	yes	1	21,226	no	no
Classroom and Gymnasium Addition	2001	yes	1	19,479	no	no

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Building Component Information - Nordonia Hills City (50047) - Northfield Elementary (27672)

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 - BOE Offices (1916)		2100										13506		
Classroom Wing Addition (1960)		1899			1810									
Classroom and Cafeteria Addition (1963)		2581					2602	1246						
Classroom and Gymnasium Addition (2001)		3327		3494										
Total	0	9,907	0	3,494	1,810	0	2,602	1,246	0	0	0	13,506	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Northfield Elementary (27672)

District: Nordonias Hills City				County: Summit		Area: Northeastern Ohio (8)	
Name: Northfield Elementary				Contact: Mr. Mark Kaminick			
Address: 9374 Olde Eight Rd Northfield, OH 44067				Phone: 330-467-2010			
Bldg. IRN: 27672				Date Prepared: 2019-10-16		By: Tony Schorr	
				Date Revised: 2021-12-08		By: Annalise Bennett	
Current Grades		K-4	Acreage:		8.00		
Proposed Grades		N/A	Teaching Stations:		19		
Current Enrollment		390	Classrooms:		17		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Suitability Appraisal Summary	
<u>Original Building - BOE Offices</u>		1916	no	3	13,935	Section	
<u>Classroom Wing Addition</u>		1960	yes	1	8,999	Points Possible	
<u>Classroom and Cafeteria Addition</u>		1963	yes	1	21,226	Points Earned	
<u>Classroom and Gymnasium Addition</u>		2001	yes	1	19,479	Percentage	
Total					63,639	Rating	
						Category	
						<u>Cover Sheet</u>	
						1.0 The School Site	
						2.0 Structural and Mechanical Features	
						3.0 Plant Maintainability	
						4.0 Building Safety and Security	
						5.0 Educational Adequacy	
						6.0 Environment for Education	
						LEED Observations	
						Commentary	
						Total	
						1000	
						644	
						64%	
						Borderline	
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	
						109.74%	
						Cost to Renovate (Cost Factor applied)	
						\$15,251,312.32	
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
FACILITY ASSESSMENT							
Cost Set: 2021							
			Rating		Dollar Assessment		
A.	<u>Heating System</u>		3		\$2,402,455.80	-	
B.	<u>Roofing</u>		3		\$1,036,570.00	-	
C.	<u>Ventilation / Air Conditioning</u>		1		\$0.00	-	
D.	<u>Electrical Systems</u>		3		\$1,524,154.05	-	
E.	<u>Plumbing and Fixtures</u>		3		\$404,220.00	-	
F.	<u>Windows</u>		3		\$575,179.20	-	
G.	<u>Structure: Foundation</u>		2		\$36,000.00	-	
H.	<u>Structure: Walls and Chimneys</u>		2		\$69,664.00	-	
I.	<u>Structure: Floors and Roofs</u>		1		\$0.00	-	
J.	<u>General Finishes</u>		3		\$1,632,449.25	-	
K.	<u>Interior Lighting</u>		3		\$413,653.50	-	
L.	<u>Security Systems</u>		3		\$245,010.15	-	
M.	<u>Emergency/Egress Lighting</u>		3		\$63,639.00	-	
N.	<u>Fire Alarm</u>		3		\$155,915.55	-	
O.	<u>Handicapped Access</u>		2		\$393,792.00	-	
P.	<u>Site Condition</u>		3		\$629,104.60	-	
Q.	<u>Sewage System</u>		3		\$13,500.00	-	
R.	<u>Water Supply</u>		1		\$0.00	-	
S.	<u>Exterior Doors</u>		3		\$105,000.00	-	
T.	<u>Hazardous Material</u>		3		\$27,140.00	-	
U.	<u>Life Safety</u>		3		\$335,291.20	-	
V.	<u>Loose Furnishings</u>		3		\$355,216.50	-	
W.	<u>Technology</u>		3		\$751,092.00	-	
X.	<u>Construction Contingency / Non-Construction Cost</u>		-		\$2,728,631.64	-	
Total					\$13,897,678.44		

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Original Building - BOE Offices (1916) Summary

District: Nordonias Hills City				County: Summit		Area: Northeastern Ohio (8)				
Name: Northfield Elementary				Contact: Mr. Mark Kaminick						
Address: 9374 Olde Eight Rd Northfield, OH 44067				Phone: 330-467-2010						
Bldg. IRN: 27672				Date Prepared: 2019-10-16		By: Tony Schorr				
				Date Revised: 2021-12-08		By: Annalise Bennett				
Current Grades	K-4	Acreage:	8.00	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	19							
Current Enrollment	390	Classrooms:	17							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original Building - BOE Offices	1916	no	3	13,935	Cover Sheet	—	—	—	—	—
<u>Classroom Wing Addition</u>	1960	yes	1	8,999	<u>1.0 The School Site</u>	100	69	69%	Borderline	
<u>Classroom and Cafeteria Addition</u>	1963	yes	1	21,226	<u>2.0 Structural and Mechanical Features</u>	200	134	67%	Borderline	
<u>Classroom and Gymnasium Addition</u>	2001	yes	1	19,479	<u>3.0 Plant Maintainability</u>	100	73	73%	Satisfactory	
Total				63,639	<u>4.0 Building Safety and Security</u>	200	140	70%	Satisfactory	
					<u>5.0 Educational Adequacy</u>	200	111	56%	Borderline	
					<u>6.0 Environment for Education</u>	200	117	59%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	644	64%	Borderline	
*HA = Handicapped Access				Enhanced Environmental Hazards Assessment Cost Estimates						
*Rating = 1 Satisfactory				C=Under Contract						
= 2 Needs Repair				Renovation Cost Factor						
= 3 Needs Replacement				109.74%						
*Const P/S = Present/Scheduled Construction				Cost to Renovate (Cost Factor applied)						
				\$4,365,837.34						
FACILITY ASSESSMENT				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>						
Cost Set: 2021				Rating	Dollar Assessment					
A.	<u>Heating System</u>	3	\$560,187.00	-						
B.	<u>Roofing</u>	3	\$248,170.00	-						
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-						
D.	<u>Electrical Systems</u>	3	\$333,743.25	-						
E.	<u>Plumbing and Fixtures</u>	3	\$125,045.00	-						
F.	<u>Windows</u>	3	\$203,100.00	-						
G.	Structure: Foundation	2	\$0.00	-						
H.	<u>Structure: Walls and Chimneys</u>	2	\$49,664.00	-						
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00	-						
J.	<u>General Finishes</u>	3	\$393,222.05	-						
K.	<u>Interior Lighting</u>	3	\$90,577.50	-						
L.	<u>Security Systems</u>	3	\$53,649.75	-						
M.	<u>Emergency/Egress Lighting</u>	3	\$13,935.00	-						
N.	<u>Fire Alarm</u>	3	\$34,140.75	-						
O.	<u>Handicapped Access</u>	2	\$276,247.00	-						
P.	<u>Site Condition</u>	3	\$326,058.90	-						
Q.	<u>Sewage System</u>	3	\$13,500.00	-						
R.	<u>Water Supply</u>	1	\$0.00	-						
S.	<u>Exterior Doors</u>	3	\$30,000.00	-						
T.	<u>Hazardous Material</u>	3	\$15,140.00	-						
U.	<u>Life Safety</u>	3	\$178,219.20	-						
V.	<u>Loose Furnishings</u>	3	\$90,577.50	-						
W.	<u>Technology</u>	3	\$162,072.00	-						
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$781,097.50	-						
Total					\$3,978,346.40					

Classroom Wing Addition (1960) Summary

District: Nordonias Hills City				County: Summit		Area: Northeastern Ohio (8)				
Name: Northfield Elementary				Contact: Mr. Mark Kaminick						
Address: 9374 Olde Eight Rd Northfield, OH 44067				Phone: 330-467-2010						
Bldg. IRN: 27672				Date Prepared: 2019-10-16		By: Tony Schorr				
				Date Revised: 2021-12-08		By: Annalise Bennett				
Current Grades	K-4	Acreage:	8.00	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	19							
Current Enrollment	390	Classrooms:	17							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original Building - BOE Offices</u>	1916	no	3	13,935	<u>Cover Sheet</u>	—	—	—	—	—
<u>Classroom Wing Addition</u>	1960	yes	1	8,999	<u>1.0 The School Site</u>	100	69	69%	Borderline	
<u>Classroom and Cafeteria Addition</u>	1963	yes	1	21,226	<u>2.0 Structural and Mechanical Features</u>	200	134	67%	Borderline	
<u>Classroom and Gymnasium Addition</u>	2001	yes	1	19,479	<u>3.0 Plant Maintainability</u>	100	73	73%	Satisfactory	
Total				63,639	<u>4.0 Building Safety and Security</u>	200	140	70%	Satisfactory	
					<u>5.0 Educational Adequacy</u>	200	111	56%	Borderline	
					<u>6.0 Environment for Education</u>	200	117	59%	Borderline	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	644	64%	Borderline	
				Enhanced Environmental Hazards Assessment Cost Estimates						
				C=Under Contract						
				Renovation Cost Factor 109.74%						
				Cost to Renovate (Cost Factor applied) \$2,514,987.33						
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>						
FACILITY ASSESSMENT				Rating	Dollar Assessment					
Cost Set: 2021										
A.	<u>Heating System</u>		3	\$361,759.80						
B.	<u>Roofing</u>		3	\$153,000.00						
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00						
D.	<u>Electrical Systems</u>		3	\$215,526.05						
E.	<u>Plumbing and Fixtures</u>		3	\$62,993.00						
F.	<u>Windows</u>		3	\$372,079.20						
G.	Structure: Foundation		2	\$0.00						
H.	<u>Structure: Walls and Chimneys</u>		2	\$8,750.00						
I.	<u>Structure: Floors and Roofs</u>		1	\$0.00						
J.	<u>General Finishes</u>		3	\$187,480.70						
K.	<u>Interior Lighting</u>		3	\$58,493.50						
L.	<u>Security Systems</u>		3	\$34,646.15						
M.	<u>Emergency/Egress Lighting</u>		3	\$8,999.00						
N.	<u>Fire Alarm</u>		3	\$22,047.55						
O.	<u>Handicapped Access</u>		2	\$66,299.80						
P.	<u>Site Condition</u>		3	\$56,890.00						
Q.	Sewage System		3	\$0.00						
R.	<u>Water Supply</u>		1	\$0.00						
S.	<u>Exterior Doors</u>		3	\$25,000.00						
T.	<u>Hazardous Material</u>		3	\$6,000.00						
U.	<u>Life Safety</u>		3	\$30,179.20						
V.	<u>Loose Furnishings</u>		3	\$58,493.50						
W.	<u>Technology</u>		3	\$113,172.00						
X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$449,959.57						
Total					\$2,291,769.02					

Classroom and Cafeteria Addition (1963) Summary

District: Nordonia Hills City				County: Summit		Area: Northeastern Ohio (8)	
Name: Northfield Elementary				Contact: Mr. Mark Kaminick			
Address: 9374 Olde Eight Rd Northfield, OH 44067				Phone: 330-467-2010			
Bldg. IRN: 27672				Date Prepared: 2019-10-16		By: Tony Schorr	
				Date Revised: 2021-12-08		By: Annalise Bennett	
Current Grades		K-4	Acreage:		8.00		
Proposed Grades		N/A	Teaching Stations:		19		
Current Enrollment		390	Classrooms:		17		
Projected Enrollment		N/A					
Addition				Date	HA	Number of Floors	Current Square Feet
<u>Original Building - BOE Offices</u>				1916	no	3	13,935
<u>Classroom Wing Addition</u>				1960	yes	1	8,999
Classroom and Cafeteria Addition				1963	yes	1	21,226
<u>Classroom and Gymnasium Addition</u>				2001	yes	1	19,479
Total							63,639
				Suitability Appraisal Summary			
				Section		Points Possible	Points Earned
						Percentage	Rating Category
				<u>Cover Sheet</u>			
				<u>1.0 The School Site</u>		100	69
				<u>2.0 Structural and Mechanical Features</u>		200	134
				<u>3.0 Plant Maintainability</u>		100	73
				<u>4.0 Building Safety and Security</u>		200	140
				<u>5.0 Educational Adequacy</u>		200	111
				<u>6.0 Environment for Education</u>		200	117
				<u>LEED Observations</u>		—	—
				<u>Commentary</u>		—	—
				Total		1000	644
						64%	Borderline
				Enhanced Environmental Hazards Assessment Cost Estimates			
				C=Under Contract			
				Renovation Cost Factor			
				109.74%			
				Cost to Renovate (Cost Factor applied)			
				\$4,944,613.27			
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>			
FACILITY ASSESSMENT				Rating	Dollar Assessment		
Cost Set: 2021							
A.	<u>Heating System</u>			3	\$853,285.20		
B.	<u>Roofing</u>			3	\$335,400.00		
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00		
D.	<u>Electrical Systems</u>			3	\$508,362.70		
E.	<u>Plumbing and Fixtures</u>			3	\$212,182.00		
F.	Windows			3	\$0.00		
G.	<u>Structure: Foundation</u>			2	\$36,000.00		
H.	<u>Structure: Walls and Chimneys</u>			2	\$11,250.00		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		
J.	<u>General Finishes</u>			3	\$675,801.80		
K.	<u>Interior Lighting</u>			3	\$137,969.00		
L.	<u>Security Systems</u>			3	\$81,720.10		
M.	<u>Emergency/Egress Lighting</u>			3	\$21,226.00		
N.	<u>Fire Alarm</u>			3	\$52,003.70		
O.	<u>Handicapped Access</u>			2	\$51,245.20		
P.	<u>Site Condition</u>			3	\$130,898.40		
Q.	Sewage System			3	\$0.00		
R.	<u>Water Supply</u>			1	\$0.00		
S.	<u>Exterior Doors</u>			3	\$50,000.00		
T.	<u>Hazardous Material</u>			3	\$6,000.00		
U.	<u>Life Safety</u>			3	\$67,324.80		
V.	<u>Loose Furnishings</u>			3	\$137,969.00		
W.	<u>Technology</u>			3	\$252,468.00		
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$884,647.03		
Total					\$4,505,752.93		

Classroom and Gymnasium Addition (2001) Summary

District: Nordonia Hills City				County: Summit		Area: Northeastern Ohio (8)				
Name: Northfield Elementary				Contact: Mr. Mark Kaminick						
Address: 9374 Olde Eight Rd Northfield, OH 44067				Phone: 330-467-2010						
Bldg. IRN: 27672				Date Prepared: 2019-10-16		By: Tony Schorr				
				Date Revised: 2021-12-08		By: Annalise Bennett				
Current Grades	K-4	Acreage:	8.00	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	19							
Current Enrollment	390	Classrooms:	17							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original Building - BOE Offices	1916	no	3	13,935	1.0 The School Site	100	69	69%	Borderline	
Classroom Wing Addition	1960	yes	1	8,999	2.0 Structural and Mechanical Features	200	134	67%	Borderline	
Classroom and Cafeteria Addition	1963	yes	1	21,226	3.0 Plant Maintainability	100	73	73%	Satisfactory	
Classroom and Gymnasium Addition	2001	yes	1	19,479	4.0 Building Safety and Security	200	140	70%	Satisfactory	
Total				63,639	5.0 Educational Adequacy	200	111	56%	Borderline	
					6.0 Environment for Education	200	117	59%	Borderline	
					LEED Observations	—	—	—	—	
					Commentary	—	—	—	—	
					Total	1000	644	64%	Borderline	
				Enhanced Environmental Hazards Assessment Cost Estimates						
				C=Under Contract						
				Renovation Cost Factor 109.74%						
				Cost to Renovate (Cost Factor applied) \$3,425,874.39						
				The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.						
FACILITY ASSESSMENT			Rating	Dollar Assessment						
Cost Set: 2021										
A.	Heating System		3	\$627,223.80						
B.	Roofing		3	\$300,000.00						
C.	Ventilation / Air Conditioning		1	\$0.00						
D.	Electrical Systems		3	\$466,522.05						
E.	Plumbing and Fixtures		3	\$4,000.00						
F.	Windows		3	\$0.00						
G.	Structure: Foundation		2	\$0.00						
H.	Structure: Walls and Chimneys		2	\$0.00						
I.	Structure: Floors and Roofs		1	\$0.00						
J.	General Finishes		3	\$375,944.70						
K.	Interior Lighting		3	\$126,613.50						
L.	Security Systems		3	\$74,994.15						
M.	Emergency/Egress Lighting		3	\$19,479.00						
N.	Fire Alarm		3	\$47,723.55						
O.	Handicapped Access		2	\$0.00						
P.	Site Condition		3	\$115,257.30						
Q.	Sewage System		3	\$0.00						
R.	Water Supply		1	\$0.00						
S.	Exterior Doors		3	\$0.00						
T.	Hazardous Material		3	\$0.00						
U.	Life Safety		3	\$59,568.00						
V.	Loose Furnishings		3	\$68,176.50						
W.	Technology		3	\$223,380.00						
- X.	Construction Contingency / Non-Construction Cost		-	\$612,927.53						
Total				\$3,121,810.08						

Facility Assessment

A. Heating System

Description: The elementary school is heated with six (6) gas-fired hot water boilers with air handling units and unit ventilators with hot water coils, VAV boxes with hot water coils and perimeter cabinet unit heaters. Original (1963) gas-fired furnaces are used in the kitchen and two for old corridors. Most other equipment was installed when the addition was built 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 steel piping system from a pump with a standby pump at each boiler system. The air handling units include refrigerant coils for cooling. The building contains an older central building automation system. It monitors unit ventilators, rooftop air handling units and VAV boxes. The VAV boxes have factory mounted controls that are independent. The 15 CFM per person fresh air requirement of the Ohio Building Code, Mechanical Code and Ohio School Design Manual, OSDM, is satisfied. The floor to roof height is low and cannot accommodate a central system with ductwork. The site does not contain an underground fuel tank. The overall heating system is evaluated as being in a safe working order. The system is also inefficient with non-condensing boilers and much of the system should be replaced for long life expectancy.

Rating: 3 Needs Replacement

Recommendations: Replace the boilers with condensing boilers and lower the hot water temperature reset schedule to take advantage of thermal efficiency. Replace the VAV boxes and their controls. Replace the old gas-fired furnaces and add air conditioning. Replace the Building Automation System and expand with more capability to meet OSDM standards. Much of the existing heating system can remain without replacement. The central duct distribution can remain and the hot water heating piping and pumps can remain.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
HVAC System Replacement:	\$32.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$2,049,175.80	(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		\$353,280.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$2,402,455.80	\$560,187.00	\$361,759.80	\$853,285.20	\$627,223.80		



Boilers inside electric room



Boiler in outside room

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Facility Assessment

B. Roofing

Description: The roof over the overall facility is a ballasted membrane system that was installed over 7 years ago in fair condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch 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. The roof is not equipped with overflow roof drains. Provide additional roof insulation to achieve LEED Silver Certification Energy Requirements. There is a covered walkway attached to this structure at the main entrance. 12/8/21: Wet insulation was identified in 23 areas totaling 14,317 sq. ft.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines. Add overflow drains where required. Provide additional roof insulation to achieve LEED Silver Certification Energy Requirements. 12/8/21 update: Add parapet, fascia, and coping to meet minimum slope requirements when replacing roof insulation on original building. Replace exterior soffits over z-furring with spray foam insulation in conjunction with new parapet. Add roof drains at low roofs around original building to accommodate new insulation and maintain existing window openings. Add two roof drains to gym roof and remove scuppers.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		5,000 Required	10,000 Required	22,000 Required	20,000 Required	\$570,000.00	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,000.00	each		5 Required	2 Required	4 Required	2 Required	\$39,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		5,000 Required	10,000 Required	22,000 Required	20,000 Required	\$267,900.00	(tapered insulation for limited area use to correct ponding)
Other: Metal Soffit Panel	\$40.00	sq.ft. (Qty)		1,648 Required				\$65,920.00	Exterior soffits exposed tectum deck on 1960 addition and exposed cement board on 1963 addition; new metal soffit over z-furring with spray foam insulation at these locations to be done in conjunction with new parapet required to accommodate new roof insulation
Other: Tapered Roof Insulation	\$75.00	in.ft.		1,250 Required				\$93,750.00	Add parapet, fascia, and coping to meet minimum slope requirements when replacing roof insulation on original building with tapered.
Sum:			\$1,036,570.00	\$248,170.00	\$153,000.00	\$335,400.00	\$300,000.00		



Ballasted Membrane Roofing



Ballasted Membrane Roofing

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Facility Assessment

C. Ventilation / Air Conditioning

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

Rating: 1 Satisfactory

Recommendations: Replace VAV boxes and controllers. Add air conditioning to the unit ventilators with refrigerant coils and self-contained condensing units. Replace old rooftop units and add air conditioning to the replaced kitchen make-up air unit. Existing gas-fired furnaces to be replaced with condensing furnaces with split system air conditioners. Add ductless split air conditioning system to the technology server room. Replacement cost is included in Item A - Heating System.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916)	Classroom Wing Addition (1960)	Classroom and Cafeteria Addition (1963)	Classroom and Gymnasium Addition (2001)	Sum	Comments
				13,935 ft ²	8,999 ft ²	21,226 ft ²	19,479 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Unit ventilator in Library



Kitchen make-up air unit

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Facility Assessment

D. Electrical Systems

Description: The school has a 208/120 volt 3 phase, 4 wire, 2,500 amp service with (2) 1,200 amp main disconnects. This service was upgraded in 2001. One of the 1,200 amp main disconnects backfeeds the 1963 switchboard. The other main disconnect serves a switchboard installed in 2001. Most of this switchboard has HVAC equipment. Most lighting is 120 volt. There is a transfer switch with outdoor plug for a portable generator for the 1963 distribution system. Classrooms have an adequate number of general-purpose outlets and the exterior of the building has an adequate number of weatherproof, GFI, receptacles. The building includes a small lightning protection system on the old chimney. The overall electrical system meets OSDM requirements in supporting the current needs of this school but will need to be expanded if air conditioning is added to older classrooms and spaces. There is no emergency generator for the school.

Rating: 3 Needs Replacement

Recommendations: Electrical system existing conditions require a upgrade of the existing 1963 distribution system and the addition of an emergency generator.
12/8/21 update: System replacement not necessary for 2001 addition.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
System Replacement:	\$23.95	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$1,524,154.05	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,524,154.05	\$333,743.25	\$215,526.05	\$508,362.70	\$466,522.05		



Portable generator plug



Main electrical service

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Facility Assessment

E. Plumbing and Fixtures

Description: The school plumbing system meets requirements for plumbing fixtures and backflow prevention. There is a 3" domestic water meter in an underground pit near Old Eight Road. There is a backflow preventer inside with copper piping properly distributed. The domestic hot water system operates at 95 degrees F. The water heaters have been recently replaced and there are several systems throughout the building. Lavatories and wash fountains do not have individual mixing valves. The toilet facilities include handicapped fixtures with flush valves and sensor operated faucets used in public facilities. Elsewhere, fixtures are manually operated. Fixtures are not low flow, which does not meet OSDM guidelines. Water closets and urinals are wall mounted throughout with flush valves. Most sanitary piping is cast iron and at the end of useful life. The school contains large group restrooms for boys and large group restrooms for girls. There are no locker rooms or shower facilities. The Kitchen has gas fired appliances, dedicated gas fired water heater and staff toilet room. There is an in-floor cast iron grease interceptor that is periodically cleaned. There is a brick gas house with meter inside that distributes natural gas in steel piping underground and on the roof to boilers, furnaces, rooftop heating units, domestic water heaters and kitchen appliances. There is a mechanical gas shut off valve for appliances under the kitchen hood. Roof drains collect rainwater and are conveyed to the city sewer thru cast iron drain piping. The newer systems use PVC piping. The cast iron drain piping is now over 50 years old.

Rating: 3 Needs Replacement

Recommendations: Replace water closets, urinals and their flush valves with low flow fixtures. Replace the brass (high lead content) faucets with lead free faucets. Add mixing valves at each lavatory and replace master mixing valve to deliver 140 degrees F domestic hot water thru piping loop. Replace recirculating pumps. Replace all cast iron drain piping which has reached the end of its useful life. 12/8/21 update: Domestic supply and sanitary waste piping not needed for 2001 addition.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft²	Classroom Wing Addition (1960) 8,999 ft²	Classroom and Cafeteria Addition (1963) 21,226 ft²	Classroom and Gymnasium Addition (2001) 19,479 ft²	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required		\$154,560.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required		\$154,560.00	(remove / replace)
Toilet:	\$3,800.00	unit		3 Required		8 Required		\$41,800.00	(new)
Urinal:	\$3,800.00	unit		2 Required		4 Required		\$22,800.00	(new)
Sink:	\$2,500.00	unit		2 Required		4 Required		\$15,000.00	(new)
Replace faucets and flush valves	\$500.00	per unit		7 Required		16 Required	8 Required	\$15,500.00	(average cost to remove/replace)
Sum:			\$404,220.00	\$125,045.00	\$62,993.00	\$212,182.00	\$4,000.00		



Boys toilet room



Water service entrance

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Facility Assessment

F. Windows

Description: The Original 1916 Building which houses the District Offices needs all of the windows replaced due to age. The 1960, 1963, and 2001 additions are equipped with thermally broken aluminum windows with double glazed insulated glazing windows. Window system hardware is in good condition. The window system features integral blinds, which are in good condition.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements in the Original Building. 12/8/21: Replace 3,664 sf of windows in the 1960 & 1963 additions.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Insulated Glass/Panels:	\$101.55	sq.ft. (Qty)		2,000 Required	3,664 Required			\$575,179.20	(includes integral blinds and removal of existing windows)
Sum:			\$575,179.20	\$203,100.00	\$372,079.20	\$0.00	\$0.00		



1916 Windows



Cafeteria Windows

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Facility Assessment

G. Structure: Foundation

Description: The overall facility is supported by concrete masonry foundation walls on concrete footings which displayed no locations of significant differential settlement, cracking, or leaking and are in good condition. A grading drainage issue was noted around the perimeter of the 1963 portion of the building.

Rating: 2 Needs Repair

Recommendations: Provide drainage tile system at the perimeter of the 1963 addition.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Drainage Tile Systems / Foundation Drainage:	\$18.00	ln.ft.				2,000 Required		\$36,000.00	(include excavation and backfill)
Sum:			\$36,000.00	\$0.00	\$0.00	\$36,000.00	\$0.00		

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Facility Assessment

H. Structure: Walls and Chimneys

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

Rating: 2 Needs Repair

Recommendations: Provide minor tuckpointing in all areas of mortar deterioration through the overall facility. Provide masonry cleaning, sealing, caulking as required through the overall facility. 12/8/21 update: Recoat all EIFS.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft²	Classroom Wing Addition (1960) 8,999 ft²	Classroom and Cafeteria Addition (1963) 21,226 ft²	Classroom and Gymnasium Addition (2001) 19,479 ft²	Sum	Comments
Tuckpointing:	\$7.50	sq.ft. (Qty)		1,000 Required	300 Required	300 Required		\$12,000.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		5,000 Required	2,000 Required	3,000 Required		\$15,000.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		5,000 Required	2,000 Required	3,000 Required		\$10,000.00	(wall surface)
Exterior Caulking:	\$7.50	in.ft.		200 Required	200 Required	200 Required		\$4,500.00	(removing and replacing)
Other: EIFS Recoating	\$6.00	sq.ft. (Qty)		4,694 Required				\$28,164.00	EIFS recoating.
Sum:			\$69,664.00	\$49,664.00	\$8,750.00	\$11,250.00	\$0.00		



Brick Surfacing That Needs To Be Cleaned



Brick Surface Needing Repair

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab on grade construction, and is in good condition. The floor construction of the intermediate floors of the overall facility is cast-in-place concrete 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 concrete plank type construction, and is in good condition.

Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916)	Classroom Wing Addition (1960)	Classroom and Cafeteria Addition (1963)	Classroom and Gymnasium Addition (2001)	Sum	Comments
				13,935 ft ²	8,999 ft ²	21,226 ft ²	19,479 ft ²		
Sum:	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Cafeteria Structure



Gym Structure

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Facility Assessment

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 carpet and VCT/VAT flooring, suspended ceilings, as well as painted wall finishes, and they are in fair 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 non-louvered interior doors that are bath flush mounted and recessed with and without proper ADA hardware and clearances and in fair to good condition. The Gymnasium spaces have rubber flooring, open ceilings, as well as painted wall finishes, and they are in good condition. The Media Center located in the 1960 Addition, has carpet flooring, suspended ceilings, as well as painted wall finishes, and they are in fair condition. Student Dining has VCT flooring, open ceilings, as well as painted wall finishes, and they are in fair condition. The existing Kitchen is full service, is undersized based on current enrollment, and the existing Kitchen equipment, is in fair condition. The Kitchen hood is in fair condition and is equipped with the required UL 300 compliant wet chemical fire suppression system.

Rating: 3 Needs Replacement

Recommendations: Provide for a partial replacement of finishes and casework due to installation of systems outlined in Items A, C, D, K, L, M, N, T, and U. 12/8/21 update: Add insulation to exterior walls of 1960 & 1963 additions.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916)	Classroom Wing Addition (1960)	Classroom and Cafeteria Addition (1963)	Classroom and Gymnasium Addition (2001)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$19.10	sq.ft. (of entire building addition)		13,935 ft²	8,999 ft²	21,226 ft²	19,479 ft²	\$949,346.40	(elementary, per building area, with removal of existing)
Complete Replacement of Finishes and Casework (High):	\$20.63	sq.ft. (of entire building addition)		Required				\$287,479.05	(high school, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		2 Required	6 Required	6 Required		\$14,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$12,727.80	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		24 Required	6 Required	18 Required		\$62,400.00	(non-ADA)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		11,626 Required				\$69,756.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)				1,246 Required		\$236,740.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Sum:			\$1,632,449.25	\$393,222.05	\$187,480.70	\$675,801.80	\$375,944.70		



Typical Classroom Setup



Typical Classroom Setup

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Facility Assessment

K. Interior Lighting

Description: The school has a combination of 120 volt fluorescent fixtures and LED fixtures. Newer Classrooms and corridors use 2' X 2' or 2' X 4' - 3 or 4 lamp lay-in fixtures, 45 foot candle measured in Classrooms, 30 foot candles measured in Corridors. Older classrooms have original pendent linear fixtures with upgrades to 28 watt T8 lamps. The gymnasium contains 1' X 4' high intensity LED pendant fixtures, measured at 40 foot candles. Mechanical spaces utilize 4' fluorescent fixtures. The Gym and Cafeteria encompass daylighting with linear lighting. Occupancy sensors are used in the newer addition and extended to older classrooms from a recent energy project.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft²	Classroom Wing Addition (1960) 8,999 ft²	Classroom and Cafeteria Addition (1963) 21,226 ft²	Classroom and Gymnasium Addition (2001) 19,479 ft²	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$413,653.50	Includes demo of existing fixtures
Sum:			\$413,653.50	\$90,577.50	\$58,493.50	\$137,969.00	\$126,613.50		



Cafeteria lighting



Classroom lighting

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Facility Assessment

L. Security Systems

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

Rating: 3 Needs Replacement

Recommendations: Provide for a complete replacement of the building's security system to meet all current OSDM requirements.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Security System:	\$2.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$181,371.15	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$63,639.00	(complete, area of building)
Sum:			\$245,010.15	\$53,649.75	\$34,646.15	\$81,720.10	\$74,994.15		



Front desk



Security system

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Facility Assessment

M. Emergency/Egress Lighting

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft²	Classroom Wing Addition (1960) 8,999 ft²	Classroom and Cafeteria Addition (1963) 21,226 ft²	Classroom and Gymnasium Addition (2001) 19,479 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$63,639.00	(complete, area of building)
Sum:			\$63,639.00	\$13,935.00	\$8,999.00	\$21,226.00	\$19,479.00		



Egress lighting



Egress light

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Facility Assessment

N. Fire Alarm

Description: The fire alarm system is older with a non-addressable EST2 system. The system includes smoke detectors, heat detectors, pull stations, and sprinkler alarms. Audio and visual devices are found in classrooms. They are missing from conference rooms and are thus not in compliance with OSDM guidelines.

Rating: 3 Needs Replacement

Recommendations: The fire alarm system should be 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 - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Fire Alarm System:	\$2.45	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$155,915.55	(complete new system, including removal of existing)
Sum:			\$155,915.55	\$34,140.75	\$22,047.55	\$52,003.70	\$47,723.55		



Fire alarm panel



Wall strobe in electric room

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Facility Assessment

O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. The exterior entrances are not 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. The main entry is not equipped with an ADA power assist door. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Ramps meet all ADA requirements. The 1916 Building does not have a compliant elevator. The remainder of the building is single-story. Special provisions for floor level changes in this single-story structure are not required. Some interior doors are recessed, some are not. In the 1960 and 1963 portions, new recessed doors and hardware will be required. ADA toilet facilities are provided. ADA signage is not fully provided on the interior or the exterior of the building. 12/6/21 update: All ramps no longer meet ADA requirements.

Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, power assist door opener, elevators, new doors and frames, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements. 12/6/21 update: Replace ADA ramp to meet requirements.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required		\$8,832.00	(per building area)
Ramps:	\$40.00	sq.ft. (Qty)		649 Required				\$25,960.00	(per ramp/interior-exterior complete)
Elevators:	\$42,000.00	each		3 Required				\$126,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$3,000.00	unit		1 Required	1 Required	2 Required		\$12,000.00	(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	1 Required			\$15,000.00	(openers, electrical, patching, etc)
Replace Doors:	\$5,000.00	leaf		18 Required	6 Required	4 Required		\$140,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
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)
Sum:			\$393,792.00	\$276,247.00	\$66,299.80	\$51,245.20	\$0.00		



ADA Toilet

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Facility Assessment

P. Site Condition

Description:

The site experiences a slope downward toward the west and is located in a small-town commercial setting with moderate tree and shrub landscaping. The site is shared with the district Board of Education Building. The site is bordered by heavily travelled city streets. Two entrances onto the site impede proper separation of bus & other vehicular traffic, & one-way bus traffic is provided. There is a curbside bus loading & unloading zone in front of the school which is separated from other vehicular traffic until exiting the site. Due to the traffic pattern in the area, and bus/parent drop off/pickup traffic, this school and Nordonia Middle School regularly violate fire code as traffic jams are created by the parents/buses accessing the sites. Parking is facilitated by multiple asphalt parking lots in fair condition, containing 97 spaces which provides adequate parking for staff and visitors, but there are not enough handicapped parking spaces provided. The site & parking lot drainage design, consisting of sheet flow, swales, catch basins, storm sewer, and detention basins provides adequate excavation of storm water. No problems with erosion or ponding were observed. Though many of the collars for the catch basins showed cracks and damages, and some catch basins were full of debris. Concrete curbs are in fair condition & are appropriately located. Asphalt curbs are in poor condition, and are providing little use. Trash pick-up and service drive pavement is in good condition & but one area needs to be upgraded from sidewalk to be equipped with a concrete pad area for dumpsters. The school is not equipped with a conventional loading dock. Some of the concrete & asphalt sidewalks are not properly sloped, more so in the west and north ends of the site. They are located to provide adequate & logical flow of pedestrian traffic, and are in fair condition. Exterior steps are in good condition. Site fencing is in poor condition. The west side of the site shows ware from cars pushing into the fence, and the fencing to the north and west is damaged where tress and limbs have fallen on it. The playground equipment is in fair condition but the swings are showing signs of rust. The playground is on a combination of hard & compliant soft surfaces, with a basketball court being provided on an asphalt surface. The mulch for the playground could be replaced. The athletic facilities were not included in the assessment area. Site features are suitable for outdoor instruction in some areas where there is enough space between two wings of the building and out by the baseball field, otherwise there is no available space for it. There is currently nothing to facilitate this though. 12/8/21 update: Asphalt is in poor condition and needs full replacement.

Rating:

3 Needs Replacement

Recommendations:

The asphalt and curb onsite are in need of repair along with some sidewalk damage. Several areas on the site, such as the asphalt and sidewalk on the west end of the school building, do not comply with ADA requirements and should be corrected to allow access for these individuals. Also, there are many door exits that do not provide sidewalk access for exit paths. Several ADA parking spots are also necessary to comply with requirements. One catch basin on site shows debris filling the storm pipe, and many of the existing concrete collars show damage and need replaced. Bus and parent drop off patterns should also be discussed as it was mentioned while visiting that fire code is violated every day with the current set up. A dumpster pad should be provided for the dumpster left at the front of the building. The fencing should also be repaired as it is showing damage from fallen tree limbs and car impacts. Finally, a new ADA ramp is required for the modular building as the existing one is too steep. 12/8/21 update: Fully replace all asphalt.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916)	Classroom Wing Addition (1960)	Classroom and Cafeteria Addition (1963)	Classroom and Gymnasium Addition (2001)	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		13,935 ft ²	8,999 ft ²	21,226 ft ²	19,479 ft ²	\$93,886.50	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required				\$2,000.00	
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		1,017 Required				\$31,120.20	(including drainage / tear out for heavy duty asphalt)
Replace Existing Asphalt Paving (light duty):	\$28.60	sq. yard		5,524 Required				\$157,986.40	(including drainage / tear out for light duty asphalt)
Concrete Curb:	\$22.30	in.ft.		140 Required	98 Required	219 Required	193 Required	\$14,495.00	(new)
Concrete Sidewalk:	\$5.80	sq.ft. (Qty)		1,421 Required	992 Required	2,214 Required	1,958 Required	\$38,193.00	(5 inch exterior slab)
Provide Soft Surface Playground Material:	\$30.00	sq. yard		196 Required	137 Required	306 Required	271 Required	\$27,300.00	
Replace Concrete Steps:	\$32.00	sq.ft. (Qty)		26 Required	18 Required	40 Required	36 Required	\$3,840.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required				\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required				\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$95,458.50	Include this one or the next. (Each addition should have this item)
Other: 6' Chain Link Fence	\$15.00	in.ft.		148 Required	103 Required	230 Required	204 Required	\$10,275.00	New Chain Link Fencing
Other: ADA Parking Space	\$1,500.00	each				1 Required	1 Required	\$3,000.00	New ADA Parking Spot
Other: Asphalt Pavement Milling	\$21.00	sq. yard		939 Required	655 Required	1,462 Required	1,294 Required	\$91,350.00	Milling Prior to New Wearing Course
Other: Concrete Collars	\$1,200.00	each		1 Required	1 Required	2 Required	1 Required	\$6,000.00	New Concrete Collars for Existing Structures
Other: Sewer Cleaning	\$8.00	in.ft.		22 Required	15 Required	33 Required	30 Required	\$800.00	Cleaning for Sewer Lines
Other: Site ADA Ramp	\$1,000.00	each				1 Required		\$1,000.00	New ADA Ramp
Sum:			\$629,104.60	\$326,058.90	\$56,890.00	\$130,898.40	\$115,257.30		



Cracked Asphalt



Debris Filled Catch Basin

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Facility Assessment

Q. Sewage System

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Sewage Main:	\$45.00	n.ft.		300 Required				\$13,500.00	(include excavation and backfilling)
Sum:			\$13,500.00	\$13,500.00	\$0.00	\$0.00	\$0.00		



Grease trap

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Facility Assessment

R. Water Supply

Description: The school has a supply of water from the municipal system. There is a 3" water meter and backflow preventer with adequate water pressure. There are multiple limited area sprinkler systems connected to the domestic water distribution. These connections include backflow preventers and flow switches connected to the fire alarm system. Periodic testing and draining of these systems is a nuisance. There is no domestic booster pump and there is no fire pump. Fire hydrants are located at the street. The system provides adequate pressure and capacity for future needs of this school.

Rating: 1 Satisfactory

Recommendations: Existing site conditions require no additional work at this time.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Water service



Limited area sprinkler piping

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Facility Assessment

S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum and steel construction, installed on aluminum and steel, and in fair condition.

Rating: 3 Needs Replacement

Recommendations: Replace those exterior doors noted below due to poor condition and/or age.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,500.00	per leaf		12 Required	10 Required	20 Required		\$105,000.00	(includes removal of existing)
Sum:			\$105,000.00	\$30,000.00	\$25,000.00	\$50,000.00	\$0.00		



Exterior Doors - 1916 Building



Exterior Doors - 1960 Building Addition

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Facility Assessment

T. Hazardous Material

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

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
<i>Environmental Hazards Form</i>				EHA Form	EHA Form	EHA Form		—	
Pipe Fitting Insulation Removal	\$20.00	each		7 Required	0 Required	0 Required		\$140.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		5,000 Required	2,000 Required	2,000 Required		\$27,000.00	See J
Sum:			\$27,140.00	\$15,140.00	\$6,000.00	\$6,000.00	\$0.00		



Classroom VAT

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Facility Assessment

U. Life Safety

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

Rating: 3 Needs Replacement

Recommendations: Add a complete sprinkler system and remove the old limited area sprinkler systems. Add an emergency generator with automatic transfer switch and connect to life safety fixtures. Provide a new backflow preventer and a new water service line to meet the needs of the new sprinkler system.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft²	Classroom Wing Addition (1960) 8,999 ft²	Classroom and Cafeteria Addition (1963) 21,226 ft²	Classroom and Gymnasium Addition (2001) 19,479 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		13,506 Required	9,431 Required	21,039 Required	18,615 Required	\$200,291.20	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		3 Required				\$15,000.00	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	\$42,500.00	per level		2 Required				\$85,000.00	(all inclusive)
Water Main	\$50.00	in.ft.		300 Required				\$15,000.00	(new)
Handrails:	\$5,000.00	per level		3 Required				\$15,000.00	
Other: Backflow Preventer	\$5,000.00	lump sum		Required				\$5,000.00	Backflow Preventer
Sum:			\$335,291.20	\$178,219.20	\$30,179.20	\$67,324.80	\$59,568.00		



Kitchen hood extinguishing system

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Facility Assessment

V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements. 12/8/21 update: CEFPI rating changed to 0 to 3 for original building, 1960 addition, and 1963 addition.

Rating: 3 Needs Replacement

Recommendations: Provide replacement of outdated furniture as noted below.

Item	Cost	Unit	Whole Building	Original Building - BOE Offices (1916) 13,935 ft ²	Classroom Wing Addition (1960) 8,999 ft ²	Classroom and Cafeteria Addition (1963) 21,226 ft ²	Classroom and Gymnasium Addition (2001) 19,479 ft ²	Sum	Comments
CEFPI Rating 7	\$3.50	sq.ft. (of entire building addition)					Required	\$68,176.50	
CEFPI Rating 0 to 3	\$6.50	sq.ft. (of entire building addition)		Required	Required	Required		\$287,040.00	
Sum:			\$355,216.50	\$90,577.50	\$58,493.50	\$137,969.00	\$68,176.50		



Typical Classroom Setup



Cafeteria Tables

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Facility Assessment

W. Technology

Description: The school is equipped with an older technology system. Smart Boards have replaced the old TV's in classrooms. The classrooms are equipped with an adequate amount of data ports to meet OSDM compliance. Data outlets should be added at necessary locations to meet future requirements. There is an intercom system that includes wall mounted outdoor and indoor speakers. The facility is equipped with a centralized clock system that is not operational. Sound systems are adequately provided in Gym, 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 - BOE Offices (1916) 13,935 ft²	Classroom Wing Addition (1960) 8,999 ft²	Classroom and Cafeteria Addition (1963) 21,226 ft²	Classroom and Gymnasium Addition (2001) 19,479 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	\$12.00	sq.ft. (Qty)		13,506 Required	9,431 Required	21,039 Required	18,615 Required	\$751,092.00	
Sum:			\$751,092.00	\$162,072.00	\$113,172.00	\$252,468.00	\$223,380.00		



Main tech closet



Library work stations

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$11,169,046.80
7.00%	Construction Contingency	\$781,833.28
Subtotal		\$11,950,880.08
16.29%	Non-Construction Costs	\$1,946,798.36
Total Project		\$13,897,678.44

Construction Contingency	\$781,833.28
Non-Construction Costs	\$1,946,798.36
Total for X.	\$2,728,631.64

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,585.26
Soil Borings / Phase I Envir. Report	0.10%	\$11,950.88
Agency Approval Fees (Bldg. Code)	0.25%	\$29,877.20
Construction Testing	0.40%	\$47,803.52
Printing - Bid Documents	0.15%	\$17,926.32
Advertising for Bids	0.02%	\$2,390.18
Builder's Risk Insurance	0.12%	\$14,341.06
Design Professional's Compensation	7.50%	\$896,316.01
CM Compensation	6.00%	\$717,052.80
Commissioning	0.60%	\$71,705.28
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$133,849.86
Total Non-Construction Costs	16.29%	\$1,946,798.36

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School Facility Appraisal - Nardon Hills City

Name of Appraiser Annalise Bennett **Date of Appraisal** 2019-10-16
Building Name Northfield Elementary
Street Address 9374 Olde Eight Rd
City/Town, State, Zip Code Northfield, OH 44067
Telephone Number(s) 330-467-2010
School District Nardon Hills City

Setting: Suburban

Site-Acreage	8.00	Building Square Footage	63,639
Grades Housed	K-4	Student Capacity	238
Number of Teaching Stations	19	Number of Floors	1
Student Enrollment	390		
Dates of Construction	1916,1960,1963,2001		

Energy Sources: Fuel Oil Gas Electric Solar
Air Conditioning: Roof Top Windows Units Central Room Units
Heating: Central Roof Top Individual Unit Forced Air
 Hot Water Steam

Type of Construction
 Load bearing masonry
 Steel frame
 Concrete frame
 Wood
 Steel Joists

Exterior Surfacing
 Brick
 Stucco
 Metal
 Wood
 Stone

Floor Construction
 Wood Joists
 Steel Joists
 Slab on grade
 Structural slab

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

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements <i>The 8-acre site is less than the recommended 14 acres per OSDM for an elementary school with 350+ students.</i>	25	15
1.2 Site is easily accessible and conveniently located for the present and future population <i>Access is via a single driveway access from Old Eight Road to a loop drive or a supplemental drive to the parking lot along the side and rear of the building.</i>	20	17
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The location is near the center of town with a town square park and other commercial and residential properties nearby. The roads in and around the school property are major routes.</i>	10	5
1.4 Site is well landscaped and developed to meet educational needs <i>Mature trees are scattered throughout the site. The courtyards are mildly well-developed.</i>	10	7
1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking <i>The playground is near the rear parking area with little separation.</i>	10	4
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is relatively flat and well drained.</i>	5	5
1.7 Site has stable, well drained soil free of erosion <i>No evidence of significant soil erosion or ponding exists.</i>	5	5
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The courtyards allow for outdoor instructional needs.</i>	5	5
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Well-maintained sidewalks provide pedestrian access. No curb cuts are present.</i>	5	3
1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community <i>84 paved parking spaces are provided in the side and rear lots. Parking appears to be tight, but varies depending on functions relative to the School Board offices on this site.</i>	5	3
TOTAL - 1.0 The School Site	100	69

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

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	10
<i>Typical interior doors are not ADA compliant. Although drinking fountains are wheelchair compliant, no standard height drinking fountain is provided per ADA. Lavatories are not ADA. ADA compliant toilet stalls and water closets are provided.</i>		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	10
<i>The roof is a built-up asphalt system with interior roof drains. There is some evidence of ponding water. Leaks were reported.</i>		
2.3 Foundations are strong and stable with no observable cracks	10	9
<i>No significant foundation cracks were observed.</i>		
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	8
<i>Some deterioration is present. Expansion joints are infrequent, but not too much of an issue due to low height and window extent.</i>		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	9
<i>Corridors terminate at exits.</i>		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	8
<i>The building meets general criteria.</i>		
2.7 Structure is free of friable asbestos and toxic materials	10	4
<i>There are some asbestos materials within the building.</i>		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	5
<i>The interior walls are typically CMU and drywall/plaster construction.</i>		
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	9
<i>Light levels are slightly low in the corridors.</i>		
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	12
<i>The water pressure is good.</i>		
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications	15	12
<i>There are sufficient power outlets.</i>		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	8
<i>There are disconnects on the electrical equipment.</i>		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	7
<i>Drinking fountains exist and are placed well on average.</i>		
2.14 Number and size of restrooms meet requirements	10	7
<i>The quantity of restrooms meet requirements.</i>		
2.15 Drainage systems are properly maintained and meet requirements	10	8
<i>There were no problems reported.</i>		

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2
<i>There is no sprinkler system.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	2
<i>A two-way paging system does not exist. One cannot call the office from the classrooms.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	4
<i>Hose bibbs exist around the building.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	134

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

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>The windows are aluminum. The interior doors are wood and exterior doors vary among aluminum, hollow metal, or wood. Interior walls are gypsum board or CMU and exterior walls are brick.</i>	15	10
3.2 Floor surfaces throughout the building require minimum care <i>Floors are typically VAT/VCT, carpet, or terrazzo.</i>	15	12
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Walls and ceilings are easily maintained.</i>	10	8
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Built-in equipment is of maintainable materials.</i>	10	8
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>The finishes allow for ease of maintenance.</i>	10	7
3.6 Restroom fixtures are wall mounted and of quality finish <i>Adequate fixtures are provided.</i>	10	7
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial storage spaces are provided throughout the building.</i>	10	9
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>There are adequate power outlets.</i>	10	8
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>The lights are mounted high on the building. Ladders or a lift are required to service these fixtures.</i>	10	4
TOTAL - 3.0 Plant Maintainability	100	73

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

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>The bus loop is part of the main drive.</i>	15	5
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Concrete sidewalks are provided for pedestrians.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>Adequate signaling and/or signage is provided.</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>There is some sharing of drives creating some crossover traffic within the site.</i>	5	1
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Athletic fields and playground equipment are well-maintained.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>It is a forced air system.</i>	20	16
4.7 Multi-story buildings have at least two stairways for student egress <i>This is a one-story building for students and a 3-story building for Board Offices.</i>	15	15
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors are equipped with panic hardware and open outward.</i>	10	9
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>There is good coverage of exits.</i>	10	8
4.10 Classroom doors are recessed and open outward <i>Classroom doors open outward but are not fully recessed.</i>	10	2
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>A full security upgrade is necessary.</i>	10	2
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>The flooring is well-maintained.</i>	5	4
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>The stairs in the Board Office were not difficult to use.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>There is no wire glass in the building. Glass in hazardous locations may be tempered.</i>	5	4
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>There are no fixed projections extending into the corridor. The classroom doors are semi-recessed.</i>	5	4

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	5
<i>The corridors terminate at exit doors.</i>		
Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	12
<i>The equipment installed is properly located.</i>		
4.18 There are at least two independent exits from any point in the building	15	14
<i>All corridors terminate at an egress door, providing two means of egress throughout the building.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	12
<i>The building is constructed of masonry, concrete slab-on-grade, and steel roof framing.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	6
<i>There are some horn/strobes throughout the facility. A full upgrade will be required.</i>		
<hr/>		
TOTAL - 4.0 Building Safety and Security	200	140

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

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The rooms are appropriately 700 SF.</i>	25	18
5.2 Classroom space permits arrangements for small group activity <i>Some furniture placement is possible to create small spaces.</i>	15	5
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>Four classrooms require circulation through the Cafeteria.</i>	10	4
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>The typical Classroom is provided with separate areas.</i>	10	5
5.5 Storage for student materials is adequate <i>Storage for student materials is minimal.</i>	10	2
5.6 Storage for teacher materials is adequate <i>Teacher material storage is limited to loose furnishings such as desks, file cabinets, storage cabinets.</i>	10	2
Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>Special learning areas are limited to a small set of rooms.</i>	15	8
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Special learning areas are limited to a small set of rooms.</i>	10	5
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The provided space is very adequate.</i>	10	6
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The Gymnasium is very adequate.</i>	5	4
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>The rooms are appropriate for the age of the students.</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>More sound control is required.</i>	5	3
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>Minimal storage exists and equipment exists.</i>	5	3
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>There is space for computers in the Classrooms.</i>	5	4
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	4

Space for small groups are provided in some areas of the building.

5.16 **Storage for student and teacher material** is adequate 5 1

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

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 6

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

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

The Administrative Offices are in good condition.

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

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

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

The Clinic is part of the office but is very small.

5.22 **Suitable reception space** is available for students, teachers, and visitors 5 2

The space is adequate. More space is necessary.

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 200 111

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

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>The interior aesthetics are appropriate for the age group of the students.</i>	15	10
6.2 Site and building are well landscaped <i>The existing landscaping provides a variety of species for trees, shrubs, and flowers situated attractively on the site where used.</i>	10	10
6.3 Exterior noise and poor environment do not disrupt learning <i>Site is located near a major intersection and among commercial properties.</i>	10	5
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>There are overhangs or other means of protection at entrances.</i>	10	9
6.5 Building materials provide attractive color and texture <i>The colors are predominately neutral beiges and whites and of standard building materials.</i>	5	3
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The colors are predominately neutral beiges and whites and of standard building materials.</i>	20	10
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>There is no central air conditioning.</i>	15	2
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>There is no central air conditioning.</i>	15	2
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>All lighting levels could be improved.</i>	15	5
6.10 Drinking fountains and restroom facilities are conveniently located <i>There are an adequate number and the locations are good.</i>	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization <i>The Gymnasium and lobby areas serve this purpose.</i>	10	8
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Corridors terminate at lobbies and exits.</i>	10	9
6.13 Areas for students to interact are suitable to the age group <i>The Gymnasium and lobby areas serve this purpose.</i>	10	7
6.14 Large group areas are designed for effective management of students <i>The Gymnasium and lobby areas serve this purpose.</i>	10	7
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>The ceilings are typically acoustic lay-in systems or exposed tectum panels. The walls and floors are harder surfaces in most areas.</i>	10	7
6.16 Window design contributes to a pleasant environment	10	6

The windows are insulated units with integrated blinds. The Board Offices have much older single glazed windows.

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 200 117

LEED Observation Notes

School District: Nordonia Hills City
County: Summit
School District IRN: 50047
Building: Northfield Elementary
Building IRN: 27672

Sustainable Sites

Construction process can have a harmful effect on local ecology, especially when buildings are built on productive agricultural, wildlife or open areas. Several measures can be taken however to prevent the impact on undeveloped lands or to improve previously contaminated sites. Appropriate location reduces the need for private transportation and helps to prevent an increase in air pollution. Developing buildings in urban areas and on brownfield sites instead of greenfield locations has economical and environmental benefits. Controlling stormwater runoff and erosion can prevent the worsening of water quality in receiving bodies of water and the impact on aquatic life. Once the building is constructed, it's important to decrease heat island effects and reduce the light pollution on the site.

(source: LEED Reference Guide, 2001:9)

Water Efficiency

In the US ca. 340 billion gallons of fresh water are withdrawn daily from surface sources, 65% of which is discharged later after use. Water is also withdrawn from underground aquifers. The excessive usage of water results in the current water deficit, estimated at 3,700 billion gallons. Water efficiency measures in commercial buildings can reduce water usage by at least 30%. Low-flow fixtures, sensors or using non potable water for landscape irrigation, toilet flushing and building systems are just some of available strategies. Not only do they result in environmental savings, but also bring about financial benefits, related to lower water use fees, lower sewage volumes to treat and energy use reductions.

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases CO2 into the Atmosphere and contributes to global warming. Moreover, coal fired electric utilities release nitrogen oxides and sulfur dioxide, where the former contribute to smog and the latter to acid rain. Other types of energy production are not less harmful. Burning of natural gas produces nitrogen oxides and greenhouse gases as well, nuclear power creates nuclear wastes, while hydroelectric generating plants disrupt natural water flows. Luckily there are several practices that can reduce energy consumption and are environmentally and economically beneficial. Not only will they reduce the air pollution and mitigate global warming thanks to being less dependent on power plants, but also they will reduce operational costs and will quickly pay back. In order to make the most of those practices, it's important to adopt a holistic approach to the building's energy load and integrate different energy saving strategies.

(source: LEED Reference Guide, 2001:93)

Material & Resources

The steps related to process building materials, such as extraction, processing and transportation are not environmentally natural, as they pollute the air, water and use natural resources. Construction and demolition wastes account for 40% of the solid waste stream in the US. Reusing existing documents is one of the best strategies to reduce solid wastes volumes and prevents them from ending up at landfills. It also reduces habitat disturbance and minimizes the need for the surrounding infrastructure. While using new materials one should take into account different material sources. Salvaged materials provide savings on material costs, recycled content material minimizes waste products and local materials reduce the environmental impact of transportation. Finally, using rapidly renewable materials and certified wood decreases the consumption of natural resources. Recycling and reusing construction waste is another strategy to be taken into consideration in sustainable design.

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

As we spend a big majority of our time indoors, the emphasis should be put on optimal indoor environmental quality strategies while (re)designing a building. Otherwise, a poor IEQ will have adverse effects on occupants' health, productivity and quality of life. IEQ strategies such as ventilation effectiveness and control of contaminants or a building flush-out prior to occupancy can reduce potential liability, increase the market value of the building but can also result in a significantly higher productivity (16%). Other strategies involve automatic sensors and controls, introducing fresh air to the building or providing lots of daylighting views.

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

This category is aimed at recognizing projects that implemented innovative building features and sustainable building knowledge, and whose strategy or measure results exceeded those which are required by the LEED Rating System. Expertise in sustainable design is the key element of the innovative design and construction process.

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points - Nordon Hills City

Building Name and Level: **Northfield Elementary**

K-4

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

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

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Nordonia Hills City
Facility:	Northfield Elementary
Date of Initial Assessment:	Oct 16, 2019
Date of Assessment Update:	Dec 8, 2021
Cost Set:	2021

District IRN:	50047
Building IRN:	27672
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1916 Original Building - BOE Offices	13,935	\$15,140.00	\$15,140.00
1960 Classroom Wing Addition	8,999	\$6,000.00	\$6,000.00
1963 Classroom and Cafeteria Addition	21,226	\$6,000.00	\$6,000.00
2001 Classroom and Gymnasium Addition	19,479	\$0.00	\$0.00
Total	63,639	\$27,140.00	\$27,140.00
Total with Regional Cost Factor (109.74%)	—	\$29,783.44	\$29,783.44
Regional Total with Soft Costs & Contingency	—	\$37,059.62	\$37,059.62

Environmental Hazards - Nordonia Hills City (50047) - Northfield Elementary (27672) - Classroom Wing Addition

Owner: Nordonia Hills City
Facility: Northfield Elementary
Date On-Site:

Bldg. IRN: 27672
BuildingAdd: Classroom Wing Addition
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	Not Present	0	\$20.00	\$0.00
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	2000	\$3.00	\$6,000.00
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			\$6,000.00
36. (Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$6,000.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 8999	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> 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	\$6,000.00
2. A36, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$6,000.00

* 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"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

Environmental Hazards - Nordonia Hills City (50047) - Northfield Elementary (27672) - Classroom and Cafeteria Addition

Owner: Nordonia Hills City **Bldg. IRN:** 27672
Facility: Northfield Elementary **BuildingAdd:** Classroom and Cafeteria Addition
Date On-Site: **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
ACM Found		Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$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	Not Present	0	\$20.00	\$0.00
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	2000	\$3.00	\$6,000.00
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)				\$6,000.00
36.	(Sum of Lines 1-34)				\$6,000.00
Total Asb. Hazard Abatement Cost for Renovation Work					\$6,000.00
Total Asb. Hazard Abatement Cost for Demolition Work					\$6,000.00

B. Removal Of Underground Storage Tanks <input type="checkbox"/> None Reported					
Tank No.	Location	Age	Product Stored	Size	Est.Rem.Cost
1.	(Sum of Lines 1-0)				\$0.00
Total Cost For Removal Of Underground Storage Tanks					\$0.00

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> 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 <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	21226	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> 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 \$6,000.00
2.	A36, B1, D1, and E2 Total Cost for Env. Hazards Work - Demolition \$6,000.00

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