

SHAKER HEIGHTS

FACILITY ASSESSMENT

Shaker Family Center

Project # 2125

December 15, 2021





SHAKER HEIGHTS

FACILITY ASSESSMENT - SHAKER FAMILY CENTER

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GENERAL DESCRIPTION

Description:

The Shaker Family Center originally constructed in 1949, with additions in 1950 and 1957, is a 2-story, 56,056 square foot brick structure located in a suburban residential setting. The facility features a conventionally partitioned design. Spaces generally consist of daycare and preschool classrooms, offices, and multi-purpose rooms.

The structure of the overall facility contains brick veneer on load bearing masonry type exterior wall construction, with concrete masonry unit and glazed block type wall construction in the interior. The floor structure systems consist of slab on grade concrete, and intermediate floors with cast-in-place prestressed concrete. The sloped roof structure is wood deck on wood joist. The roofing system is spray applied urethane on the low flat roof, slate on the sloped roofs, and EPDM and built up asphalt roofing on the upper flat roofs.

The building is located on a 5.5 acre site and is adjacent to residential properties. Access onto the site is unrestricted. Site circulation is good. Parking for staff and visitors during normal operations is adequate. The site features playgrounds, but no athletic facilities.



North Elevation



South Elevation



West Elevation



East Elevation



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PROBABLE INFLATION COST SUMMARY FOR SUMMER 2022

The building assessment costs in this report are based on OFCC Assessment Cost Guidelines 2021. Based on current market conditions, the following cost projections have been made for Summer 2022 construction. Cost years beyond 2022 have been calculated with a 3.5% inflation rate.

Facility Cost Assessment Adjusted for Inflation through Summer 2022		Estimated 2022 Assessment Cost	Cost/sf.
A	Heating System	\$108,750.00	\$1.94
B	Roofing	\$369,127.86	\$6.58
C	Ventilation / Air Conditioning	\$1,110,868.01	\$19.82
D	Electrical Systems	\$1,714,884.77	\$30.59
E	Plumbing and Fixtures	\$0.00	\$0.00
F	Windows	\$604,574.65	\$10.79
G	Structure: Foundation	\$0.00	\$0.00
H	Structure: Walls and Chimneys	\$7,884.58	\$0.14
I	Structure: Floors and Roofs	\$2,035.00	\$0.04
J	General Finishes	\$2,055,837.46	\$36.67
K	Interior Lighting	\$580,357.86	\$10.35
L	Security Systems	\$0.00	\$0.00
M	Emergency / Egress Lighting	\$64,673.77	\$1.15
N	Fire Alarm	\$0.00	\$0.00
O	Handicapped Access	\$94,249.54	\$1.68
P	Site Condition	\$104,538.10	\$1.86
Q	Sewage Systems	\$5,525.00	\$0.10
R	Water Supply	\$0.00	\$0.00
S	Exterior Doors	\$53,961.60	\$0.96
T	Hazardous Material	\$14,966.16	\$0.27
U	Life Safety	\$30,441.90	\$0.54
V	Loose Furnishings	\$374,176.66	\$6.68
W	Technology	\$864,248.99	\$15.42
X	Construction Contingency / Non-Construction Cost	\$2,004,227.84	\$35.75
ESCALATED OFCC GUIDELINE BUDGET (2021) - OME		\$10,165,329.75	\$181.34
OFCC 2021 COST GUIDELINES BUDGET		\$8,735,398.58	
VARIANCE		\$1,429,931.17	
VARIANCE %		16.37%	

UNIT PRICE CONCERNS

Total	\$105,890.19	
REV OFCC GUIDELINE UNIT PRICE BUDGET - OME	\$10,271,219.94	\$183.23
OFCC 2021 COST GUIDELINES BUDGET	\$8,735,398.58	
VARIANCE	\$1,535,821.36	
VARIANCE %	17.58%	



SHAKER HEIGHTS

SCOPE ADJUSTMENTS

Total		\$0.00	
REV OFCC GUIDELINE UNIT PRICE BUDGET - OME		\$10,271,219.94	\$183.23
OFCC 2021 COST GUIDELINES BUDGET		\$8,735,398.58	
VARIANCE		\$1,535,821.36	
VARIANCE %		17.58%	

2022 Costs	\$10,271,219.94
2023 Costs with 3.5% inflation	\$10,630,712.64
2024 Costs with 3.5% inflation	\$11,002,787.58
2025 Costs with 3.5% inflation	\$11,387,885.15
2026 Costs with 3.5% inflation	\$11,786,461.13

PROBABLE COST SUMMARY

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment
A	Heating System	2	\$100,000.00
B	Roofing	3	\$205,500.00
C	Ventilation / Air Conditioning	3	\$931,936.25
D	Electrical Systems	3	\$1,477,075.60
E	Plumbing and Fixtures	3	\$0.00
F	Windows	3	\$503,280.00
G	Structure: Foundation	1	\$0.00
H	Structure: Walls and Chimneys	2	\$7,600.00
I	Structure: Floors and Roofs	2	\$2,000.00
J	General Finishes	3	\$1,919,470.72
K	Interior Lighting	3	\$512,912.40
L	Security Systems	1	\$0.00
M	Emergency / Egress Lighting	3	\$61,661.60
N	Fire Alarm	1	\$0.00
O	Handicapped Access	3	\$83,072.32
P	Site Condition	3	\$17,050.00
Q	Sewage Systems	2	\$5,000.00
R	Water Supply	1	\$0.00
S	Exterior Doors	3	\$43,800.00
T	Hazardous Material	3	\$14,966.16
U	Life Safety	3	\$30,000.00
V	Loose Furnishings	3	\$365,050.40
W	Technology	3	\$739,939.20
X	Construction Contingency / Non-Construction Cost	N/A	\$1,715,083.93
			\$8,735,398.58

A. HEATING SYSTEMS

Description:

- New steam boilers were installed circa 2021 in the Original Building Mechanical Room. There is asbestos on the existing piping that should be removed. Insulation has been tagged as such.
- There is an existing boiler in the Addition Mechanical Room that may not be in use anymore. The steam system is back fed from the Original Building.
- Classrooms and most non-classroom rooms have steam radiators. Covers have been built around radiators to prevent burns on children.
- Offices surrounding the Muscle Room and rooms in the 1990 renovation are served from gas fired RTUs with DX cooling.

Rating:

2 Needs Repair

Recommendations:

- Replace insulation tagged as containing asbestos.

Item	Cost	Unit	Whole Building	Sum	Comments
Remove and Replace Insulation	\$100,000.00	UNIT	1.00	\$100,000.00	
Sum:				\$100,000.00	



Steam Boiler Serving Entire Building



Classroom Radiator



Steam Condensate Pump
in Addition Mechanical Room



Boiler in Addition Mechanical Room

B. ROOFING

Description:

- The roof over the Original Construction has a spray applied system on the lower flat roof areas, and is in fair condition. There are reports of current leaking. The upper flat roof area is EPDM in poor condition.
- The roof over the Original Construction and addition has a slate roof system on the sloped roof areas, and is in good condition. There are no reports of current leaking.
- The roof over the Addition has a built up system on the flat roof areas, and is in poor condition. There are areas that need repairs. There are no reports of current leaking.
- Access to the roofs was gained by access hatches that are in good condition.
- There were observations of standing water on the roof. Metal cap flashings and stone copings are in good condition. Roof storm drainage on the original building is addressed through a system of gutters and downspouts, and scuppers, which are properly located, and in good condition. Roof storm drainage on the addition is through a system of roof drains and they are in poor condition. The roofs are not equipped with overflow roof drains though they will be required in areas of roof replacement.
- The Original Construction has a cupola constructed of wood with a copper roof and is in poor condition.

Rating:

3 Needs Replacement

Recommendations:

- The lower flat roof over the Original Construction requires replacement due to system condition, projected lifecycle, and ponding, with work recommended within 4-7 years.
- The upper flat roof over the Original Construction requires replacement due to system condition and projected lifecycle, with work recommended within 2-4 years.
- The flat roof over the Addition requires replacement due to system condition, projected lifecycle, and ponding, with work recommended within 2-4 years.
- Replace roof drains on the addition during roof replacement.
- Replace cupola.

Item	Cost	Unit	Quantity	Sum	Comments
EPDM Roofing- Original Building	\$16.00	SQ. FT.	6,800.00	\$108,800.00	Flat roof area below slate roofing
EPDM Roofing- Original Building	\$20.00	SQ. FT.	4,000.00	\$80,000.00	Flat roof area above slate roofing
EPDM Roofing- Addition	\$20.00	SQ. FT.	3,450.00	\$69,000.00	
Replace Roof Drains	\$1,300.00	UNIT	5.00	\$6,500.00	
Replace Cupola	\$50,000.00	LUMP SUM	1.00	\$50,000.00	
Sum:				\$205,500.00	



Roofing to be Replaced



Roofing to be Replaced



Cupola to be Replaced



Roofing to be Replaced

C. VENTILATION / AIR CONDITIONING

Description:

- The Muscle Room is served from outside air that is brought in to fan in the basement. There is a bypass that has a steam coil installed. The Muscle Room does not have cooling.
- There are a washer and dryer located in the Children's restroom. The dryer vent is ducted to the exterior. Ductwork is seamless.
- Rooms included in the 1990 renovation are fed from gas-fired RTUs with DX cooling.
- The Kitchen is equipped with a commercial style hood.

Rating:

3 Needs Replacement

Recommendations:

- Recommend updating equipment to provide cooling to all portions of the building.

Item	Cost	Unit	Whole Building	Sum	Comments
Air Conditioning System	\$18.25	SQ. FT.	51,065.00	\$931,936.25	
Sum:				\$931,936.25	



Dryer Ventilation



Gym Ventilation Ductwork with Bypass and Coil

D. ELECTRICAL SYSTEMS

Description:

- The main electrical service is 800A, 208/120V, 3-phase with (5) fused main disconnects in the main panelboard. An additional 600A, 208/120V, 3-ph service disconnect serves the fire pump. The utility transformers are in a vault in the basement.
- There is no emergency generator for the building.
- Electrical equipment is in fair condition, but is older and reaching the end of useful life.

Rating:

3 Needs Replacement

Recommendations:

- Provide replacement of electrical system, including back-up generator for fire pump.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Electrical System	\$26.35	SQ. FT.	56,056.00	\$1,477,075.60	
Sum:				\$1,477,075.60	



Main Electrical Panel



Fire Pump Electrical Equipment

E. PLUMBING AND FIXTURES

Description:

- The facility contains 4 large group restrooms for boys, 4 large group restrooms for girls, 3 unisex single-occupant children's restrooms within classrooms, and 6 unisex staff restrooms.
- The First Floor Boys' Restroom in the Original Building contains 3 floor-mounted toilets with flush valves, 3 wall-mounted urinals with flush valves, and 4 wall-mounted lavatories. The First Floor Boys' Restroom in the Addition contains 2 floor-mounted toilets with flush valves, 4 floor-mounted urinals with flush valves, and 3 wall-mounted
- The First Floor Girls' Restroom in the Original Building contains 5 floor-mounted toilets with flush valves and 3 wall-mounted lavatories. The First Floor Girls' Restroom in the Addition contains 3 floor-mounted toilets with flush valves and 3 wall-mounted lavatories.
- The Second Floor Boys' Restroom in the Original Building contains 5 floor-mounted toilets with flush valves, 6 wall-mounted urinals with flush valves, and 5 wall-mounted lavatories. The Second Floor Boys' Restroom in the Addition contains 2 floor-mounted toilets with flush valves, 2 floor-mounted urinals with flush valves, and 3 wall-mounted lavatories.
- The Second Floor Girls' Restroom in the Original Building contains 6 floor-mounted toilets with flush valves and 5 wall-mounted lavatories. The Second Floor Girls' Restroom in the Addition contains 3 floor-mounted toilets with flush valves and 3 wall-mounted
- The in-classroom Unisex Children's Restrooms each typically contain 1 floor-mounted toilet with flush valve and 1 wall-mounted lavatory.
- The Staff Restrooms each typically contain 1 floor-mounted toilet with flush valve and 1 wall-mounted lavatory.
- There is one ADA-compliant Staff Restroom on each level. An effort has been made to include an ADA stall in each of the Girls' Restrooms on the First Floor in the Original Building.
- The facility is equipped with 6 ADA electric water coolers, in good condition.
- The Warming Kitchen fixtures consist of 1 hand sink and 1 three-compartment sink in fair condition, a dishwasher in poor condition and no disposal. The Kitchen is equipped with a satisfactory grease interceptor.
- Plumbing fixtures not included in the 1990 Renovation have manual style flush valves. All faucets are manual style.
- The Original Building is served by a 75-gallon natural gas domestic hot water heater installed between 2004 and 2017.
- The Addition is served by a 75-gallon natural gas domestic hot water heater installed between 2004 and 2017.

Rating:

3 Needs Replacement

Recommendations:

- See Item O for replacement of fixtures related to ADA requirements.

Item	Cost	Unit	Whole Building	Sum	Comments
				\$0.00	
				\$0.00	
Sum:				\$0.00	



Hot Water Heater in Original Building



Hot Water Heater in Addition Mechanical Room



Staff Restroom in 1990 Addition



Sinks with Manual Faucets

F. WINDOWS

Description:

- The Original Building has had partial window replacement with new windows that are aluminum clad wood with insulated glazing type system in good condition. The replacement window system features operable windows with insect screens 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 surface mounted blinds, which are in good condition.
- The Original Building windows that have not been replaced are wood with single glazed type window system, and are in fair to poor condition. The window system features operable windows not equipped with opening limiters, and some windows have insect screens. Window system seals are in fair condition, with minimal to moderate air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition.
- The Addition is equipped with aluminum frame windows with single glazed type window system which are in fair condition. The window system features operable windows which are not equipped with opening limiters, and some windows have insect screens in fair or poor condition. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition.
- The exterior doors in the overall facility are equipped with hollow metal doors and frames with double glazed insulated glazing, in fair or poor condition.
- The Original Building does contain 2 aluminum framed insulated glass skylights in fair condition, and there is evidence of leaks near the skylights. The building does not contain clerestories. Interior glass is not OBC-compliant due to it not being labeled as tempered. Window security grilles are provided for ground floor windows, and are in fair condition.

Rating:

3 Needs Replacement

Recommendations:

- Due to age and condition, provide a new insulated window system, with work recommended within 0-2 years.
- Replace sealant and flashing at skylights.

Item	Cost	Unit	Total	Sum	Comments
Replacement Windows	\$116.00	SQ. FT.	2,530.00	\$293,480.00	Original building
Replacement Windows	\$116.00	SQ. FT.	1,800.00	\$208,800.00	Addition
Replacement Sealant and Flashing at Skylights	\$1,000.00	LS	1.00	\$1,000.00	Original building
Sum:				\$503,280.00	



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Window to be Replaced



Windows to be Replaced

G. STRUCTURE: FOUNDATION

Description:

- The overall facility is equipped with concrete masonry unit foundation walls on concrete spread footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. 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:

1 Satisfactory

Recommendations:

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

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	



Foundation Walls



Coal Room Walls

H. STRUCTURE: WALLS AND CHIMNEYS

Description:

- The overall facility has a brick veneer on load bearing masonry wall system, which displayed a few areas of deterioration, and is in good condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets and are not needed. The building does not contain expansion joints and none are needed, as there is no indication of exterior masonry cracking or separation.
- Exterior walls in the overall facility are inadequately insulated. Brick veneer masonry walls are not cavity walls.
- Interior corridor and demising walls are concrete masonry units and glazed block partitions with plaster project full height from floor to bottom of deck, and are in good condition.
- The building is not equipped with a loading dock.

Rating:

2 Needs Repair

Recommendations:

- Repair masonry and concrete at north steps.
- Repair grout in stone stairs at east doors to the Addition.
- Repair edge of concrete slab at ramp on the east side of the building.
- Repair wall crack in Storage Room 133.
- Provide tuckpointing in all areas of mortar deterioration at stone band at first floor level.
- Repair cracks in stone lintels and sills.
- Provide sealer to wood framing at entrance canopy.

Item	Cost	Unit	Whole Building	Sum	Comments
Repair at North Steps	\$750.00	LUMP SUM	1.00	\$750.00	
Repair Grout at East Stairs	\$750.00	LUMP SUM	1.00	\$750.00	
Patch Concrete at East ADA Ramp	\$750.00	LUMP SUM	1.00	\$750.00	
Repair Wall Crack	\$500.00	LUMP SUM	1.00	\$500.00	
Tuckpoint Stone Band	\$8.25	SQ. FT.	200.00	\$1,650.00	
Crack Repair to Lintels and Sills	\$1,400.00	LUMP SUM	1.00	\$1,400.00	
Seal Wood Canopy	\$1,800.00	LUMP SUM	1.00	\$1,800.00	
Sum:				\$7,600.00	



North Steps to be Repaired



East Steps to be Repaired



East ADA Ramp to be Repaired



Canopy Structure to be Repaired



Crack to be Repaired

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. Crawl space is located under the facility.
- The floor construction of the intermediate floors of the overall facility is cast-in-place prestressed concrete type construction, and is in good condition. The construction of the attic floor is cast-in-place concrete on steel joists.
- Ceiling to structural deck space is sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations.
- The sloped roof construction is wood deck on wood joist type construction, and is in good condition.
- The cast-in-place concrete ceiling beam in the Coal Storage Room is spalling and in poor condition.

Rating:

2 Needs Repairs

Recommendations:

- Repair cast in place concrete beam in the Coal Storage Room.

Item	Cost	Unit	Whole Building	Sum	Comments
Concrete Repairs	\$2,000.00	LS	1.00	\$2,000.00	
Sum:				\$2,000.00	



Concrete Beam in Coal Storage Room



Roof Framing



SHAKER HEIGHTS

J. GENERAL FINISHES

Description:

- The overall facility features conventionally partitioned administrative spaces with sheet vinyl type flooring, acoustic ceiling tile type ceilings, as well as plaster type wall finishes, and they are in poor condition.
- The overall facility features conventionally partitioned classroom spaces with carpet, VAT, and sheet vinyl type flooring, suspended acoustical ceiling tile, adhered acoustical ceiling tile and plaster ceilings, as well as plaster type wall finishes, and they are in poor condition.
- The overall facility has corridors with rubber, VAT, and quarry tile type flooring, acoustic ceiling tile type ceilings, as well as glazed block and plaster type wall finishes, and they are in poor condition. The overall facility has restrooms with ceramic type flooring, acoustical ceiling tile type ceilings, as well as ceramic wall tile type wall finishes, and they are in poor condition. Toilet partitions are metal and are in poor condition.
- Casework in the overall facility is solid wood and wood type construction with plastic laminate tops and in poor condition.
- The facility is equipped with wood non-louvered interior doors that are a combination of flush mounted and recessed with proper ADA hardware. In several location, there is not adequate clearances and the doors are in poor condition.

Rating:

3 Needs Replacement

Recommendations:

- Provide complete replacement of finishes and casework due to condition and installation of systems outlined in Items A, C, D, E, I, K, L, M, N, T, U, and W, with work recommended within 0-2 years.

Item	Cost	Unit	Whole Building	Sum	Comments
Complete Replacement of Finishes & Casework	\$21.00	SQ. FT.	51,056.00	\$1,072,176.00	
Toilet Partitons	\$1,100.00	UNIT	28.00	\$30,800.00	
Toilet Accessories	\$0.22	SQ. FT.	51,056.00	\$11,232.32	
Plaster Refinishing	\$15.40	SQ. FT.	51,056.00	\$786,262.40	
6-Burner Range with 1 Oven	\$4,000.00	UNIT	1.00	\$4,000.00	
Convection Oven	\$10,000.00	UNIT	1.00	\$10,000.00	
Dishwasher	\$5,000.00	UNIT	1.00	\$5,000.00	
Sum:				\$1,919,470.72	



Wall and Ceiling Condition



Missing Ceiling Tiles

K. INTERIOR LIGHTING

Description:

- Most of the building contains older fluorescent lighting in poor condition.
- The First Floor Corridor contains newer fluorescent fixtures in good condition.
- The Gym contains newer LED high-bay fixtures in good condition.

Rating:

3 Needs Replacement

Recommendations:

- Replace fluorescent lighting in poor condition.
- Provide lighting controls to conform to energy code.

Item	Cost	Unit	Whole Building	Sum	Comments
New LED Lighting	\$7.15	SQ. FT.	56,056.00	\$400,800.40	
New Lighting Controls	\$2.00	SQ. FT.	56,056.00	\$112,112.00	
Sum:				\$512,912.40	



Typical Corridor Lighting



Typical Classroom Lighting

L. SECURITY SYSTEMS

Description:

- Building contains an access control system, motion detectors, and security camera system in good condition.

Rating:

1 Satisfactory

Recommendations:

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

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	



Security Keypad



Security Camera and Motion Detector

M. EMERGENCY / EGRESS LIGHTING

Description:

- Building contains battery-powered emergency exit sign and unit equipment.
- There is no emergency egress lighting at exterior doors.
- Most egress lighting is older and in poor condition.

Rating:

3 Needs Replacement

Recommendations:

- Replace older emergency lights and exit signs.
- Provide emergency egress lighting at exterior doors.

Item	Cost	Unit	Whole Building	Sum	Comments
Emergency/Egress Lighting	\$1.10	SQ. FT.	56,056.00	\$61,661.60	
Sum:				\$61,661.60	



Exit Sign



Exit Sign

N. FIRE ALARM

Description:

- Building contains an addressable Simplex 4020 fire alarm system in good condition.
- Device locations appear adequate throughout the building.
- Most devices are older, but in good condition.

Rating:

1 Satisfactory

Recommendations:

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

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	



Main Fire Alarm Panel



Pullstation and Notification Device

O. HANDICAPPED ACCESS

Description:

- The facility is used for delivery of services to the general public. 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 facility. There is an accessible route connecting all or most areas of the site. The exterior entrances are all 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. Exterior doors are equipped with ADA hardware.
- Building entrances should be equipped with 2 ADA power assist doors, and none are provided.
- 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.
- Elevation changes on the First Floor within the overall facility are facilitated by ramps and stairs and meet all ADA requirements. Elevation changes between the first and second floors within the overall facility are facilitated by 3 non-compliant stairwells in good condition. They are non-compliant due to the lack of handrail extensions.
- 6 ADA-compliant toilets are required, and 4 are currently provided. 6 ADA-compliant Restroom lavatories are required, and 2 are currently provided. 4 ADA-compliant urinals are required, and 15 are currently provided. 5 ADA-compliant electric water coolers are required, and 6 are currently provided.
- Toilet partitions are metal and stone, and do provide appropriate ADA clearances. ADA-compliant accessories are adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights.
- ADA signage is not provided on both the interior and the exterior of the building.

Rating:

3 Needs Replacement

Recommendations:

- Provide ADA-compliant signage, power assist door opener, locksets, toilets, lavatories and mirrors.
- See Item J for replacement of toilet partitions and toilet accessories.

Item	Cost	Unit	Whole Building	Sum	Comments
Signage	\$0.22	SF	56056.00	\$12,332.32	
Power Assist Door Operators	\$8,250.00	EACH	2.00	\$16,500.00	
Relocate Door Openings	\$2,500.00	EACH	11.00	\$27,500.00	
Door Locksets	\$600.00	EACH	26.00	\$15,600.00	
Toilets	\$1,650.00	EACH	2.00	\$3,300.00	
Lavatories	\$1,650.00	EACH	4.00	\$6,600.00	
Mirrors	\$310.00	EACH	4.00	\$1,240.00	
Sum:				\$83,072.32	



ADA Compliant Ramp



ADA Compliant Handrails



Non-ADA Compliant Clearances



Non-Compliant Lockset

P. SITE CONDITION

Description:

- The 5.5 acre relatively flat site is located in a suburban residential setting with generous tree and shrub type landscaping. There are no apparent problems with erosion or ponding.
- The site is bordered by moderately traveled city streets. Two entrances are provided onto the site.
- Staff and visitor parking is facilitated by an asphalt parking lot in fair condition, containing 63 parking places. The site and parking lot drainage design, consisting of catch basins and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed.
- The site features no concrete curbing. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are fair condition. Trash pick-up and service drive pavement is heavy duty is in fair condition, and is equipped with an asphalt pad area for dumpsters, which is in poor condition.
- Site features a 3-foot tall wood fence between the parking lot and playground in poor condition.
- Site features are suitable for outdoor gathering or relaxation, which is enhanced through the provision of a garden area with paved walks and benches.
- The playground equipment is primarily constructed of wood, coated steel and high density plastic, and is in fair condition. Playground equipment is placed to provide compliant fall zones, and on a compliant wood fiber of sufficient depth. The playground area is equipped with tables and benches in fair condition.

Rating:

3 Needs Replacement

Recommendations:

- Provide crack sealing of parking lot, with work recommended within 0-2 years.
- Replace broken sidewalks.
- Replace asphalt inside dumpster enclosure with concrete.
- Replace wood fence.
- Update playground equipment and add partial ADA fall zones.

Item	Cost	Unit	Whole Building	Sum	Comments
Crack Sealing	\$0.25	SQ. FT.	25,000.00	\$6,250.00	
Concrete Sidewalk Replacement	\$12.00	SQ. FT.	500.00	\$6,000.00	
Concrete Dumpster Pad	\$16.00	SQ. FT.	300.00	\$4,800.00	
Replace 3' Tall Wood Fence	\$40.00	UNIT	100.00	\$4,000.00	
Playground Equipment	\$1.50	SF	50,056.00	\$75,084.00	
Sum:				\$17,050.00	



Playground Equipment to be Replaced



Sidewalk to be Replaced

Q. SEWAGE SYSTEM

Description:

- The 3-compartment sink in the kitchen is connected to the grease interceptor.
- The sanitary line in the Coal Storage Room is rusty and should be replaced.
- The majority of the sanitary systems are cast iron and original to the building. No major issues have been identified.

Rating:

2 Needs Repairs

Recommendations:

- Repair sanitary piping in Coal Storage Room.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Sanitary Line	\$5,000.00	UNIT	1.00	\$5,000.00	
Sum:				\$5,000.00	



Kitchen 3-Compartment Sink with Grease Interceptor



Sanitary Pipe in Coal Storage Room



SHAKER HEIGHTS

R. WATER SUPPLY

Description:

- The majority of the domestic water system is copper with soldered fittings. No major problems or repair needs were identified.

Rating:

- 1 Satisfactory

Recommendations:

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

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	

S. EXTERIOR DOORS

Description:

- Typical exterior doors to the west basement level, southeast first floor and the outbuilding doors are wood type construction, installed on wood frames, and are in poor condition. The southeast exterior doors feature single glazed vision panels, all doors have appropriate hardware.
- Entrance doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in poor condition. Entrance doors feature single glazed vision panels, transoms, sidelights, and appropriate hardware.
- The facility is not equipped with any roof access doors. There are no overhead doors in the facility.

Rating:

3 Needs Replacement

Recommendations:

- Replace 4 exterior doors with hollow metal doors, frames and locks.
- Replace 11 entrance doors, frames, locks, panic hardware, closers and glazing.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Exterior Doors	\$1,600.00	EACH	3.00	\$4,800.00	Original building
Replace Exterior Doors	\$1,600.00	EACH	1.00	\$1,600.00	Addition
Replace Entrance Doors	\$3,400.00	EACH	7.00	\$23,800.00	Original building
Replace Entrance Doors	\$3,400.00	EACH	4.00	\$13,600.00	Addition
Sum:				\$43,800.00	



North Entrance Doors



Wood Door to Basement Level

T. HAZARDOUS MATERIAL

Description:

- There was no previous Asbestos Inspection Report provided. However, given the date of original construction and building methods, it is assumed that Asbestos Containing Building Materials (ACBM) were used. A Hazardous Materials Inspection should be performed to accurately determine the presence and condition of any ACBM within the building.
- Removal and replacement of fluorescent lighting in Item K will require special disposal.
- 9"x 9" floor tile in Corridors of the Addition may contain asbestos and may have been set in asbestos containing adhesive. Replacement of flooring is in Item J.

Rating:

3 Needs Replacement

Recommendations:

- Provide for disposal of fluorescent lighting.
- Remove 9"x9" floor tile and mastic. Flooring replacement is in Item J.

Item	Cost	Unit	Whole Building	Sum	Comments
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.11	SQ. FT.	56,056.00	\$6,166.16	
Remove 9"x 9" Floor Tile	\$4.40	SQ. FT.	2,000.00	\$8,800.00	
Sum:				\$14,966.16	



Fluorescent Lighting



9"x9" Floor Tile

U. LIFE SAFETY

Description:

- The overall facility is equipped with an automated fire suppression system. The system is connected to a fire pump. The entire building is sprinklered with a wet pipe system; the attic has a dry pipe system.
- Exit Corridors are situated such that dead-end corridors are not present.
- The facility features three interior stairways, two of which are protected by 2-hour fire enclosures.
- Guardrails are constructed with vertical bars with less than 4 inch clearance, but do not extend past the top and bottom stair risers as required by the Ohio Building Code.
- The Kitchen hood is in good condition, and is equipped with the required UL 300 compliant wet chemical fire suppression system.
- Fire extinguishers are provided in sufficient quantity. Existing fire extinguishers are adequately spaced.
- Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating:

3 Needs Replacement

Recommendations:

- Provide new handrails to meet the requirements of the Ohio Building Code, with work recommended as soon as practicable.

Item	Cost	Unit	Whole Building	Sum	Comments
Handrails	\$5,000.00	LEVEL	6.00	\$30,000.00	
Sum:				\$30,000.00	



Fire Suppression Equipment in Original Building



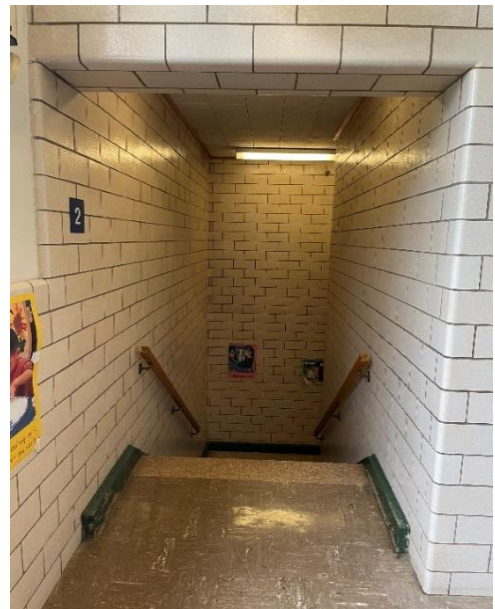
Fire Pump



Fire Suppression Equipment in Addition



Handrails to be Replaced



Handrails to be Replaced

V. LOOSE FURNISHINGS

Description:

- The typical administrative space furniture is mismatched, and in generally poor condition, consisting of desks & chairs, file cabinets, reading tables, computer workstations, bookcases and wastebaskets. The facility's furniture and loose equipment were evaluated, and on a scale of 1 to 10 the overall facility received a rating of 2 due to observed conditions.
- The typical classroom space furniture is mismatched, and in generally poor condition, consisting of desks & chairs, file cabinets, reading tables, computer workstations, bookcases and wastebaskets. The facility's furniture and loose equipment were evaluated, and on a scale of 1 to 10 the overall facility received a rating of 3 due to observed conditions.

Rating:

3 Needs Replacement

Recommendations:

- Provide for replacement of outdated or inadequate furnishings, with work recommended within 0-2 years.

Item	Cost	Unit	Whole Building	Sum	Comments
Furniture Replacement	\$7.15	SQ. FT.	51,056.00	\$365,050.40	
Sum:				\$365,050.40	



Group Room Chair



Classroom Sofa

W. TECHNOLOGY

Description:

- Telecommunications systems are outdated and need replacement.

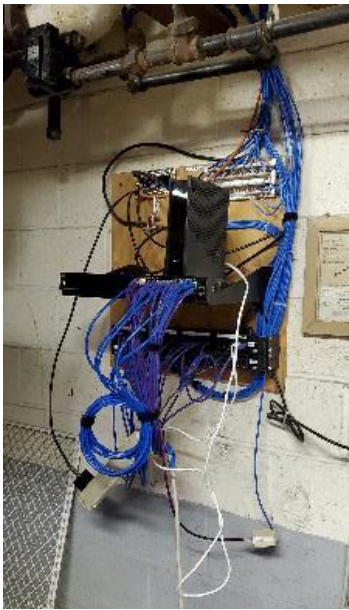
Rating:

3 Needs Replacement

Recommendations:

- Provide full replacement of telecommunications systems.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Telecom Systems	\$13.20	SQ. FT.	56,056.00	\$739,939.20	
Sum:				\$739,939.20	



Patch Panel in Original Building



Main Telecom Service

X. CONSTRUCTION CONTINGENCY / NON-CONSTRUCTION COST

Renovation Costs (A-W)		\$7,020,314.65
7.00%	Construction Contingency	\$491,422.03
Subtotal		\$7,511,736.68
16.29%	Non-Construction Costs	\$1,223,661.90
Total Project		\$8,735,398.58

Construction Contingency	\$491,422.03
Non-Construction Costs	\$1,223,661.90
Total for X.	\$1,715,083.93

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,253.52
Soil Borings / Phase I Envir. Report	0.10%	\$7,511.74
Agency Approval Fees (Bldg. Code)	0.25%	\$18,779.34
Construction Testing	0.40%	\$30,046.95
Printing - Bid Documents	0.15%	\$11,267.61
Advertising for Bids	0.02%	\$1,502.35
Builder's Risk Insurance	0.12%	\$9,014.08
Design Professional's Compensation	7.50%	\$563,380.25
CM Compensation	6.00%	\$450,704.20
Commissioning	0.60%	\$45,070.42
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$84,131.45
Total Non-Construction Costs	16.29%	\$1,223,661.90