



SHAKER HEIGHTS

FACILITY ASSESSMENT

Stephanie Tubbs Jones Community Building

Project # 2125

December 15, 2021





SHAKER HEIGHTS

FACILITY ASSESSMENT - STEPHANIE TUBBS JONES COMMUNITY BUILDING

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GENERAL DESCRIPTION

The Stephanie Tubbs Jones Community Building originally constructed in 1920, is a 2-story plus basement, 18,609 square foot brick and stone structure located in a suburban commercial setting. The existing facility features a conventionally partitioned design, and includes spaces used for the delivery of services to the public and areas restricted to government employee use.

The structure of the overall facility contains brick and stone type exterior wall construction, with CMU and metal stud type wall construction in the interior. The floor structure systems consist of slab on grade and steel framing with concrete deck. The roof structure is steel framing and wood rafters. The roofing system is mainly asphalt shingles with areas of spray-applied membrane.

The building is located on a 2.93 acre site adjacent to the Shaker Heights Main Library and commercial properties. Access onto the site is unrestricted. Parking for staff and visitors during normal operations is adequate.



Main Entrance - South Elevation



East Elevation



North Elevation



West Elevation

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 Assesment Cost	Cost/sf.
A	Heating System	\$88,387.50	\$4.75
B	Roofing	\$26,293.08	\$1.41
C	Ventilation / Air Conditioning	\$30,175.00	\$1.62
D	Electrical Systems	\$18,014.15	\$0.97
E	Plumbing and Fixtures	\$0.00	\$0.00
F	Windows	\$0.00	\$0.00
G	Structure: Foundation	\$0.00	\$0.00
H	Structure: Walls and Chimneys	\$23,849.40	\$1.28
I	Structure: Floors and Roofs	\$0.00	\$0.00
J	General Finishes	\$299,032.65	\$16.07
K	Interior Lighting	\$192,662.33	\$10.35
L	Security Systems	\$0.00	\$0.00
M	Emergency / Egress Lighting	\$0.00	\$0.00
N	Fire Alarm	\$0.00	\$0.00
O	Handicapped Access	\$19,406.56	\$1.04
P	Site Condition	\$30,773.09	\$1.65
Q	Sewage Systems	\$0.00	\$0.00
R	Water Supply	\$0.00	\$0.00
S	Exterior Doors	\$14,259.57	\$0.77
T	Hazardous Material	\$2,046.99	\$0.11
U	Life Safety	\$72,455.20	\$3.89
V	Loose Furnishings	\$90,817.87	\$4.88
W	Technology	\$173,882.50	\$9.34
X	Construction Contingency / Non-Construction Cost	\$266,483.26	\$14.32
ESCALATED OFCC GUIDELINE BUDGET (2021) - OME		\$1,348,539.15	\$72.47

OFCC 2021 COST GUIDELINES BUDGET

\$1,199,149.10

VARIANCE

\$149,390.05

VARIANCE %

12.46%

UNIT PRICE CONCERNS

Total

\$51,290.17

REV OFCC GUIDELINE UNIT PRICE BUDGET - OME

\$1,399,829.32

\$75.22

OFCC 2021 COST GUIDELINES BUDGET

\$1,199,149.10

VARIANCE

\$200,680.22

VARIANCE %

16.74%



SHAKER HEIGHTS

LOCALLY FUNDED INITIATIVES

Total		\$0.00
REV OFCC GUIDELINE UNIT PRICE BUDGET - OME	\$1,399,829.32	\$75.22
OFCC 2021 COST GUIDELINES BUDGET	\$1,199,149.10	
VARIANCE	\$200,680.22	
VARIANCE %	16.74%	

2022 Costs	\$1,399,829.32
2023 Costs with 3.5% inflation	\$1,448,823.35
2024 Costs with 3.5% inflation	\$1,499,532.16
2025 Costs with 3.5% inflation	\$1,552,015.79
2026 Costs with 3.5% inflation	\$1,606,336.34

PROBABLE COST SUMMARY

	FACILITY ASSESSMENT Cost Set: 2021	Rating	Dollar Assessment
A	Heating System	2	\$75,000.00
B	Roofing	3	\$20,900.00
C	Ventilation / Air Conditioning	2	\$25,000.00
D	Electrical Systems	2	\$15,400.00
E	Plumbing and Fixtures	2	\$0.00
F	Windows	1	\$0.00
G	Structure: Foundation	1	\$0.00
H	Structure: Walls and Chimneys	3	\$19,550.00
I	Structure: Floors and Roofs	1	\$0.00
J	General Finishes	2	\$280,697.36
K	Interior Lighting	3	\$170,272.35
L	Security Systems	1	\$0.00
M	Emergency / Egress Lighting	1	\$0.00
N	Fire Alarm	1	\$0.00
O	Handicapped Access	3	\$17,680.00
P	Site Condition	3	\$29,290.00
Q	Sewage Systems	1	\$0.00
R	Water Supply	1	\$0.00
S	Exterior Doors	3	\$12,000.00
T	Hazardous Material	3	\$2,046.99
U	Life Safety	2	\$58,400.00
V	Loose Furnishings	3	\$88,602.80
W	Technology	3	\$148,872.00
X	Construction Contingency / Non-Construction Cost	N/A	\$235,437.61
	Total		\$1,199,149.10

A. HEATING SYSTEMS

Description:

- The Basement is served by 2 gas fired furnaces twinned together.
- The First Floor is served by heating hot water from a boiler located in the basement installed in 1996.
- The Second Floor is served by 3 gas fired furnaces located in the attic with condensing units on the roof.

Rating:

2 Needs Repairs

Recommendations:

- Replace Boiler serving the First Floor.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Boiler	\$75,000.00	UNIT	1.00	\$75,000.00	
Sum:				\$75,000.00	



Gas Fired Furnace in Attic



Boiler

B. ROOFING

Description:

- The roof over the overall facility is asphalt shingles on the sloped roof and a spray applied roofing system on the flat roof areas, and is in good condition. There are no reports of current leaking. Access to the roof was gained by an access door that is in good condition. 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 gutters and downspouts, which are properly located, and in good condition.
- No problems requiring attention were encountered with any roof penetrations.
- The entrance canopy is fabric in poor condition over a metal tube framing type system in fair condition. It is supported by steel posts on concrete pedestal that are in poor condition.

Rating:

3 Needs Replacement

Recommendations:

- Remove canopy fabric and frame, repaint the metal tube framing, replace the concrete support post, replace concrete bases, and reinstall.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Fabric Canopy and Paint Frame	\$50.00	SQ. FT.	238.00	\$11,900.00	
Replace Steel Support Posts	\$1,500.00	EACH	2.00	\$3,000.00	
Repair Concrete Bases Columns	\$3,000.00	EACH	2.00	\$6,000.00	
Sum:				\$20,900.00	



Entrance Canopy



Entrance Canopy Foundation

C. VENTILATION / AIR CONDITIONING

Description:

- Insulation on ductwork in Attic is falling off and ductwork is leaking. Rework ductwork so it is at a different elevation.
- There are 3 furnaces in the Attic with remote condensing units on the roof that serve offices on the Second Floor. Duct branches have a terminal unit with area thermostat.

Rating:

2 Needs Repair

Recommendations:

- Provide selective replacement of insulation and ductwork.

Item	Cost	Unit	Whole Building	Sum	Comments
Ductwork Changes	\$25,000.00	UNIT	1.00	\$25,000.00	
Sum:				\$25,000.00	



Furnace and Dented Ductwork



Terminal Unit and Missing Insulation

D. ELECTRICAL SYSTEMS

Description:

- The electrical service is 600A, 208/120V, 3-phase. The panels in the Basement Electrical Room are in good condition.
- A 75kW outdoor generator provides back-up power to select building loads.
- The recessed panels on the First and Second Floors are very old and in poor condition.

Rating:

2 Needs Repair

Recommendations:

- Replace old recessed panelboards on the First and Second Floors.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace 1st and 2nd Floor Panels	\$3,850.00	UNIT	4.00	\$15,400.00	
Sum:				\$15,400.00	



Main Electrical Disconnect



Outdoor Generator

E. PLUMBING AND FIXTURES

Description:

- The facility contains 1 public Men’s Restroom, 1 public Women’s Restroom, 1 Men’s Staff Restroom, 1 Women’s Staff Restroom, and 2 Unisex Restrooms.
- The First Floor Men’s Restroom contains 1 floor-mounted toilet with flush valve, 2 wall-mounted urinals with flush valves, and 2 countertop lavatories. The First Floor Women’s Restroom contains 4 floor-mounted toilets with flush valves and 2 countertop lavatories.
- The Second Floor Men’s Staff Restroom contains 1 wall-mounted toilet with flush valve and 1 wall-mounted lavatory. The Second Floor Women’s Staff Restroom contains 3 wall-mounted toilets with flush valves and 2 countertop lavatories.
- The Basement Unisex Restrooms each contain 1 floor-mounted toilet with flush valve and 2 countertop lavatories. One Unisex Restroom has an additional floor-mounted toilet with flush valve, and 1 Unisex restroom has an additional wall-mounted urinal with flush valve.
- The public restrooms are ADA-compliant, the Staff Restrooms and Unisex Restrooms are not.
- Condition of fixtures is good. All fixtures are manual style.
- The facility is equipped with 3 ADA electric water coolers, in good condition.
- The facility is not equipped with a full service Kitchen but is equipped with a lunch room featuring a microwave, handwashing sink, 3-compartment sink with grease interceptor, and dishwasher.
- There is (1) 40-gallon natural gas domestic hot water heater installed in 2016.

Rating:

2 Needs Repair

Recommendations:

- Update manual fixtures with electronic sensors and flush valves.
- Refer to Section O for Plumbing related costs.

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



Manual Style Plumbing Fixtures



Building Water Heater

F. WINDOWS

Description:

- The overall facility is equipped with metal clad wood frame windows with double glazed insulated glazing type window system, which are in good condition. The window system features operable and inoperable windows throughout the building, and operable windows are equipped with opening limiters in good condition and 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, or no blinds
- The building does not contain skylights or clerestories.

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	



Interior Window



Exterior Window

G. STRUCTURE: FOUNDATION

Description:

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



CMU Foundation Wall Interior



Foundation at Basement Light Well

H. STRUCTURE: WALLS AND CHIMNEYS

Description:

- The overall facility has a brick and stone veneer on load bearing masonry wall system, which displayed locations no locations of deterioration, and is in good condition. Control joints are not provided at lintel locations, at doors and windows, building corners, and wall offsets though 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.
- The cornice is wood construction and there are areas with separation of boards, peeling paint, wood rot and decay. These areas are primarily where the brick and stone veneer meet and create jogs in the cornice. The cornice is made up 10 separate wood mouldings plus the blocking behind the mouldings.
- Interior corridor and demising walls are concrete masonry units, and metal stud with gypsum board, and operable partition walls, project full height from floor to bottom of deck, and are in good condition. Interior soffits are of metal framed with gypsum board type construction, and in good condition.
- The window sills are stone, and are in good condition. The exterior lintels are in good condition. Chimney is in good condition. Exterior soffits are of tongue and groove wood type construction, and in good condition.

Rating:

3 Needs Replacement

Recommendations:

- Replace wood cornice sections that have decay. Paint cornice and trim.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Wood Cornice	\$16.00	LINEAL FT.	800.00	\$12,800.00	
Painting	\$15.00	SQ. FT.	450.00	\$6,750.00	
Sum:				\$19,550.00	



Wood Cornice



Wood Cornice

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.
- The floor construction of the intermediate floors of the overall facility is steel framing on with concrete topping type construction, and is in good condition.
- The roof construction of the overall facility is steel trusses with wood rafters and wood decking 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	Sum	Comments
Sum:				\$0.00	



Steel Roof Truss and Wood Rafters



Wood Rafters and Decking

J. GENERAL FINISHES

Description:

- The first and second floors feature conventionally partitioned spaces and an open space multipurpose room.
- Administrative spaces with carpet type flooring, plaster and ACT type ceiling, Public spaces with carpet and luxury vinyl tile type flooring, plaster type ceilings, as well as painted gypsum board type wall finishes and they are in fair condition. Casework on the first and second floor is wood type construction with plastic laminate tops, and in poor condition.
- The 2014 Basement Renovation features conventionally partitioned and open space classroom and administrative spaces with luxury vinyl tile and carpet type flooring, ACT type ceilings, as well as painted CMU type wall finishes. The luxury vinyl tile, ACT, and CMU walls are in good condition. The carpet is in fair condition.
- The overall facility has restrooms with ceramic tile type flooring, ACT type ceilings, as well as ceramic wall tile type wall finishes, and they are in fair condition. Toilet partitions are plastic laminate and are in poor condition.
- The first and second floor are equipped with wood louvered and non-louvered interior doors that are flush mounted with proper ADA hardware and clearances, and in good condition. The 2014 Basement Renovation is equipped with wood louvered and non-louvered interior doors that are flush mounted with proper ADA hardware and clearance and are in poor condition.

Rating:

2 Needs Repair

Recommendations:

- Provide replacement of finishes on the first and second floors due to age and wear of finishes, with work recommended within 4 – 7 years.
- Provide replacement of carpet on the basement level due to age of the product, with work recommended in 4-7 years.
- Funding for replacement of interior doors is provided in Item O, including doors that are in poor condition.

Item	Cost	Unit	Whole Building	Sum	Comments
Carpet	\$4.75	SQ. FT.	8,799.50	\$41,797.63	
LVT	\$5.50	SQ. FT.	1,715.00	\$9,432.50	
Paint	\$2.50	SQ. FT.	186.90	\$467.25	
Partial Casework (Base & Wall)	\$500.00	LINEAL FT.	45.00	\$22,500.00	
Toilet Partitions	\$1,100.00	UNIT	7.00	\$7,700.00	
Toilet Accessory Replacement	\$0.22	SQ. FT.	18,609.00	\$4,093.98	
Operable Partitions	\$550.00	LINEAL FT.	49.50	\$27,225.00	
Manual Rollershades	\$9.00	SQ. FT.	18,609.00	\$167,481.00	
Sum:				\$280,697.36	



Base Cabinets



Carpet (Second Floor)

K. INTERIOR LIGHTING

Description:

- The building contains 2- or 3-lamp fluorescent recessed fixtures in fair condition.
- The building does not have lighting controls that conform to energy code.

Rating:

3 Needs Replacement

Recommendations:

- Replace fluorescent fixtures with new LED fixtures.
- Provide new lighting controls to meet energy code requirements.

Item	Cost	Unit	Whole Building	Sum	Comments
New LED Lighting	\$7.15	SQ. FT.	18,609.00	\$133,054.35	
New Lighting Controls	\$2.00	SQ. FT.	18,609.00	\$37,218.00	
Sum:				\$170,272.35	



1st Floor Assembly Lighting



Typical Office Lighting

L. SECURITY SYSTEMS

Description:

- The building contains a security camera system in good condition. The front door has a cardreader for controlled access.

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	



Exterior Security Cameras



Interior Security Camera

M. EMERGENCY / EGRESS LIGHTING

Description:

- The exit lights and emergency lights are connected to the emergency generator. Fixtures are 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	



Exit Sign



Exit Signs

N. FIRE ALARM

Description:

- The building contains a Gamewell non-addressable fire alarm system in good condition.
- Fire alarm devices are in good shape and appear to be adequate.

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 Annunciator

O. HANDICAPPED ACCESS

Description:

- 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 mostly ADA accessible; not all doors are equipped with ADA hardware.
- Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is provided.
- The main building entrance is equipped with an ADA power assist door.
- On the interior of the building, space allowances and reach ranges are mostly compliant.
- There is an accessible route through the building which does not include protruding objects.
- Ground and floor surfaces are compliant.
- This multi-story building has a compliant elevator that accesses every floor and is in good condition.
- Interior doors are not recessed, but do have adequate clearances, and some are provided with ADA-compliant hardware.
- Existing public restrooms on the first floor are ADA-accessible, with compliant toilet partitions, accessories, and mirrors.
- Staff Restrooms on the second floor are not ADA compliant.
- ADA-compliant toilet partitions, accessories, and mirrors are provided in the public restrooms in the lower level. However, an additional fixture (1 toilet, 1 urinal) is still present in each of the ADA stalls which encroaches on the required clear space.
- ADA signage is provided on both the interior and the exterior of the building.

Rating:

3 Needs Replacement

Recommendations:

- Provide ADA-compliant toilets, sinks, toilet partitions, and toilet accessories in the second floor staff area to facilitate the building's meeting of ADA requirements, with work recommended as soon as practicable.
- Provide ADA-compliant door hardware in the overall facility where knob handles still occur to facilitate the building's meeting of ADA requirements, with work recommended as soon as practicable.

Item	Cost	Unit	Whole Building	Sum	Comments
Handicapped Hardware	\$385.00	EACH	8.00	\$3,080.00	
Toilets/Urinals/Sinks	\$4,200.00	EACH	2.00	\$8,400.00	
Toilet Partitions	\$1,100.00	EACH	2.00	\$2,200.00	
Remove Extraneous Fixtures	\$2,000.00	EACH	2.00	\$4,000.00	
Sum:				\$17,680.00	



Basement Level Restroom with Extra Fixture



Basement Level Restroom with Extra Fixture

P. SITE CONDITION

Description:

- The 1/2 acre relatively flat site is located in a suburban, setting with generous tree, shrub and floral type landscaping. There are no apparent problems with erosion or ponding. The site is bordered by a heavily traveled city street. A single entrance is provided onto the site.
- Staff and visitor parking is facilitated by an asphalt parking lot shared by the Library and is in good condition. 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.
- Concrete curbs in mostly good condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in mostly good condition. Trash pick-up and service drive pavement is heavy duty and is in good condition, and is equipped with a concrete pad area for dumpsters, which is in good condition.
- The steel guardrails at the main entrance and the lower level are in fair condition.
- The dumpster enclosure fence is in fair condition.
- The landscaping at the garden terrace leading to the lower level and shrubs around the building are overgrown.
- The stone pavers at the east entrance have weeds growing in the joints.

Rating:

3 Needs Replacement

Recommendations:

- Replace concrete sidewalk.
- Replace concrete curb.
- Clean and paint wood dumpster enclosure fence.
- Paint railing to basement level and at main entrance area.
- Replace overgrown landscaping.
- Clean stone pavers and replace grout in joints.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Concrete Sidewalk	\$12.00	SQ. FT.	250.00	\$3,000.00	
Replace Concrete Curb	\$35.00	LINEAL FT.	35.00	\$1,225.00	
Paint Guardrails and Handrails	\$15.00	LINEAL FT.	115.00	\$1,725.00	
Paint Dumpster Enclosure	\$1.75	SQ. FT.	840.00	\$1,470.00	
Replace Landscaping	\$20,000.00	LUMP SUM	1.00	\$20,000.00	
Clean Stone Pavers and Regrout	\$5.00	UNIT	374.00	\$1,870.00	
Sum:				\$29,290.00	



Overgrown Landscaping and Railings



Dumpster Enclosure Fence

Q. SEWAGE SYSTEM

Description:

- The majority of the sanitary systems are cast iron and original to the building. No major issues have been 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	

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:

- The overall facility is equipped several types of doors. The main entrance on the south side of the facility has wood frames with a pair of metal clad wood doors with insulated glazed door lites, transom and sidelites in good condition. The south side also has a hollow metal door and frame with insulated glazing in good condition with a glazing frame in poor condition. The east entrance has painted wood frames with a pair of painted wood doors with single glazed door lites, transom and sidelites in fair condition. The exterior door at the basement level on the north side has a hollow metal frame with pair of natural wood doors with insulated glazed door lights and transom in fair condition.
- The facility is equipped with roof access doors, which are in good condition.

Rating:

3 Needs Replacement

Recommendations:

- Replace the rusting door lite frame in the hollow metal door, with work recommended within 0-2 years.
- Replace painted wood doors, transom and sidelights with insulated doors and insulated glazing, with work recommended within 3-4 years.
- Painted wood doors, transom and sidelights, with work recommended within 0-2 years.
- Refinish wood doors at basement level, with work recommended within 0-2 years

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Door Lite Kit	\$200.00	EACH	1.00	\$200.00	
Replace Wood Doors	\$2,750.00	EACH	2.00	\$5,500.00	
Replace Transom and Sidelights	\$116.00	SQ. FT.	45.00	\$5,220.00	
Paint Wood Doors	\$116.00	EACH	5.00	\$580.00	
Refinish Wood Doors	\$250.00	EACH	2.00	\$500.00	
Sum:				\$12,000.00	



Wood Doors on East Side



Wood Doors at 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.

Rating:

3 Needs Replacement

Recommendations:

- Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Sum	Comments
Fluorescent Lamps and Ballasts Recycling/Incineration	\$0.11	SQ. FT.	18,609.00	\$2,046.99	
Sum:				\$2,046.99	



Fluorescent Lighting

U. LIFE SAFETY

Description:

- Fire suppression system is located in the basement only.
- Exit Corridors are situated such that dead-end corridors are not present.
- The facility features 2 interior stair towers, which are protected by 2-hour fire enclosures.
- Guardrails do not meet the 4 inch ball test and do not extend past the top and bottom stair risers as required by the Ohio Building Code.
- Rooms with a capacity greater than 50 occupants are equipped with adequate egress.

Rating:

2 Needs Repair

Recommendations:

- Consider sprinkling remainder of the building.
- 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	3.00	\$15,000.00	
Fire Suppression System	\$3.50	SQ. FT.	12,400.00	\$43,400.00	
Sum:				\$58,400.00	



Handrail to be Replaced



Handrail to be Replaced



Fire Suppression System



FDC on Side of Building

V. LOOSE FURNISHINGS

Description:

- The typical administrative space furniture is of consistent design by room, and in generally poor condition, consisting of desks & chairs, file cabinets, conference table and chairs, and lounge furniture. 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.
- The typical public space furniture is of consistent design, and in generally poor condition, consisting of tables, chairs, and lounge furniture. 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.
- The 2014 Basement Renovation is of consistent design and in generally good condition, consisting of tables & chairs, desks, bookcases, and lounge furniture. The facility's furniture and loose equipment were evaluated, and on a scale of 1 to 10 the basement received a rating of 9 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.	12,392.00	\$88,602.80	First and Second floors
Sum:				\$88,602.80	



Meeting room chairs



Basement furniture

W. TECHNOLOGY

Description:

- The facility contains older telecom equipment in the basement. There is a separate telecom cabinet on the 2nd floor.

Rating:

3 Needs Replacement

Recommendations:

- Replace outdated telecom system.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Telecom Equipment	\$8.00	SQ. FT.	18,609.00	\$148,872.00	
Sum:				\$148,872.00	



Telecom Equipment



Telecom Equipment

X. CONSTRUCTION CONTINGENCY / NON-CONSTRUCTION COST

Renovation Costs (A-W)		\$963,711.50
7.00%	Construction Contingency	\$67,459.80
Subtotal		\$1,031,171.30
16.29%	Non-Construction Costs	\$167,977.80
Total Project		\$1,199,149.10

Construction Contingency	\$67,459.80
Non-Construction Costs	\$167,977.80
Total for X.	\$235,437.61

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$309.35
Soil Borings / Phase I Envir. Report	0.10%	\$1,031.17
Agency Approval Fees (Bldg. Code)	0.25%	\$2,577.93
Construction Testing	0.40%	\$4,124.69
Printing - Bid Documents	0.15%	\$1,546.76
Advertising for Bids	0.02%	\$206.23
Builder's Risk Insurance	0.12%	\$1,237.41
Design Professional's Compensation	7.50%	\$77,337.85
CM Compensation	6.00%	\$61,870.28
Commissioning	0.60%	\$6,187.03
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$11,549.12
Total Non-Construction Costs	16.29%	\$167,977.80