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

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Suburban
Assessment Name	Rushwood Elementary School (Updated 2021) DRAFT
Assessment Date (on-site; non-EEA)	2019-09-19
Kitchen Type	Full Kitchen
Cost Set:	2021
Building Name	Rushwood Elementary
Building IRN	61473
Building Address	8200 Rushwood Lane
Building City	Northfield
Building Zipcode	44067
Building Phone	330-467-0581
Acreage	22.00
Current Grades:	K-4
Teaching Stations	23
Number of Floors	1
Student Capacity	350
Current Enrollment	335
Enrollment Date	2019-09-19

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

Number of Classrooms	18
Historical Register	**NO**
Building's Principal	Ms. Jackie O'Mara
Building Type	Elementary

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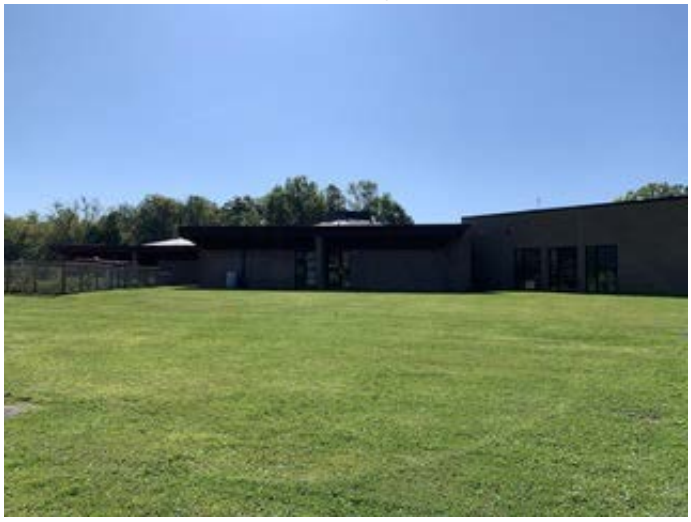
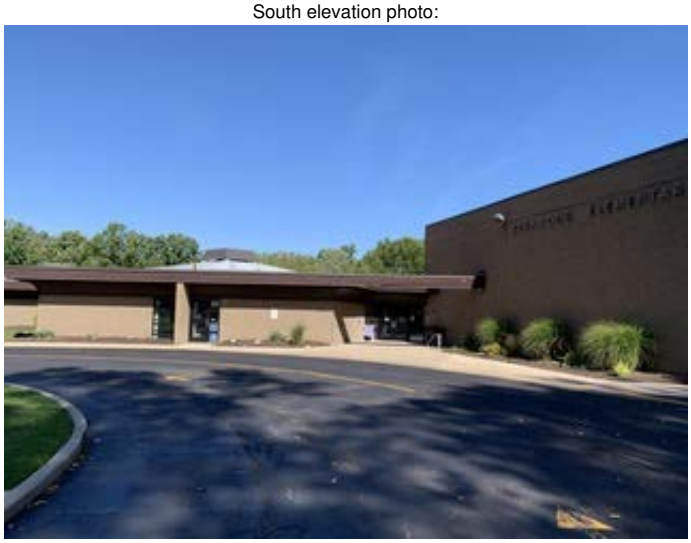
Building Pictures - Nordonia Hills City(50047) - Rushwood Elementary(61473)

North elevation photo:

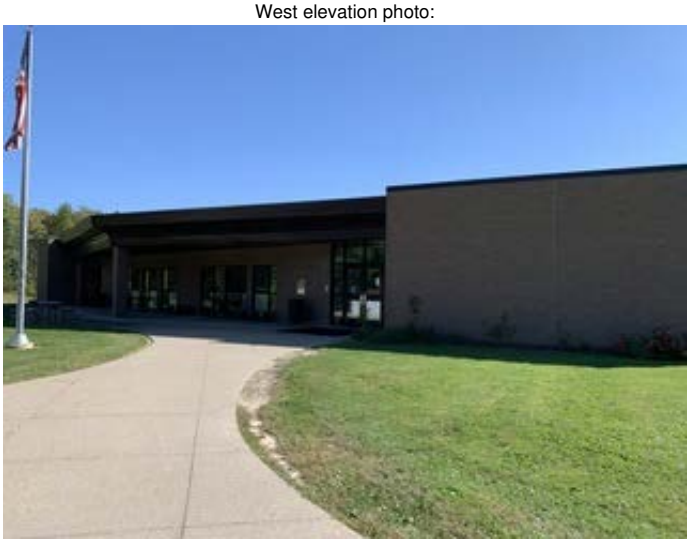


East elevation photo:

South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

48,081 Total Existing Square Footage
1970,2001 Building Dates
K-4 Grades
335 Current Enrollment
23 Teaching Stations
22.00 Site Acreage

Rushwood Elementary School, which is not on the National Register of Historic Buildings, and originally constructed in 1970, is a 1 story, 48,081 square foot school building located in a suburban residential setting. The existing facility features an Open Concept design, and does not utilize modular buildings. The structure of the overall facility contains brick type exterior wall construction, with CMU type wall construction in the interior. The floor system is a slab on grade. 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 undersized in terms of the current standards established by the State of Ohio. Physical Education and Student Dining spaces consist of one Gymnasium and separate Student Dining. The electrical system for the facility is inadequate. The facility is equipped with a non-compliant security system. The building has a automatic fire alarm system installed in August 2019. However, the fire alarm system will receive a voice evacuation upgrade in January 2020. The facility is not equipped with an automated fire suppression system. The building is reported to contain asbestos. The overall building is partially compliant with ADA accessibility requirements. The school is located on a 22 acre site adjacent to residential properties. The property and playgrounds are partially fenced for security. Access onto the site is unrestricted. Site circulation is fair. There is no dedicated space for school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

No Significant Findings

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Building Construction Information - Nordonia Hills City (50047) - Rushwood Elementary (61473)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original Building	1970	yes	1	40,661	no	no
First Building Addition	2001	yes	1	7,420	no	no

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Building Component Information - Nordonia Hills City (50047) - Rushwood Elementary (61473)

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 (1970)		4808		3154	2970		2519	1064						
First Building Addition (2001)		1399												
Total	0	6,207	0	3,154	2,970	0	2,519	1,064	0	0	0	0	0	0

Master Planning Considerations

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Rushwood Elementary (61473)

District:	Nordonia Hills City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Rushwood Elementary	**Contact:**	Ms. Jackie O'Mara
Address:	8200 Rushwood Lane	**Phone:**	330-467-0581
	Northfield,OH 44067	**Date Prepared:**	2019-09-19 **By:** Tony Schorr
Bldg. IRN:	61473	**Date Revised:**	2021-12-08 **By:** Annalise Bennett

Current Grades	K-4	Acreage:	22.00
Proposed Grades	N/A	Teaching Stations:	23
Current Enrollment	335	Classrooms:	18
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1970	yes	1	40,661
First Building Addition	2001	yes	1	7,420
Total				**48,081**

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

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment	C
A.	Heating System	3	$1,873,496.20	-
B.	Roofing	3	$883,898.10	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$973,830.95	-
E.	Plumbing and Fixtures	3	$497,727.00	-
F.	Windows	2	$68,038.50	-
G.	Structure: Foundation	2	$15,012.00	-
H.	Structure: Walls and Chimneys	2	$55,572.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,542,049.30	-
K.	Interior Lighting	1	$0.00	-
L.	Security Systems	3	$185,111.85	-
M.	Emergency/Egress Lighting	3	$48,081.00	-
N.	Fire Alarm	2	$9,000.00	-
O.	Handicapped Access	2	$72,116.20	-
P.	Site Condition	2	$744,637.70	-
Q.	Sewage System	3	$13,500.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$12,500.00	-
T.	Hazardous Material	2	$10,130.00	-
U.	Life Safety	3	$175,497.60	-
V.	Loose Furnishings	3	$312,526.50	-
W.	Technology	3	$631,709.00	-
X.	Construction Contingency / Non-Construction Cost	-	$1,984,823.58	-
Total			$10,109,257.48	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	126	63%	Borderline
3.0 Plant Maintainability	100	84	84%	Satisfactory
4.0 Building Safety and Security	200	135	68%	Borderline
5.0 Educational Adequacy	200	151	76%	Satisfactory
6.0 Environment for Education	200	161	81%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	738	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$11,093,899.15

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

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Original Building (1970) Summary

District:	Nordonia Hills City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Rushwood Elementary	**Contact:**	Ms. Jackie O'Mara
Address:	8200 Rushwood Lane	**Phone:**	330-467-0581
	Northfield,OH 44067	**Date Prepared:**	2019-09-19 **By:** Tony Schorr
Bldg. IRN:	61473	**Date Revised:**	2021-12-08 **By:** Annalise Bennett

Current Grades	K-4	Acreage:	22.00
Proposed Grades	N/A	Teaching Stations:	23
Current Enrollment	335	Classrooms:	18
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	**1970**	**yes**	**1**	**40,661**
First Building Addition	2001	yes	1	7,420
Total				**48,081**

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

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment	C
A.	Heating System	3	$1,634,572.20	-
B.	Roofing	3	$774,015.60	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$973,830.95	-
E.	Plumbing and Fixtures	3	$493,727.00	-
F.	Windows	2	$68,038.50	-
G.	Structure: Foundation	2	$15,012.00	-
H.	Structure: Walls and Chimneys	2	$55,572.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$1,381,777.30	-
K.	Interior Lighting	1	$0.00	-
L.	Security Systems	3	$156,544.85	-
M.	Emergency/Egress Lighting	3	$40,661.00	-
N.	Fire Alarm	2	$9,000.00	-
O.	Handicapped Access	2	$67,632.20	-
P.	Site Condition	2	$684,180.00	-
Q.	Sewage System	3	$13,500.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$12,500.00	-
T.	Hazardous Material	2	$10,130.00	-
U.	Life Safety	3	$151,577.60	-
V.	Loose Furnishings	3	$264,296.50	-
W.	Technology	3	$534,534.00	-
X.	Construction Contingency / Non-Construction Cost	-	$1,793,453.17	-
Total			$9,134,554.87	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	126	63%	Borderline
3.0 Plant Maintainability	100	84	84%	Satisfactory
4.0 Building Safety and Security	200	135	68%	Borderline
5.0 Educational Adequacy	200	151	76%	Satisfactory
6.0 Environment for Education	200	161	81%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	738	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$10,024,260.51

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

First Building Addition (2001) Summary

District:	Nordonia Hills City	**County:**	Summit **Area:** Northeastern Ohio (8)
Name:	Rushwood Elementary	**Contact:**	Ms. Jackie O'Mara
Address:	8200 Rushwood Lane	**Phone:**	330-467-0581
	Northfield,OH 44067	**Date Prepared:**	2019-09-19 **By:** Tony Schorr
Bldg. IRN:	61473	**Date Revised:**	2021-12-08 **By:** Annalise Bennett

Current Grades	K-4	Acreage:	22.00
Proposed Grades	N/A	Teaching Stations:	23
Current Enrollment	335	Classrooms:	18
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Building	1970	yes	1	40,661
First Building Addition	**2001**	**yes**	**1**	**7,420**
Total				**48,081**

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

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	126	63%	Borderline
3.0 Plant Maintainability	100	84	84%	Satisfactory
4.0 Building Safety and Security	200	135	68%	Borderline
5.0 Educational Adequacy	200	151	76%	Satisfactory
6.0 Environment for Education	200	161	81%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	738	74%	Satisfactory

Enhanced Environmental Hazards Assessment Cost Estimates

FACILITY ASSESSMENT Cost Set: 2021			Rating	Dollar Assessment	C
	A.	Heating System	3	$238,924.00	-
	B.	Roofing	3	$109,882.50	-
	C.	Ventilation / Air Conditioning	1	$0.00	-
	D.	**Electrical Systems**	**3**	**$0.00**	-
	E.	Plumbing and Fixtures	3	$4,000.00	-
	F.	**Windows**	**2**	**$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	$160,272.00	-
	K.	Interior Lighting	1	$0.00	-
	L.	Security Systems	3	$28,567.00	-
	M.	Emergency/Egress Lighting	3	$7,420.00	-
	N.	**Fire Alarm**	**2**	**$0.00**	-
	O.	Handicapped Access	2	$4,484.00	-
	P.	Site Condition	2	$60,457.70	-
	Q.	**Sewage System**	**3**	**$0.00**	-
	R.	Water Supply	1	$0.00	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	**Hazardous Material**	**2**	**$0.00**	-
	U.	Life Safety	3	$23,920.00	-
	V.	Loose Furnishings	3	$48,230.00	-
	W.	Technology	3	$97,175.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$191,370.41	-
Total				$974,702.61	

C=Under Contract	
Renovation Cost Factor	109.74%
Cost to Renovate (Cost Factor applied)	$1,069,638.64

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

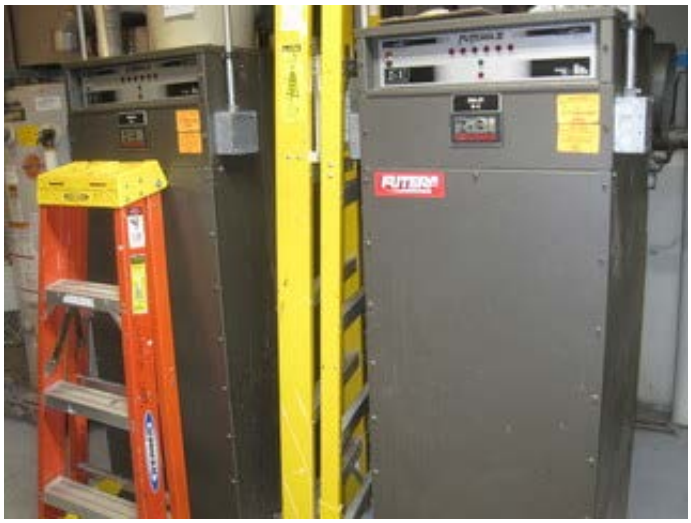
A. Heating System

Description: The existing heating system consists of (2) gas-fired, RBI hot water boilers and (2) separate zone circulating pumps. Heating water is circulated to unit ventilators in the Music & Arts Classroom, and finned-tube radiation, convectors and cabinet unit heaters throughout the building. There are also reheat coils in air terminals on three of the rooftop air handling systems. The boilers and reheat terminal boxes were installed around 2003 and are in good condition Other components of the heating system, including most of the piping, is original to the 1969 construction and in fair condition. The system does comply with the 15 CFM per person fresh air requirements of the Ohio Mechanical Code (OMC) and the Ohio School Design Manual (OSDM). The existing system is ducted, but the ductwork cannot readily be adapted for a possible future indoor air handling system. There is a direct digital controls (DDC) system, but it is outdated and would need to be upgraded. The building is air conditioned by rooftop HVAC units.

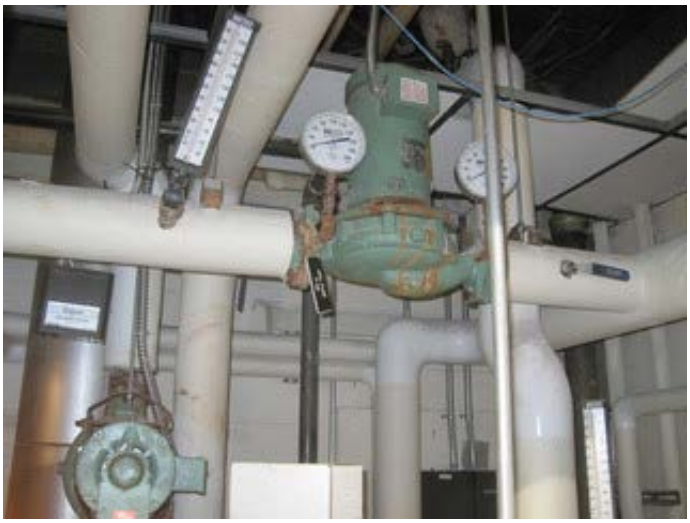
Rating: 3 Needs Replacement

Recommendations: Provide new overall heating, ventilating, and air conditioning system to achieve compliance with the OSDM guidelines. 12/8/21 update: 2001 addition doesn't need to be converted to ducted system, already has RTU's with ductwork.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
HVAC System Replacement:	$32.20	sq.ft. (of entire building addition)		Required	Required	$1,548,208.20	(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		$325,288.00	(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:			$1,873,496.20	$1,634,572.20	$238,924.00		



Heating water boilers



Heating system circulating pump

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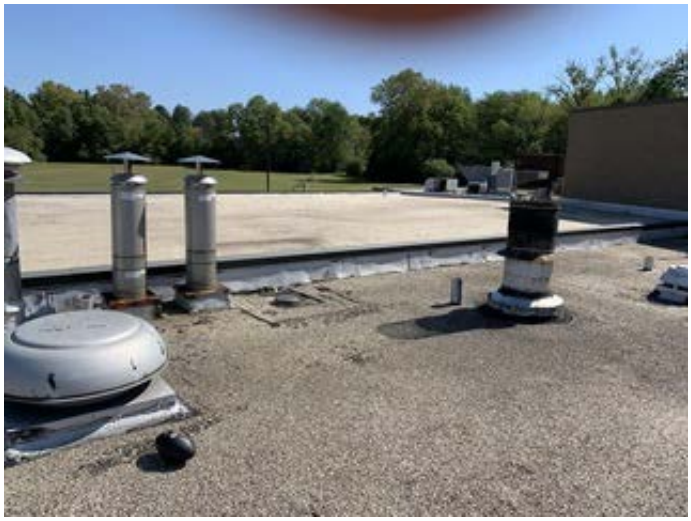
B. Roofing

Description: The roof over the overall facility is a ballasted membrane system that was installed over 7 years ago and is in fair condition. There are District reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by access hatch and access ladder that is in good condition. Fall safety protection cages are not provided. There were no observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in good condition. The roof is not equipped with overflow roof drains, though they are needed on this building. No problems requiring attention were encountered with any roof penetrations. Additionally, there are curved exterior metal soffits that need attention. Provide additional roof insulation to achieve LEED Silver Certification Energy Requirements. 12/1/21 update: 16 areas with a total of 3,747 sf of wet insulation were identified.

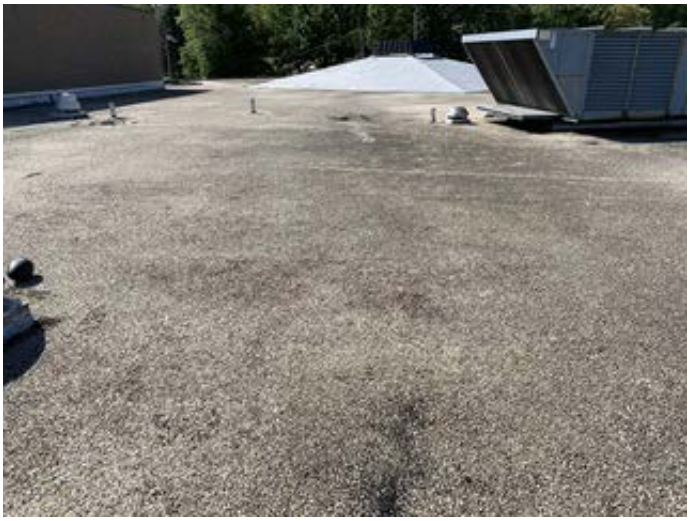
Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines due to the age of system and due to condition. Add overflow drains as required. Provide maintenance painting on the noted metal soffits. Provide additional roof insulation to achieve LEED Silver Certification Energy Requirements. 12/6/21 update: Need partial deck replacement, tapered roof insulation replacement, skylight removal and infill, and roof knee wall insulation and roof membrane when re-roofing.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Deck Replacement:	$5.25	sq.ft. (Qty)		500 Required		$2,625.00	(wood or metal, including insulation)
Membrane (all types / fully adhered):	$10.00	sq.ft. (Qty)		41,118 Required	7,475 Required	$485,930.00	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	$3,000.00	each		6 Required		$18,000.00	
Roof Insulation:	$4.70	sq.ft. (Qty)		41,118 Required	7,475 Required	$228,387.10	(tapered insulation for limited area use to correct ponding)
Other: Skylight Removal	$1,500.00	per unit		8 Required	0 Required	$12,000.00	Removal and infill recommended for skylights in cafeteria.
Other: Repair & repaint exterior metal soffits	$30,000.00	lump sum		Required		$30,000.00	Repaint soffits
Other: Roof knee wall repair	$13.20	sq.ft. (Qty)		330 Required		$4,356.00	Roof knee wall between existing building and 2001 addition has exposed painted CMU, need to add insulation and roof membrane during re-roofing.
Other: Tapered Roof Insulation	$75.00	ln.ft.		1,368 Required	0 Required	$102,600.00	Will need to add parapet, fascia, and coping to meet minimum slope requirements when replacing roof insulation.
Sum:			$883,898.10	$774,015.60	$109,882.50		



Ballasted Membrane Roofing



Ballasted Membrane Roofing

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C. Ventilation / Air Conditioning

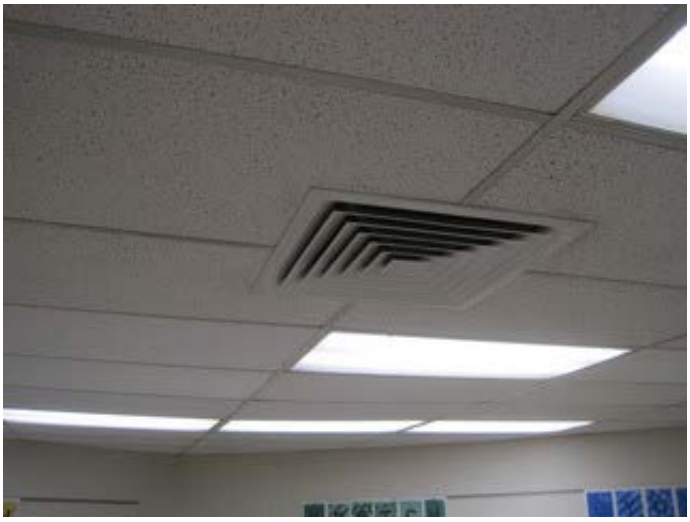
Description: The building is air conditioned from (4) rooftop HVAC units, except for the Music and Art Classrooms. These (2) Classrooms are served by heating & cooling unit ventilators. The RTU's were installed around 2001 and are in fair condition. Separate RTU's serve the north and south classroom clusters, each with (2) zones of control. A separate RTU with VAV terminal boxes serves the west 2001 classroom addition and the central core. A single-zone RTU serves the gymnasium and student dining. The Art program is equipped with a kiln.

Rating: 1 Satisfactory

Recommendations: Replace all of the packaged rooftop HVAC units, since these systems are not compliant with current OSDM guidelines. Due to the age of the duct distribution systems and air devices, provide a new central air conditioning system throughout. Cost for replacement included in A. Heating System, above.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Rooftop HVAC unit



Air-distribution supply diffuser

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D. Electrical Systems

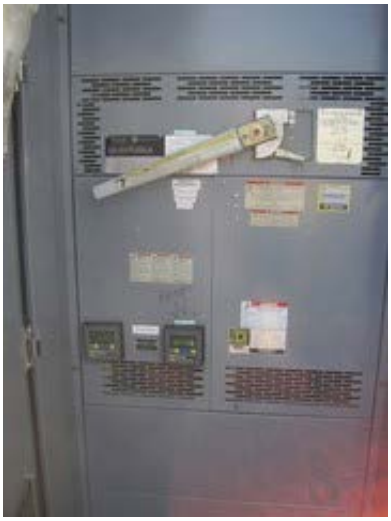
Description: The school has a 480/277 volt, 3 phase, 4 wire, 1,600 amp service, located in a weatherproof enclosure outside of the Kitchen. There is a 480/277 volt distribution panel located adjacent to the main service disconnect in this outdoor enclosure. An adjacent pad-mounted transformer is owned by a Nordonia Hills City School District. There are 480 volt-to-208 volt transformers and distribution panels located inside the building. Most equipment was installed in 1969 and is in fair condition. Classrooms have an adequate number of general-purpose receptacles. The corridors are equipped with adequate receptacles for servicing and there are adequate GFI protected exterior outlets around the perimeter of the building. The school is not equipped with an emergency generator. Adequate lightning protection safeguards are not provided.

Rating: 3 Needs Replacement

Recommendations: Provide a minimum 2000 Amp, 480/277 volt, 3 phase electrical service. Provide new transformer to accommodate new electrical service. Provide new electrical distribution to include panels, receptacles, conduit, and wiring. 12/8/21 update: System replacement not needed for 2001 addition.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
System Replacement:	$23.95	sq.ft. (of entire building addition)		Required		$973,830.95	(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:			$973,830.95	$973,830.95	$0.00		

Branch circuit panel



Main switchgear

Back to Assessment Summary

E. Plumbing and Fixtures

Description: The school plumbing system meets requirements for plumbing fixtures and backflow prevention. There is a 3'' domestic water service with a water meter and reduced pressure principle backflow preventer located in a janitor's closet near the south toilet rooms. The water service entering the building appears to be cement-lined cast iron and the inside piping appears to be all copper. Sanitary piping is predominantly cast iron. There is (1) gas-fired, storage-type domestic water heater. The water heater is an A.O. Smith Master-Fit, 199 MBH input capacity, with an 81 gallon storage capacity. This water heater was manufactured in July 2001and is in good condition for being 18 years old. There are (3) restrooms for girls, (3) restrooms for boys, and (4) staff restrooms. Additionally (6) classrooms have single restrooms with a water closet and lavatory. There is a toilet room with a shower in Special Needs. All water closets and urinals have automatic flush valves however, these are not low flow fixtures. The water closets are floor-mounted. Wall-mounted lavatories have manual faucets. The fixtures are in good condition and were installed at the time of the 2001 addition. There are no locker rooms or group shower facilities. Natural gas service enters the building from Rushwood Lane on the south side of the building. There is also a gas well on the north side of the building that supplements the public gas service. Reportedly the well supplies about 25 MCF, which is about 1/3 of the gas needs for the building. There is an above-floor grease waste interceptor (GWI) adjacent to the 3-compartment sink; however, no GWI was observed for the dishwasher.

Rating: 3 Needs Replacement

Recommendations: Replace the cast iron sanitary piping system. Replace plumbing fixtures with wall-hung, low water consumption fixtures that comply with OSDM guidelines. 12/8/21 update: Domestic supply and sanitary waste piping not needed for 2001 addition. 2001 addition needs faucets and flush valves replaced with low flow.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Domestic Supply Piping:	$3.50	sq.ft. (of entire building addition)		Required		$142,313.50	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required		$142,313.50	(remove / replace)
Domestic Water Heater:	$5,100.00	per unit		2 Required		$10,200.00	(remove / replace)
Toilet:	$3,800.00	unit		25 Required		$95,000.00	(new)
Urinal:	$3,800.00	unit		8 Required		$30,400.00	(new)
Sink:	$2,500.00	unit		27 Required		$67,500.00	(new)
Electric water cooler:	$3,000.00	unit		2 Required		$6,000.00	(double ADA)
Replace faucets and flush valves	$500.00	per unit			8 Required	$4,000.00	(average cost to remove/replace)
Sum:			$497,727.00	$493,727.00	$4,000.00		

Wall-mounted urinals

Floor-mounted water closet

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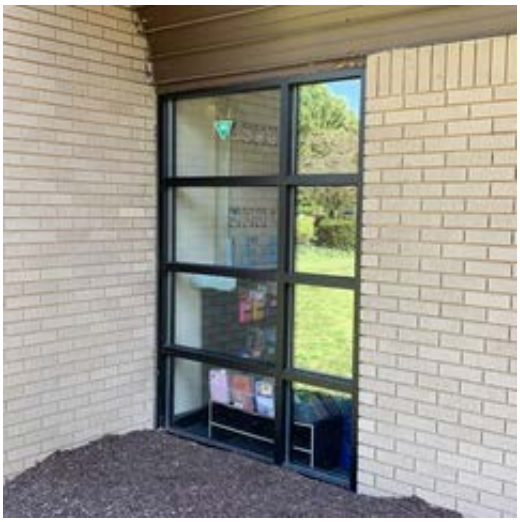
F. Windows

Description: The overall facility is equipped with thermally broken aluminum windows, they are in good condition. Window system seals are in good condition, with no air and water infiltration being experienced. Window system hardware is in good condition. The window system features integral blinds. 11/23/21 update: Only windows in 2001 addition have integral blinds.

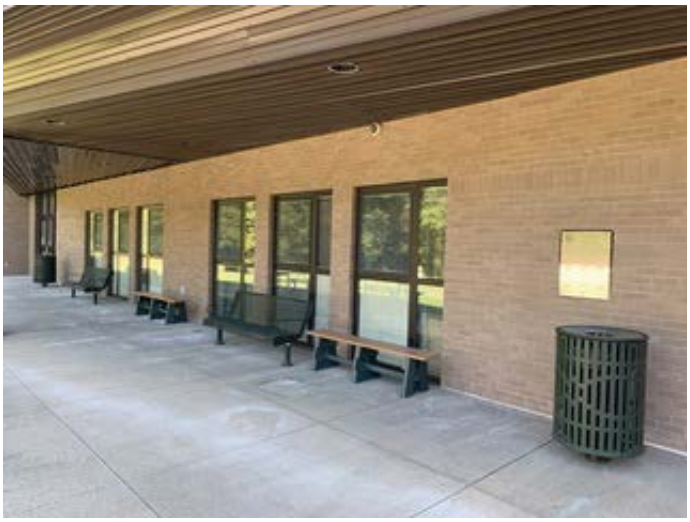
Rating: 2 Needs Repair

Recommendations: 11/23/21 update: Replace windows on original building.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Insulated Glass/Panels:	$101.55	sq.ft. (Qty)		670 Required		$68,038.50	(includes integral blinds and removal of existing windows)
Sum:			$68,038.50	$68,038.50	$0.00		



Windows



Windows

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G. Structure: Foundation

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

Rating: 2 Needs Repair

Recommendations: Existing conditions require no renovation or replacement at the present time. No work required. 12/8/21 update: Foundation drainage needed.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Drainage Tile Systems / Foundation Drainage:	$18.00	ln.ft.		834 Required		$15,012.00	(include excavation and backfill)
Sum:			$15,012.00	$15,012.00	$0.00		

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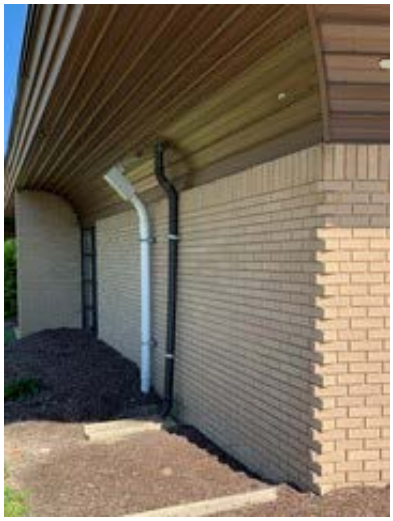
H. Structure: Walls and Chimneys

Description: The overall facility has a brick veneer on a masonry bearing wall system, which displayed no locations of deterioration, and is in good condition. The exterior masonry appears to have appropriately spaced and adequately caulked control joints in fair condition. The exterior masonry needs to be cleaned and sealed, and very minor tuckpointing is required. Interior walls are concrete masonry units and are in good condition.

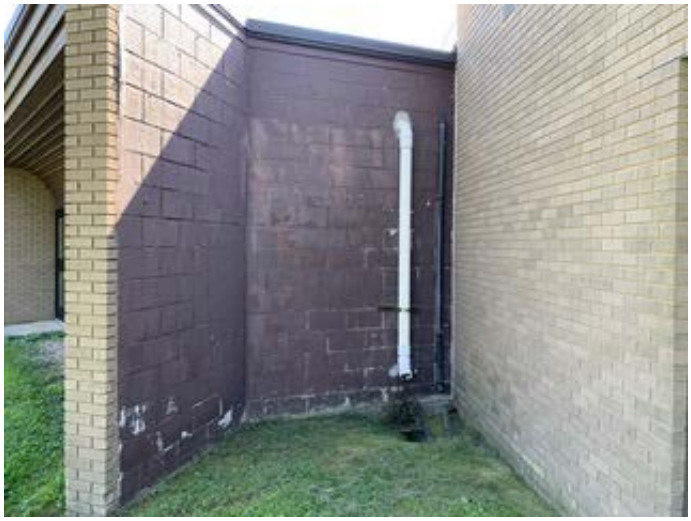
Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required through the overall facility. Provide masonry cleaning, sealing, caulking as required through the overall facility. 11/23/21 update: Add insulation to exterior walls of existing building (1970).

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Tuckpointing:	$7.50	sq.ft. (Qty)		500 Required		$3,750.00	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		3,000 Required		$4,500.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		3,000 Required		$3,000.00	(wall surface)
Exterior Caulking:	$7.50	ln.ft.		100 Required		$750.00	(removing and replacing)
Other: Insulation for Exterior Walls	$6.00	sq.ft. (Qty)		7,262 Required		$43,572.00	Add insulation to exterior walls of 1970 building.
Sum:			$55,572.00	$55,572.00	$0.00		



Metal Soffits & Brick Masonry



CMU wall

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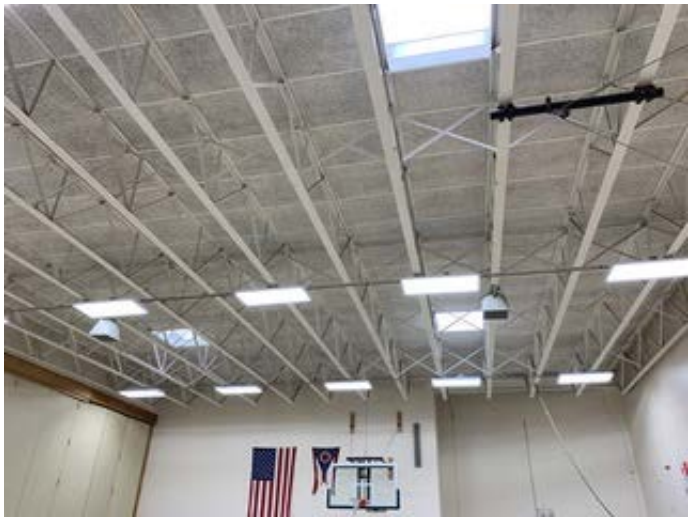
I. Structure: Floors and Roofs

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

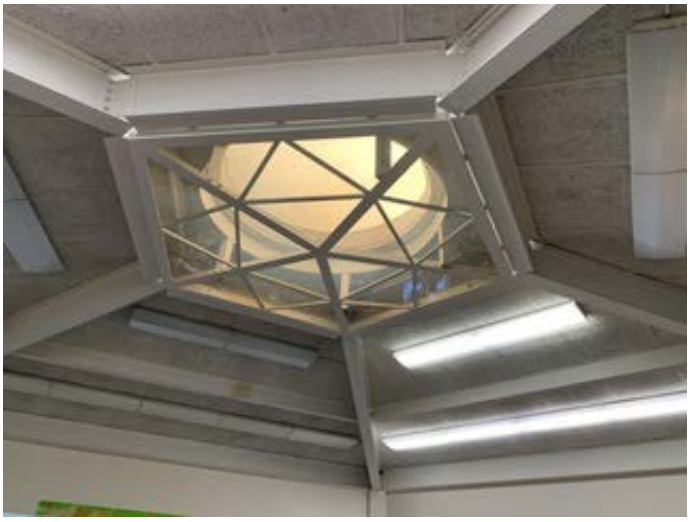
Rating: 1 Satisfactory

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

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



Steel Joists at Gym



Steel Beams at an Open Classroom

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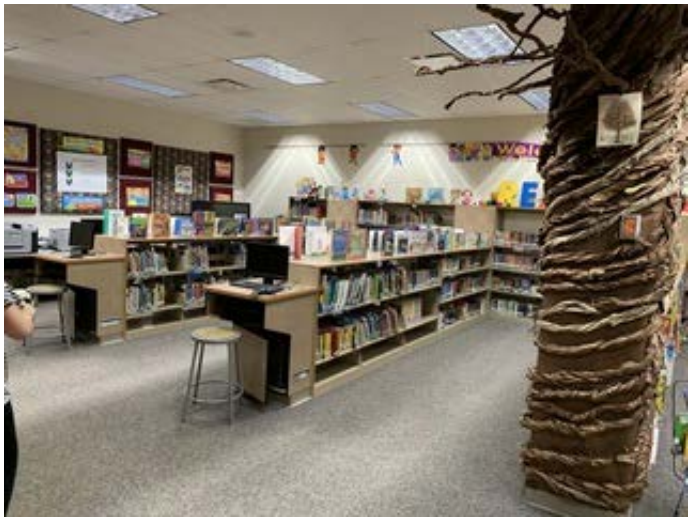
J. General Finishes

Description: The overall facility features Open Space Classrooms with carpet flooring, some suspended ceilings, as well as painted wall finishes, and they are in good condition. The overall facility has Corridors with terrazzo and VCT flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. The overall facility has Restrooms with ceramic tile flooring and they are in good condition. Toilet partitions are plastic and are in good condition. Classroom casework in the overall facility is wood construction with plastic laminate tops, is adequately provided, and in fair condition. The art program has a properly vented kiln. Some interior doors are recessed with proper ADA clearances and some are not. Most are in fair condition. Not all have lever hardware. The Gymnasium space has a rubber flooring, open ceilings, as well as painted wall finishes, and they are in good condition. The Media Center, located in the 2001 Addition, has carpet flooring, suspended ceilings, as well as painted wall finishes, and they are in good condition. Student Dining has VCT flooring. The existing Kitchen is a full service unit, and 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. 12/8/21 update: Finishes are 20 years old, show signs of wear. Outdated and in need of replacement.

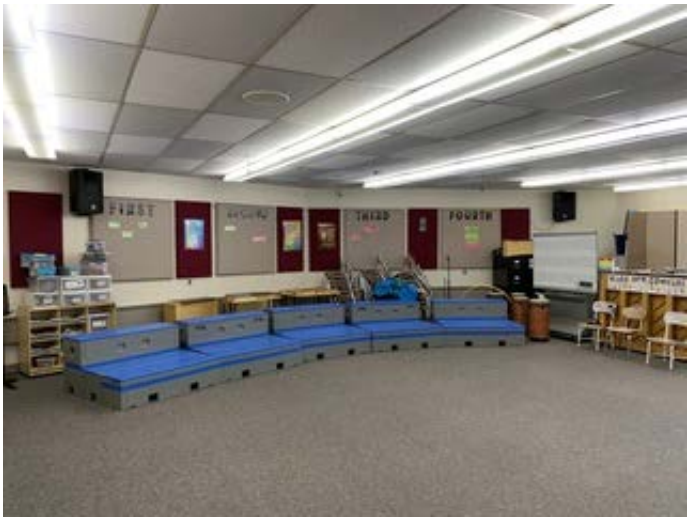
Rating: 3 Needs Replacement

Recommendations: Provide a partial replacement of finishes and casework due to installation of systems outlined in Items A, C, D, K, L, M, N, and U. Provide for new kitchen equipment. Also, provide for the open space classrooms to be eliminated. 12/8/21: Complete replacement of finishes for entire building.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Paint:	$2.30	sq.ft. (of entire building addition)			Required	$17,066.00	(partial finish - floor area/prep and installation)
Complete Replacement of Finishes and Casework (Elementary):	$19.10	sq.ft. (of entire building addition)		Required	Required	$918,347.10	(elementary, per building area, with removal of existing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required	Required	$9,616.20	(per building area)
Partition Open Space Classrooms:	$8.00	sq.ft. (of entire building addition)		Required		$325,288.00	(per building sq.ft., CMU in corridors and drywall partitions between classrooms)
Door, Frame, and Hardware:	$1,300.00	each		20 Required		$26,000.00	(non-ADA)
Additional Wall Insulation	$6.00	sq.ft. (Qty)		7,262 Required		$43,572.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)		1,064 Required		$202,160.00	(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:			$1,542,049.30	$1,381,777.30	$160,272.00		



Library



Music Room

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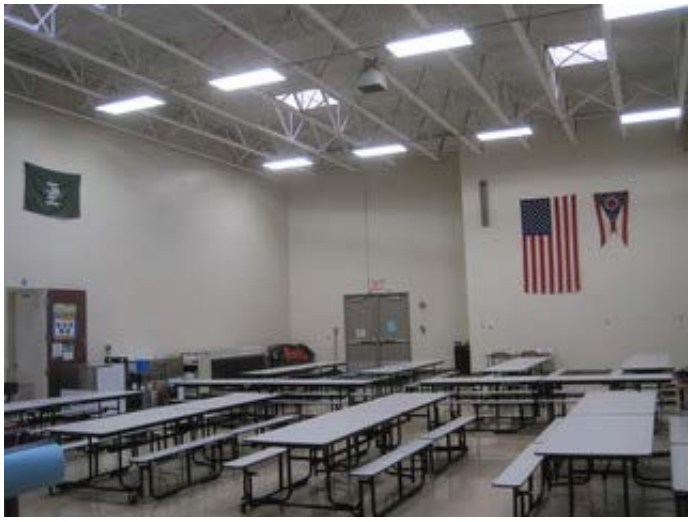
K. Interior Lighting

Description: The lighting throughout is a mix of 2 x 4 lay-in and surface or pendant-mounted fixtures. Reportedly all lighting is LED. Generally, the fixtures in the offices, corridors, and most classrooms are lay-in. The Library has 2 x 4 parabolic fixtures. The gym and cafeteria have pendant-mounted high-bay LED fixtures. Lighting levels are as follows: Classrooms 43-47 footcandles, Library 45 footcandles, Corridors 25-35 footcandles, Offices 56 footcandles, and Gymnasium/Cafeteria 78 footcandles. 11/23/21 update: Lighting was converted to LED in 2015.

Rating: 1 Satisfactory

Recommendations: Completely replace the lighting due to the installation of a fire suppression system. Upgrade lighting to 50 footcandles and the gymnasium to a minimum of 60 footcandles to meet the requirements of OSDM. Provide classrooms with dual-level switching and occupancy sensors. 12/8/21 update: No action needed.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		



LED Lighting in cafeteria

Surface-mounted LED lights in classroom

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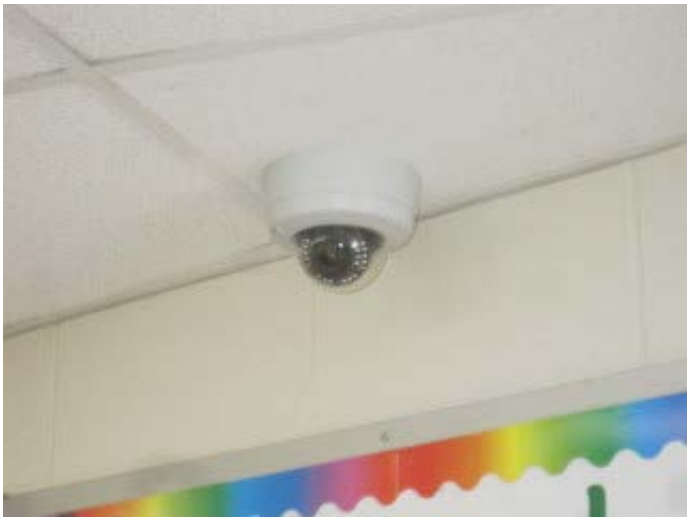
L. Security Systems

Description: The security system is comprised of indoor and exterior cameras. Cameras were observed outside of the main entrance, in the main vestibule, in the main Lobby, outside of the southwest door, and in the vestibules of all exterior entrances. There were no motion detectors in the corridors. All exterior doors were locked, and access into the building by visitors was restricted to entry through the front vestibule. There is no central door monitoring; however, several doors have local door release controls with card access. Two-way communication between the central office and classrooms is through the phone system, and there is a public address system in the school. Exterior lighting consists of pole-mounted LED fixtures in the parking lot and building-mounted fixtures at exterior doors.

Rating: 3 Needs Replacement

Recommendations: Provide new security system to include cameras, motion sensors, door controls and keypads, and video storage. The new security system should fully comply with OSDM guidelines. Exterior lighting should meet OSDM guidelines.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Security System:	$2.85	sq.ft. (of entire building addition)		Required	Required	$137,030.85	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$48,081.00	(complete, area of building)
Sum:			$185,111.85	$156,544.85	$28,567.00		



Corridor camera

Gymnasium camera

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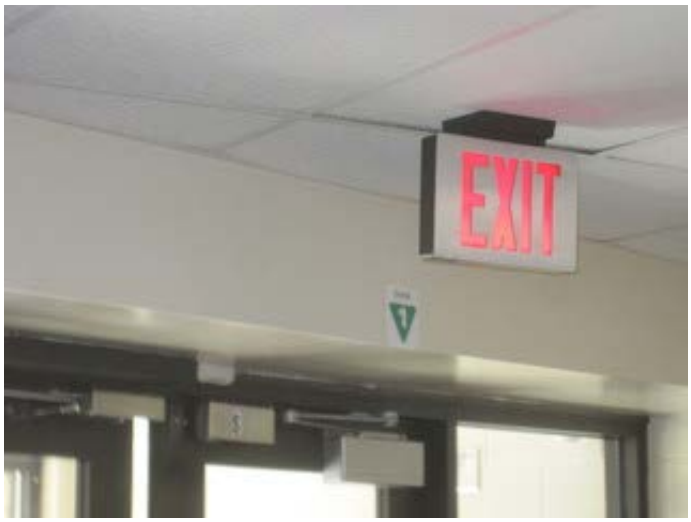
M. Emergency/Egress Lighting

Description: The building utilizes exit signs with battery back-up at all exit doors and in interior corridors. Selected corridor recessed light fixtures are utilized for emergency egress lighting, which have battery back-up.

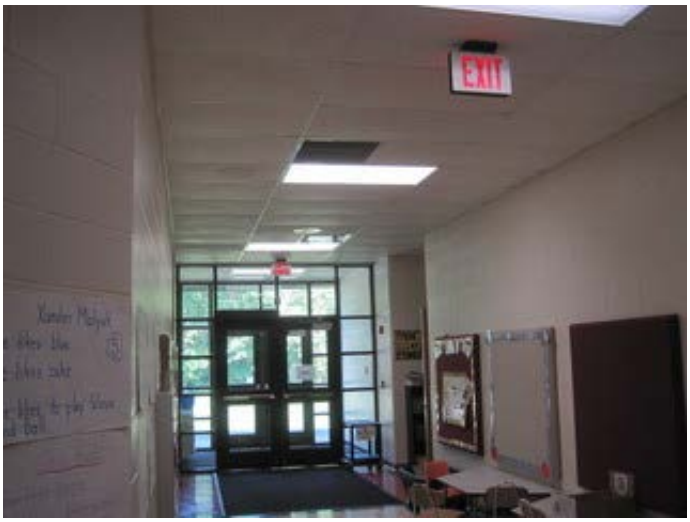
Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	$48,081.00	(complete, area of building)
Sum:			$48,081.00	$40,661.00	$7,420.00		



Exit sign



Exit signs in corridor

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N. Fire Alarm

Description: A new Fire Alarm system was installed in August 2019. This system has the capability to use voice commands, as required by current Codes, and the voice activation feature is scheduled to be added in January 2020. This new system is an Edwards Systems Technologies (EST), consisting of combination speaker/strobes in the corridors and manual pull stations at all exits. Not all classrooms or toilet rooms have audio or visual fire alarm devices. There are no smoke detectors in the corridors.

Rating: 2 Needs Repair

Recommendations: Provide additional speaker/strobes in classrooms and strobes in all toilet rooms. Provide smoke detectors, and tamper/flow switches to monitor the new fire suppression system.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Other: Provide speaker strobes in CRs & strobes in Toilet Rooms	$300.00	per unit		30 Required		$9,000.00	Additional required.
Sum:			$9,000.00	$9,000.00	$0.00		

F.A. pull station & speaker/strobe

Main fire alarm panel

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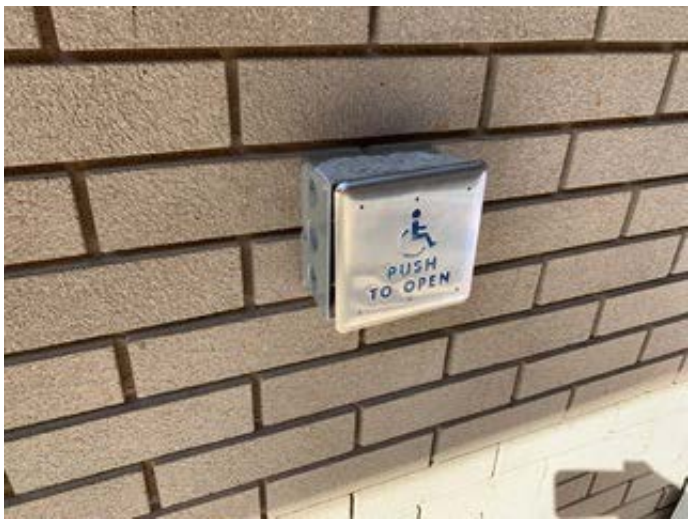
O. Handicapped Access

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. Access from the parking/drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided. Exterior doors are equipped with ADA hardware. The main entry is equipped with an ADA power assist door, which is in fair condition. Playground layout and equipping are mostly compliant. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does not include protruding objects. Ground and floor surfaces are compliant. Special provisions for floor level changes in this single story structure are not required. Interior doors are recessed, are provided adequate clearances, and are generally provided with ADA-compliant hardware. Older ADA compliant toilets are provided. ADA signage is provided on both the interior and the exterior of the building, but needs to be replaced.

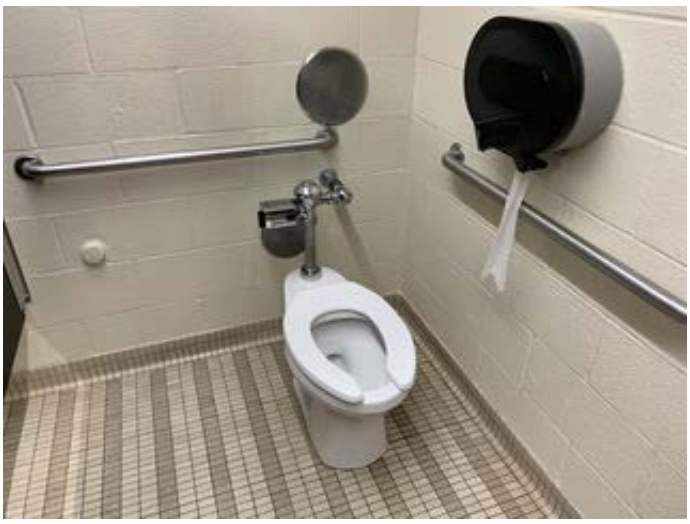
Rating: 2 Needs Repair

Recommendations: Provide ADA-compliant signage, a new power assist door opener, toilets, sinks, urinals, toilet accessories, and door hardware in the overall facility to facilitate the school's meeting of ADA requirements.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	$9,616.20	(per building area)
Electric Water Coolers:	$3,000.00	unit		2 Required	1 Required	$9,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		5 Required		$19,000.00	(new ADA)
Toilet Partitions:	$1,000.00	stall		2 Required		$2,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	$7,500.00	unit		1 Required		$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	$5,000.00	leaf		4 Required		$20,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
Provide ADA Shower:	$3,000.00	each		1 Required		$3,000.00	(includes fixtures, walls, floor drain, and supply line of an existing locker room)
Provide Toilet Accessories:	$1,000.00	per restroom		2 Required		$2,000.00	
Sum:			$72,116.20	$67,632.20	$4,484.00		



Older Automatic Door Opener



ADA Toilet

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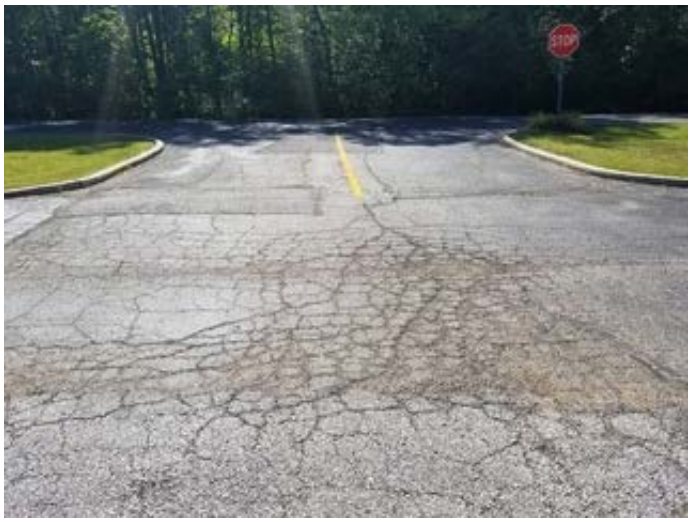
P. Site Condition

Description: The relatively flat site is located in an urban residential setting with generous tree and shrub landscaping. The area around the building's old waste water plant was not included in this assessment. The site is bordered by moderately travelled residential streets. Two entrances onto the site facilitate proper separation of bus & other vehicular traffic, & one-way bus traffic is provided. There is a curbside bus loading & unloading zone adjacent to the school which is not separated from other vehicular traffic. Parking is facilitated by multiple asphalt parking lots in fair condition, containing 120 spaces which provides adequate parking for staff and visitors, but there are not enough handicapped parking spots provided, and the ones that are do not meet ADA requirements. Two need restriped, two need replaced, and one needs added. The site & parking lot drainage design, consisting of sheet flow, swales, catch basins, storm sewer, and detention basins provides adequate excavation of storm water. Some problems with erosion or ponding were observed. In one area on the west driveway, the asphalt it collapsing along a headwall. Concrete curbs are in fair condition & are appropriately located. Trash pick-up and service drive pavement is in fair condition but is not equipped with a concrete pad area for dumpsters. The school is equipped with a conventional loading dock. Concrete sidewalks are properly sloped, are located to provide adequate & logical flow of pedestrian traffic, and are in good condition. There are several doors without adequate sidewalk access however that must be established. The playground equipment is in poor condition, & on a combination of hard & compliant soft surfaces, with a basketball court being provided on an asphalt surface. The equipment is showing ware and rust. The athletic facilities were not included in the assessment area. Site features are suitable for outdoor instruction and even includes a mock city and covered area with picnic tables for the students. 11/24/21 update: Playground equipment is currently being replaced.

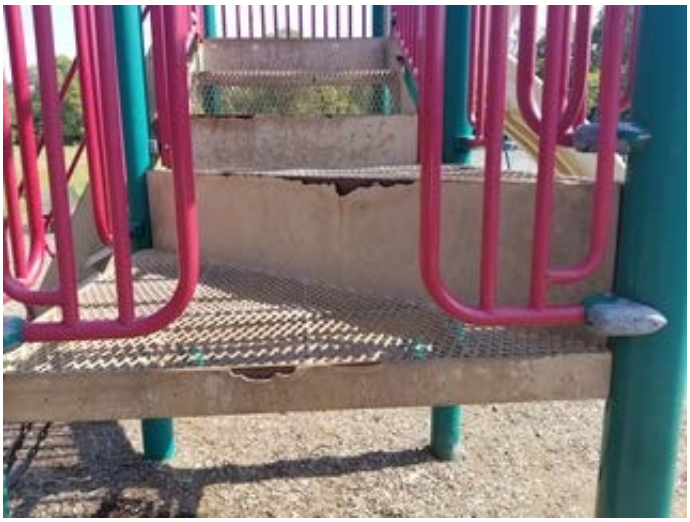
Rating: 2 Needs Repair

Recommendations: Much of the sites asphalt parking lots and hard surface playground area are in need of repair. The site does not offer enough handicapped parking spots and the ones they do offer do not comply with ADA requirements including slope or spacing. There are many doors that exit the building that need to be given access to sidewalk paths. It would also be recommended to provide a sidewalk for pedestrian access to the site from S Gannett Rd. On the entrance drive from S Gannett, there is a small area above the head wall on the south side of the drive where the pavement is failing and caving in. This needs to be removed, regraded, and replaced. The playground is in need of replacement for its soft surface and equipment (11/24/21 equipment is being replaced). Finally, some of the curb is also in need of repair and two dumpster pads are needed. 12/6/21 update: Full asphalt replacement needed. Playground equipment no longer in need of replacement.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Removal of existing Playground Equipment:	$2,000.00	lump sum		Required		$2,000.00	
Replace Existing Asphalt Paving (light duty):	$28.60	sq. yard		10,092 Required		$288,631.20	(including drainage / tear out for light duty asphalt)
Concrete Curb:	$22.30	ln.ft.		1,227 Required	223 Required	$32,335.00	(new)
Concrete Sidewalk:	$5.80	sq.ft. (Qty)		6,304 Required	1,146 Required	$43,210.00	(5 inch exterior slab)
Provide Soft Surface Playground Material:	$30.00	sq. yard		943 Required	172 Required	$33,450.00	
Provide Concrete Dumpster Pad:	$2,400.00	each		2 Required		$4,800.00	(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	$72,121.50	Include this one **or** the next. (Each addition should have this item)
Other: 6' Chain Link Fence	$15.00	ln.ft.		296 Required	54 Required	$5,250.00	New Chain Link Fencing
Other: ADA Parking Signage/Striping	$1,000.00	each		2 Required		$2,000.00	New Signage and Striping for an ADA Parking Spot
Other: ADA Parking Spot	$1,500.00	each		3 Required		$4,500.00	New ADA Parking Spot
Other: Asphalt Pavement Milling	$21.00	sq. yard		8,208 Required	1,492 Required	$203,700.00	Milling Prior to New Wearing Course
Other: Asphalt pavement sealing	$2.00	sq. yard		1,117 Required	203 Required	$2,640.00	Sealing for Existing Asphalt Pavement
Sum:			$744,637.70	$684,180.00	$60,457.70		



Cracked Asphalt



Aging Playground Equipment

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Q. Sewage System

Description: The building sanitary sewer was originally connected to an on-site waste water treatment plant, that was abandoned in 2014. A dual-pump lift station was installed in an underground vault and a 2'' forced main pumps the sewage approximately 1200 lineal feet to a gravity sewer in Boyden Rd. There are reportedly no issues with the sanitary sewer system; however, part of the system is more than 50 years old.

Rating: 3 Needs Replacement

Recommendations: Provide new sanitary piping from the building to the lift station. Provide emergency power to the lift station whose costs are included in Plate D.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Sewage Main:	$45.00	ln.ft.		300 Required		$13,500.00	(include excavation and backfilling)
Sum:			$13,500.00	$13,500.00	$0.00		

Grease waste interceptor

Cast iron sanitary piping

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R. Water Supply

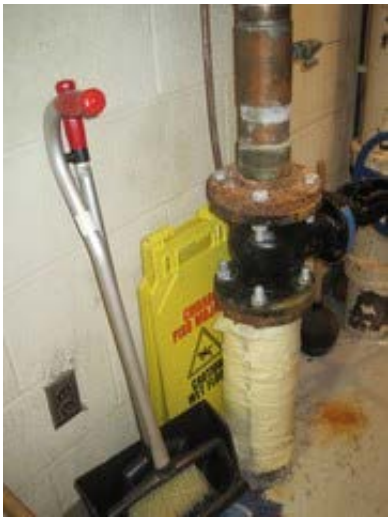
Description: The water supply originates from the municipal water system, which reportedly provides adequate flow capacity and pressure for the needs of the school. There is a 3'' water service entering from Rushwood Lane, with a 3'' water meter and a 3'' reduced-pressure principle backflow preventer. The water service is not adequately sized for the future fire suppression system. The cost for this new line is included in Item U - Life Safety.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00		

Main backflow preventer



Main water service

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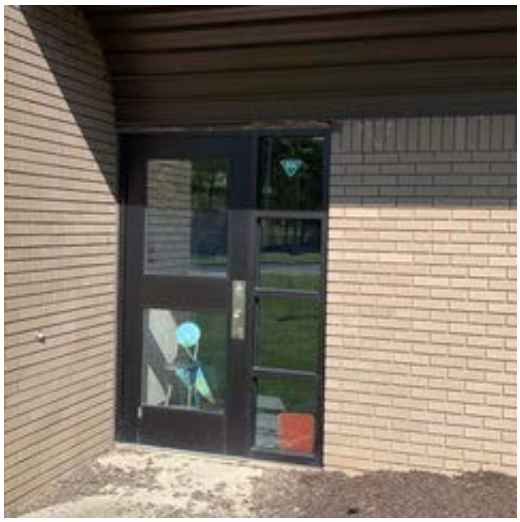
S. Exterior Doors

Description: Typical exterior doors in the overall facility are aluminum type construction, installed on aluminum frames, and in good condition. Typical exterior doors feature insulated glass vision panels.

Rating: 3 Needs Replacement

Recommendations: Replace exterior doors due to poor condition as noted below.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,500.00	per leaf		5 Required		$12,500.00	(includes removal of existing)
Sum:			$12,500.00	$12,500.00	$0.00		



Aluminum Framed Door

Metal Door

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T. Hazardous Material

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

Rating: 2 Needs Repair

Recommendations: Remove all hazardous materials, inclusive of asbestos-containing materials in the overall facility, as noted in the attached Environmental Hazards Assessment.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Environmental Hazards Form				EHA Form		—	
Pipe Fitting Insulation Removal	$20.00	each		84 Required		$1,680.00	
Light (Reflector) Fixture Removal	$50.00	each		4 Required		$200.00	See K
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		2,750 Required		$8,250.00	See J
Sum:			$10,130.00	$10,130.00	$0.00		

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U. Life Safety

Description: The school does not have a compliant automatic fire suppression system. There is no emergency generator. The kitchen exhaust hood does have a hood extinguishing system.

Rating: 3 Needs Replacement

Recommendations: Provide an automatic fire suppression system throughout the school to meet OSDM guidelines. Provide an emergency generator with funding included in the complete replacement of the electrical system in previous Item D. Provide a new water service line and backflow preventer to meet sprinkler capacity requirements.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		41,118 Required	7,475 Required	$155,497.60	(includes increase of service piping, if required)
Water Main	$50.00	ln.ft.		300 Required		$15,000.00	(new)
Other: Backflow Preventer	$5,000.00	lump sum		Required		$5,000.00	Backflow Preventer
Sum:			$175,497.60	$151,577.60	$23,920.00		

Kitchen hood with suppression system

Back to Assessment Summary

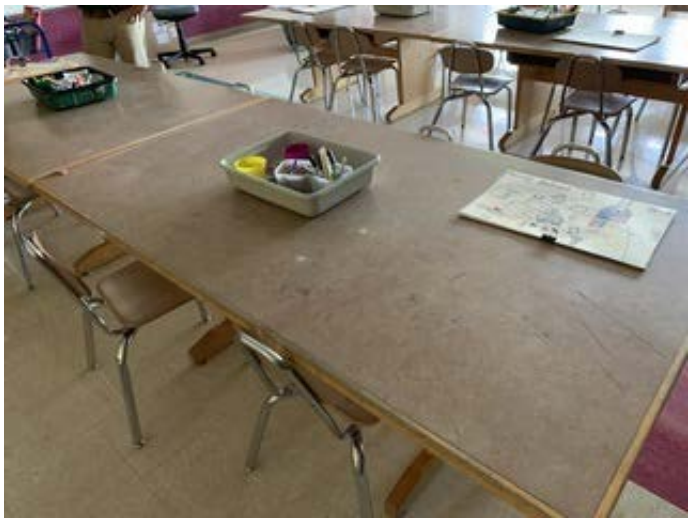
V. Loose Furnishings

Description: The typical Classroom furniture is mismatched, and in generally fair condition. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Design Manual required elements. 11/24/21 update: CEFPI rating changed to 0 to 3.

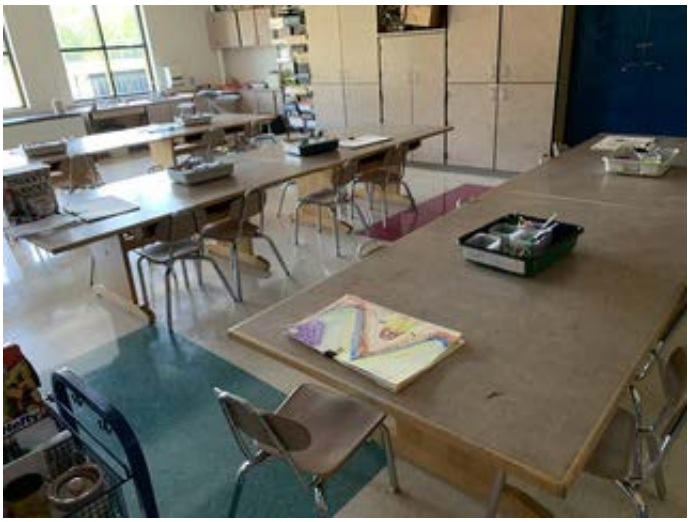
Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
CEFPI Rating 0 to 3	$6.50	sq.ft. (of entire building addition)		Required	Required	$312,526.50	
Sum:			$312,526.50	$264,296.50	$48,230.00		



Classroom Tables



Classroom Tables

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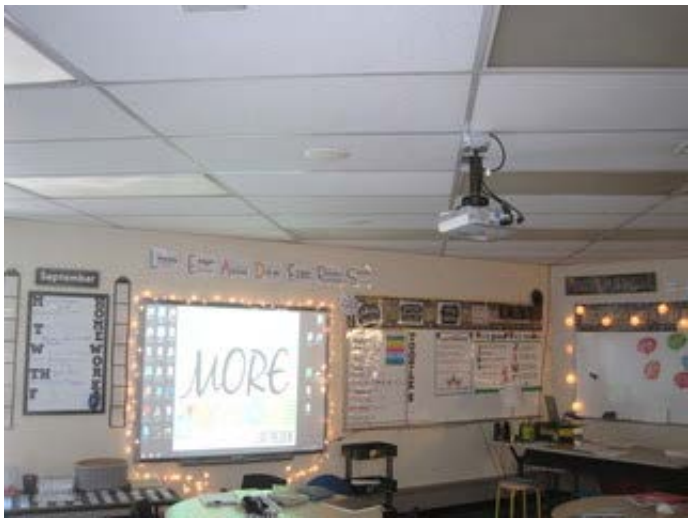
W. Technology

Description: The central information technology (IT) equipment is located in a corner of the workroom in the main administrative office. This room is air conditioned from the RTU serving the central core and west classroom addition, and does not have a stand-along cooling unit. There is a computer station in the Library; however, individual classrooms are served by Laptop carts and wireless access points. Most classrooms have overhead projectors and Smartboards.

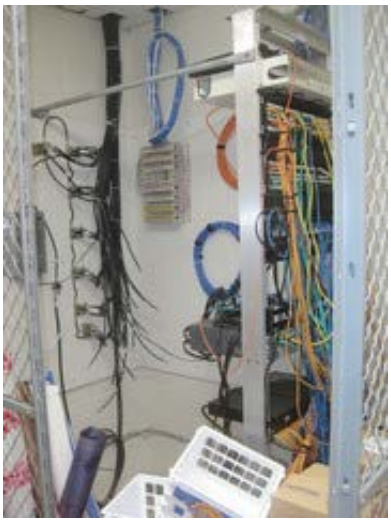
Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original Building (1970) 40,661 ft²	First Building Addition (2001) 7,420 ft²	Sum	Comments
ES portion of building with total SF < 50,000	$13.00	sq.ft. (Qty)		41,118 Required	7,475 Required	$631,709.00	
Sum:			$631,709.00	$534,534.00	$97,175.00		



Classroom smartboard & projector



Main distribution frame

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$8,124,433.90
7.00%	Construction Contingency	$568,710.37
Subtotal		$8,693,144.27
16.29%	Non-Construction Costs	$1,416,113.20
Total Project		**$10,109,257.48**

Construction Contingency	$568,710.37
Non-Construction Costs	$1,416,113.20
Total for X.	**$1,984,823.58**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$2,607.94
Soil Borings / Phase I Envir. Report	0.10%	$8,693.14
Agency Approval Fees (Bldg. Code)	0.25%	$21,732.86
Construction Testing	0.40%	$34,772.58
Printing - Bid Documents	0.15%	$13,039.72
Advertising for Bids	0.02%	$1,738.63
Builder's Risk Insurance	0.12%	$10,431.77
Design Professional's Compensation	7.50%	$651,985.82
CM Compensation	6.00%	$521,588.66
Commissioning	0.60%	$52,158.87
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$97,363.22
Total Non-Construction Costs	**16.29%**	**$1,416,113.20**

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School Facility Appraisal - Nordonia Hills City

Name of Appraiser	Annalise Bennett	**Date of Appraisal**	2019-09-19
Building Name	Rushwood Elementary		
Street Address	8200 Rushwood Lane		
City/Town, State, Zip Code	Northfield, OH 44067		
Telephone Number(s)	330-467-0581		
School District	Nordonia Hills City		

Setting: Suburban

Site-Acreage	22.00	Building Square Footage	48,081
Grades Housed	K-4	Student Capacity	350
Number of Teaching Stations	23	Number of Floors	1
Student Enrollment	335		
Dates of Construction	1970,2001		

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

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

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Suitability Appraisal of **1.0 The School Site** for Rushwood Elementary School (Updated 2021) DRAFT

1.0 The School Site	Points Allocated	Points
1.1 **Site is large enough** to meet educational needs as defined by state and local requirements	25	*25*
The 22-acre site is beyond the recommended 14 acres per OSDM for an elementary school with 400+ students.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*18*
The site is accessible from Rushwood Lane via a vehicular drive to a loop that proceeds further into flanking parking lots. One parking lot has access to an adjacent side street other than the main entry.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*10*
Residential properties surround the school.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*7*
Mature trees are scattered throughout the perimeter of the site; otherwise, the site is open grass areas with few landscaping features.		
1.5 ES Well equipped **playgrounds are separated** from streets and parking areas MS Well equipped **athletic and intermural areas are separated** from streets and parking HS Well equipped **athletic areas** are adequate with sufficient solid-surface parking	10	*4*
The playground is adjacent to the rear parking with no separation.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*3*
The site is relatively flat. A drainage outlet and slight slopes exist among the grassy area.		
1.7 Site has stable, well drained **soil free of erosion**	5	*3*
No evidence of significant soil erosion exists. Some ponding exists in the rear areas of the site.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*3*
No special outdoor areas are designated, yet site is suitable.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Well-maintained sidewalks provide pedestrian access from residential areas. Curb cuts are needed but transition of curb to pavement is small.		
1.10 ES/MS Sufficient **on-site, solid surface parking** for faculty and staff is provided HS Sufficient **on-site, solid surface parking** is provided for faculty, students, staff and community	5	*4*
65 paved parking spaces total are provided in the two parking lots.		
TOTAL - 1.0 The School Site	100	*81*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Rushwood Elementary School (Updated 2021) DRAFT

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*12*
Typical interior doors are not ADA compliant. Although drinking fountains are wheelchair compliant, no standard height drinking fountains are provided per ADA. Lavatories, toilet stalls and water closets are partially provided.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*7*
The roof is a built-up asphalt system with gravel stops and interior roof drains. There is some evidence of ponding water. Replacement is required.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*8*
No foundation cracks were observed.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*8*
The exterior walls require very minor tuck-pointing and related work in selected areas.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*9*
Corridors terminate at exits.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*6*
Most walls are masonry or masonry veneer. The roofs are insulated. The windows are not energy efficient.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*4*
Some asbestos related material remains in this building.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*1*
This building utilizes the open classroom concept.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*12*
The lighting is adequate.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*12*
There is sufficient water pressure.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*12*
Outlets are plentiful.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*8*
There are disconnects on electrical equipment.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*4*
There are not ADA compliant.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
Restroom are adequate.		
2.15 **Drainage systems** are properly maintained and meet requirements	10	*8*
No problems were reported.		

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements	10	*1*
No sprinkler system exists.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*2*
The PA system is out of date.		
2.18 **Exterior water supply** is sufficient and available for normal usage	5	*4*
There are hose bibbs around exterior of building.		
TOTAL - 2.0 Structural and Mechanical Features	200	*126*

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Suitability Appraisal of **3.0 Plant Maintainability** for Rushwood Elementary School (Updated 2021) DRAFT

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*13*
The windows are thermally glazed aluminum units.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*13*
Floors are typically VCT, carpet, or terrazzo.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*9*
Walls and ceilings are easily maintained.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*8*
Built-in equipment is of maintainable materials.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*8*
The finishes allow for ease of maintenance.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*8*
Fixtures are in good shape, floor mount water closets.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*9*
Custodial storage spaces are provided throughout the building.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*8*
There are sufficient power outlets.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*8*
There are building mounted lights.		
TOTAL - 3.0 Plant Maintainability	100	*84*

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Suitability Appraisal of **4.0 Building Safety and Security** for Rushwood Elementary School (Updated 2021) DRAFT

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*3*
The bus loop is a part of the main drive.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Concrete sidewalks are provided for pedestrians.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
Adequate signaling and/or signage is provided.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*2*
There is some sharing of drives creating some crossover traffic within the site.		
4.5 ES **Playground equipment** is free from hazard MS Location and types of **intramural equipment** are free from hazard HS **Athletic field equipment** is properly located and is free from hazard	5	*4*
Athletic fields and playground equipment are well maintained.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*8*
There are finned tube radiators in some areas.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*15*
This is a one-story building.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*9*
Exterior doors are equipped with panic hardware and open outward.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*8*
Good coverage of exits and corridors.		
4.10 **Classroom doors** are recessed and open outward	10	*6*
Classroom doors open outward but are only partially recessed.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*1*
Motion detectors nonfunctional.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*4*
The flooring is well maintained.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*5*
No stairs exist.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*4*
There is no wire glass in the building. Glass in hazardous locations may be tempered.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*4*
There were no fixed projections noted that would cause problems.		

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress	5	*5*
Corridors terminate at exit doors.		

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*13*
The equipment installed is properly located.		
4.18 There are at least **two independent exits** from any point in the building	15	*14*
All corridors terminate at an egress door, providing two means of egress throughout the building.		
4.19 **Fire-resistant materials** are used throughout the structure	15	*13*
The building is constructed of masonry, concrete slab-on-grade, and steel roof framing.		
4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided	15	*5*
The fire alarm system needs to be upgraded.		

TOTAL - 4.0 Building Safety and Security	200	*135*

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Suitability Appraisal of **5.0 Educational Adequacy** for Rushwood Elementary School (Updated 2021) DRAFT

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*23*
The rooms are flexible and open.		
5.2 **Classroom space** permits arrangements for small group activity	15	*14*
The rooms are flexible and open.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
Classrooms are open to the corridors, but down the hall from the gymnasium.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*8*
The typical classroom is provided with separate areas, but the rooms are very flexible and open.		
5.5 **Storage for student materials** is adequate	10	*4*
Storage for student is not satisfactory.		
5.6 **Storage for teacher materials** is adequate	10	*4*
Teacher material storage is not satisfactory and is limited to loose furnishings such as desks, file cabinets, storage cabinets.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*13*
Special learning areas are limited to a small set of rooms.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*8*
Special learning areas are limited to a small set of rooms.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*10*
A very nice space has been provided.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*5*
The 2001 gym is very nice.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*8*
The rooms are appropriate for the age of the students.		
5.12 **Music Program** is provided adequate sound treated space	5	*2*
More space is required.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*5*
Adequate space is provided.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*4*
There is space for computers in the classrooms.		
5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*4*

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

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

All storage needs to be improved.

Support Space	Points Allocated	Points
5.17 **Teacher's lounge and work areas** reflect teachers as professionals	10	*6*

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 a good condition.

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

The counselor's office is near the administrative offices and assures privacy. Storage is provided.

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

The clinic is near the administrative office area and is well equipped.

5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*3*

The space is very small.

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

The administrative offices are separated from the reception area with full height partitions and doors.

TOTAL - 5.0 Educational Adequacy	200	*151*

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Suitability Appraisal of **6.0 Environment for Education** for Rushwood Elementary School (Updated 2021) DRAFT

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*13*
The interior aesthetics are appropriate for the age group of the students.		
6.2 Site and building are **well landscaped**	10	*8*
The existing landscaping provides a variety of species for trees, shrubs, and flowers situated attractively on the site where used.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*10*
Site is located in a relatively quiet residential neighborhood.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*8*
There are overhangs or other means of protection at entrances.		
6.5 **Building materials** provide attractive color and texture	5	*4*
The colors are predominately neutral beiges and whites and of standard building materials.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*18*
The colors are predominately neutral beiges and whites and of standard building materials.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*12*
There are four rooftop units with gas heat and DX cooling.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*12*
There are four rooftop units with fresh air intake.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*12*
There is good lighting.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*12*
There is sufficient number of drinking fountains.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*8*
The gymnasium, multi-purpose room, media center, and lobby areas serve this purpose.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*8*
Corridors terminate at lobbies and exits.		
6.13 **Areas for students to interact** are suitable to the age group	10	*8*
The gymnasium, multi-purpose room, media center, and lobby areas serve this purpose.		
6.14 **Large group areas are designed** for effective management of students	10	*9*
The gymnasium, multi-purpose room, media center, and lobby areas serve this purpose.		
6.15 **Acoustical treatment** of ceilings, walls, and floors provides effective sound control	10	*6*
The ceilings are typically acoustic lay-in systems. The walls are harder surfaces and the floors are tile, yet the floors are carpet in the classrooms.		
6.16 **Window design** contributes to a pleasant environment	10	*8*

The windows are aluminum-insulated systems.

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	*161*

LEED Observation Notes

School District:	Nordonia Hills City
County:	Summit
School District IRN:	50047
Building:	Rushwood Elementary
Building IRN:	61473

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points - Nordonia Hills City

Building Name and Level: **Rushwood Elementary**

K-4

Building features that clearly exceed criteria:

1. The building spaces are flexible due to the open-plan design.
2. The media center is large.
3. The site is very open and will accommodate expansion.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. The administrative office area is small.
2.
3.
4.
5.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Nordonia Hills City
Facility:	Rushwood Elementary
Date of Initial Assessment:	Sep 19, 2019
Date of Assessment Update:	Dec 8, 2021
Cost Set:	2021

District IRN:	50047
Building IRN:	61473
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1970 Original Building	40,661	$10,130.00	$10,130.00
2001 First Building Addition	7,420	$0.00	$0.00
Total	48,081	$10,130.00	$10,130.00
Total with Regional Cost Factor (109.74%)	—	$11,116.66	$11,116.66
Regional Total with Soft Costs & Contingency	—	$13,832.50	$13,832.50

Environmental Hazards - Nordonia Hills City (50047) - Rushwood Elementary (61473) - Original Building

Owner:	Nordonia Hills City	**Bldg. IRN:**	61473
Facility:	Rushwood Elementary	**BuildingAdd:**	Original Building
Date On-Site:		**Consultant Name:**	

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

	ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	$10.00	$0.00
2.	Breeching Insulation Removal	Not Present	0	$10.00	$0.00
3.	Tank Insulation Removal	Not Present	0	$8.00	$0.00
4.	Duct Insulation Removal	Not Present	0	$8.00	$0.00
5.	Pipe Insulation Removal	Not Present	0	$10.00	$0.00
6.	Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	84	$20.00	$1,680.00
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	Reported Asbestos-Containing Material	4	$50.00	$200.00
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	2750	$3.00	$8,250.00
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**			$10,130.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$10,130.00

B. Removal Of Underground Storage Tanks ☐ None Reported

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

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

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

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

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	40661	0	$0.10	$0.00

E. Other Environmental Hazards/Remarks ☐ None Reported

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

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E1	**Total Cost for Env. Hazards Work - Renovation**	$10,130.00
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$10,130.00

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

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

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

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

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