

**Building Information - Shaker Heights City (44750) - Lomond Elem**

Program Type	Classroom Facilities Assistance Program (CFAP) - Regular
Setting	Urban
Assessment Name	Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)
Assessment Date (on-site; non-EEA)	2015-02-17
Kitchen Type	Full Kitchen
Cost Set:	2016
Building Name	Lomond Elem
Building IRN	21279
Building Address	17917 Lomond Blvd
Building City	Shaker Heights
Building Zipcode	44122
Building Phone	(216) 295-4050
Acreage	8.75
Current Grades:	K-4
Teaching Stations	24
Number of Floors	3
Student Capacity	504
Current Enrollment	452
Enrollment Date	2014-05-02
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	26
Historical Register	<b>NO</b>
Building's Principal	Carina Freeman
Building Type	Elementary

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**Building Pictures - Shaker Heights City(44750) - Lomond Elem(21279)**

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



**GENERAL DESCRIPTION**

**63,023** Total Existing Square Footage

**1928,1954,1971** Building Dates

**K-4** Grades

**452** Current Enrollment

**24** Teaching Stations

**8.75** Site Acreage

The 63,023 sq.ft. school is situated in a neighborhood of Shaker Heights. The 8.8 acre site is surrounded by residences. The original 1928 building and the 1954 addition are clad with reddish brown brick and punctuated with regularly spaced rectangular window openings. The recently replaced windows reflect the original divided lights and have in interior wood finish with white painted frames on the exterior. Main entrances are framed by classical post and lintel stone design features. Original sloped roof portions of the building are covered with slate. Most flat roof areas are covered with built-up systems that have been subsequently coated with a liquid applied reflective material.

*No Significant Findings*

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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.
<b>A</b>	Heating System	\$2,573,829.07	\$40.84
<b>B</b>	Roofing	\$368,873.63	\$5.85
<b>C</b>	Ventilation / Air Conditioning	\$0.00	\$0.00
<b>D</b>	Electrical Systems	\$1,194,704.32	\$18.96
<b>E</b>	Plumbing and Fixtures	\$626,766.03	\$9.95
<b>F</b>	Windows	\$3,812.35	\$0.06
<b>G</b>	Structure: Foundation	\$0.00	\$0.00
<b>H</b>	Structure: Walls and Chimneys	\$71,000.00	\$1.13
<b>I</b>	Structure: Floors and Roofs	\$0.00	\$0.00
<b>J</b>	General Finishes	\$1,204,181.43	\$19.11
<b>K</b>	Interior Lighting	\$376,631.10	\$5.98
<b>L</b>	Security Systems	\$205,896.14	\$3.27
<b>M</b>	Emergency / Egress Lighting	\$67,607.92	\$1.07
<b>N</b>	Fire Alarm	\$101,411.88	\$1.61
<b>O</b>	Handicapped Access	\$460,459.89	\$7.31
<b>P</b>	Site Condition	\$359,260.96	\$5.70
<b>Q</b>	Sewage Systems	\$0.00	\$0.00
<b>R</b>	Water Supply	\$22,360.00	\$0.35
<b>S</b>	Exterior Doors	\$24,640.00	\$0.39
<b>T</b>	Hazardous Material	\$101,012.30	\$1.60
<b>U</b>	Life Safety	\$405,284.78	\$6.43
<b>V</b>	Loose Furnishings	\$258,394.30	\$4.10
<b>W</b>	Technology	\$839,644.40	\$13.32
<b>X</b>	Construction Contingency / Non-Construction Cost	\$2,241,751.45	\$35.57
<b>ESCALATED OFCC GUIDELINE BUDGET (2021) - OME</b>		<b>\$11,507,521.95</b>	<b>\$182.59</b>

**OFCC 2021 COST GUIDELINES BUDGET**

\$10,062,567.66

VARIANCE

\$1,444,954.29

VARIANCE %

14.36%

### UNIT PRICE CONCERNS

Total

\$809,284.41

**REV OFCC GUIDELINE UNIT PRICE BUDGET - OME**

**\$12,316,806.36**

**\$195.43**

**OFCC 2021 COST GUIDELINES BUDGET**

**\$10,062,567.66**

VARIANCE

**\$2,254,238.70**

VARIANCE %

**22.40%**

**LOCALLY FUNDED INITIATIVES**

Total	\$4,935,484.18	
REV OFCC GUIDELINE UNIT PRICE BUDGET - OME	<b>\$17,252,290.54</b>	<b>\$273.75</b>
<b>OFCC 2021 COST GUIDELINES BUDGET</b>	<b>\$10,062,567.66</b>	
VARIANCE	<b>\$7,189,722.88</b>	
VARIANCE %	<b>71.45%</b>	

2022 Costs	\$17,252,290.54
2023 Costs with 3.5% inflation	\$17,856,120.71
2024 Costs with 3.5% inflation	\$18,481,084.93
2025 Costs with 3.5% inflation	\$19,127,922.91
2026 Costs with 3.5% inflation	\$19,797,400.21

**Building Construction Information - Shaker Heights City (44750) - Lomond Elem (21279)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>	<b>Non OSDM Addition</b>	<b>Built Under ELPP</b>
Original Building	1928	no	3	53,519	no	no
Classrooms	1954	no	2	4,818	no	no
Infill	1971	no	2	4,686	no	no

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**Building Component Information - Shaker Heights City (44750) - Lomond Elem (21279)**

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 (1928)		8913		4658	1490		2995	149						
Classrooms (1954)		481												
Infill (1971)														
<b>Total</b>	0	9,394	0	4,658	1,490	0	2,995	149	0	0	0	0	0	0
<b>Master Planning Considerations</b>														

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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 - Lomond Elem (21279)

<b>District:</b> Shaker Heights City				<b>County:</b> Cuyahoga		<b>Area:</b> Northeastern Ohio (8)		
<b>Name:</b> Lomond Elem				<b>Contact:</b> Carina Freeman				
<b>Address:</b> 17917 Lomond Blvd Shaker Heights, OH 44122				<b>Phone:</b> (216) 295-4050				
<b>Bldg. IRN:</b> 21279				<b>Date Prepared:</b> 2015-02-17		<b>By:</b> Kelton Waller		
				<b>Date Revised:</b> 2021-11-03		<b>By:</b> Bill Prenosil		
Current Grades		K-4	Acreage:		8.75			
Proposed Grades		N/A	Teaching Stations:		24			
Current Enrollment		452	Classrooms:		26			
Projected Enrollment		N/A						
Addition		Date	HA	Number of Floors	Current Square Feet			
<u>Original Building</u>		1928	no	3	53,519			
<u>Classrooms</u>		1954	no	2	4,818			
<u>Infill</u>		1971	no	2	4,686			
<b>Total</b>						<b>63,023</b>		
*HA =		Handicapped Access						
*Rating =		1 Satisfactory						
		=2 Needs Repair						
		=3 Needs Replacement						
*Const P/S =		Present/Scheduled Construction						
<b>Suitability Appraisal Summary</b>								
				<b>Section</b>	<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating Category</b>
				<u>Cover Sheet</u>	—	—	—	—
				<u>1.0 The School Site</u>	100	86	86%	Satisfactory
				<u>2.0 Structural and Mechanical Features</u>	200	138	69%	Borderline
				<u>3.0 Plant Maintainability</u>	100	66	66%	Borderline
				<u>4.0 Building Safety and Security</u>	200	142	71%	Satisfactory
				<u>5.0 Educational Adequacy</u>	200	144	72%	Satisfactory
				<u>6.0 Environment for Education</u>	200	142	71%	Satisfactory
				<u>LEED Observations</u>	—	—	—	—
				<u>Commentary</u>	—	—	—	—
				<b>Total</b>	<b>1000</b>	<b>718</b>	<b>72%</b>	<b>Satisfactory</b>
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>								
<b>FACILITY ASSESSMENT</b>								
Cost Set: 2016				Rating	Dollar Assessment			
A. <u>Heating System</u>				3	\$2,150,344.76			
B. <u>Roofing</u>				3	\$322,716.50			
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00			
D. <u>Electrical Systems</u>				3	\$1,022,863.29			
E. <u>Plumbing and Fixtures</u>				3	\$544,859.00			
F. <u>Windows</u>				2	\$3,260.00			
G. <u>Structure: Foundation</u>				1	\$0.00			
H. <u>Structure: Walls and Chimneys</u>				2	\$71,000.00			
I. <u>Structure: Floors and Roofs</u>				1	\$0.00			
J. <u>General Finishes</u>				3	\$1,121,865.70			
K. <u>Interior Lighting</u>				3	\$330,115.00			
L. <u>Security Systems</u>				3	\$179,615.55			
M. <u>Emergency/Egress Lighting</u>				3	\$63,023.00			
N. <u>Fire Alarm</u>				3	\$94,534.50			
O. <u>Handicapped Access</u>				2	\$383,704.60			
P. <u>Site Condition</u>				3	\$333,771.50			
Q. <u>Sewage System</u>				1	\$0.00			
R. <u>Water Supply</u>				3	\$20,500.00			
S. <u>Exterior Doors</u>				2	\$20,000.00			
T. <u>Hazardous Material</u>				1	\$101,012.30			
U. <u>Life Safety</u>				3	\$346,238.60			
V. <u>Loose Furnishings</u>				2	\$252,092.00			
W. <u>Technology</u>				3	\$725,394.73			
X. <u>Construction Contingency / Non-Construction Cost</u>				1	\$1,975,656.63			
<b>Total</b>					<b>\$10,062,567.66</b>			
<b>C=Under Contract</b>								
				Renovation Cost Factor		102.31%		
				Cost to Renovate (Cost Factor applied)		\$10,295,012.97		
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>								

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Classrooms (1954) Summary

<b>District:</b> Shaker Heights City				<b>County:</b> Cuyahoga		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Lomond Elem				<b>Contact:</b> Carina Freeman			
<b>Address:</b> 17917 Lomond Blvd Shaker Heights, OH 44122				<b>Phone:</b> (216) 295-4050			
<b>Bldg. IRN:</b> 21279				<b>Date Prepared:</b> 2015-02-17		<b>By:</b> Kelton Waller	
				<b>Date Revised:</b> 2021-11-03		<b>By:</b> Bill Prenosil	
Current Grades		K-4	Acreage:		8.75		
Proposed Grades		N/A	Teaching Stations:		24		
Current Enrollment		452	Classrooms:		26		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
<u>Original Building</u>				1928	no	3	53,519
<b>Classrooms</b>				<b>1954</b>	<b>no</b>	<b>2</b>	<b>4,818</b>
<u>Infill</u>				1971	no	2	4,686
<b>Total</b>				<b>63,023</b>			
				*HA =	Handicapped Access		
				*Rating =	1 Satisfactory		
					=2 Needs Repair		
					=3 Needs Replacement		
				*Const P/S =	Present/Scheduled Construction		
<b>Suitability Appraisal Summary</b>							
				<b>Section</b>			
				<b>Points Possible</b>		<b>Points Earned</b>	
				<b>Percentage</b>		<b>Rating Category</b>	
				<u>Cover Sheet</u>			
				—		—	
				—		—	
				<u>1.0 The School Site</u>			
				100		86	
				86%		Satisfactory	
				<u>2.0 Structural and Mechanical Features</u>			
				200		138	
				69%		Borderline	
				<u>3.0 Plant Maintainability</u>			
				100		66	
				66%		Borderline	
				<u>4.0 Building Safety and Security</u>			
				200		142	
				71%		Satisfactory	
				<u>5.0 Educational Adequacy</u>			
				200		144	
				72%		Satisfactory	
				<u>6.0 Environment for Education</u>			
				200		142	
				71%		Satisfactory	
				<u>LEED Observations</u>			
				—		—	
				<u>Commentary</u>			
				—		—	
				—		—	
				1000		718	
				72%		Satisfactory	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<b>C=Under Contract</b>							
Renovation Cost Factor							
102.31%							
Cost to Renovate (Cost Factor applied)							
\$749,183.96							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>		<b>Dollar Assessment</b>	
Cost Set: 2016							
A. <u>Heating System</u>				3		\$164,390.16	
B. <u>Roofing</u>				3		\$9,962.50	
C. <u>Ventilation / Air Conditioning</u>				1		\$0.00	
D. <u>Electrical Systems</u>				3		\$78,196.14	
E. <u>Plumbing and Fixtures</u>				3		\$34,726.00	
F. <u>Windows</u>				2		\$1,080.00	
G. <u>Structure: Foundation</u>				1		\$0.00	
H. <u>Structure: Walls and Chimneys</u>				2		\$20,000.00	
I. <u>Structure: Floors and Roofs</u>				1		\$0.00	
J. <u>General Finishes</u>				3		\$78,206.20	
K. <u>Interior Lighting</u>				3		\$24,090.00	
L. <u>Security Systems</u>				3		\$13,731.30	
M. <u>Emergency/Egress Lighting</u>				3		\$4,818.00	
N. <u>Fire Alarm</u>				3		\$7,227.00	
O. <u>Handicapped Access</u>				2		\$15,563.60	
P. <u>Site Condition</u>				3		\$7,227.00	
Q. <u>Sewage System</u>				1		\$0.00	
R. <b>Water Supply</b>				<b>3</b>		<b>\$0.00</b>	
S. <u>Exterior Doors</u>				2		\$2,000.00	
T. <u>Hazardous Material</u>				1		\$19,581.80	
U. <u>Life Safety</u>				3		\$32,970.10	
V. <u>Loose Furnishings</u>				2		\$19,272.00	
W. <u>Technology</u>				3		\$55,455.18	
X. <u>Construction Contingency / Non-Construction Cost</u>				1		\$143,771.58	
<b>Total</b>						<b>\$732,268.56</b>	

Infill (1971) Summary

<b>District:</b> Shaker Heights City				<b>County:</b> Cuyahoga		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Lomond Elem				<b>Contact:</b> Carina Freeman			
<b>Address:</b> 17917 Lomond Blvd Shaker Heights, OH 44122				<b>Phone:</b> (216) 295-4050			
<b>Bldg. IRN:</b> 21279				<b>Date Prepared:</b> 2015-02-17		<b>By:</b> Kelton Waller	
				<b>Date Revised:</b> 2021-11-03		<b>By:</b> Bill Prenosil	
Current Grades		K-4	Acreage:		8.75		
Proposed Grades		N/A	Teaching Stations:		24		
Current Enrollment		452	Classrooms:		26		
Projected Enrollment		N/A					
<b>Addition</b>		<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		
<u>Original Building</u>		1928	no	3	53,519		
<u>Classrooms</u>		1954	no	2	4,818		
<b>Infill</b>		<b>1971</b>	<b>no</b>	<b>2</b>	<b>4,686</b>		
<b>Total</b>					<b>63,023</b>		
*HA =		Handicapped Access					
*Rating =		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>Suitability Appraisal Summary</b>							
				<b>Section</b>	<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage Rating Category</b>
				<u>Cover Sheet</u>	—	—	—
				<u>1.0 The School Site</u>	100	86	86% Satisfactory
				<u>2.0 Structural and Mechanical Features</u>	200	138	69% Borderline
				<u>3.0 Plant Maintainability</u>	100	66	66% Borderline
				<u>4.0 Building Safety and Security</u>	200	142	71% Satisfactory
				<u>5.0 Educational Adequacy</u>	200	144	72% Satisfactory
				<u>6.0 Environment for Education</u>	200	142	71% Satisfactory
				<u>LEED Observations</u>	—	—	—
				<u>Commentary</u>	—	—	—
				<b>Total</b>	<b>1000</b>	<b>718</b>	<b>72% Satisfactory</b>
<b>Enhanced Environmental Hazards Assessment Cost Estimates</b>							
<b>C=Under Contract</b>							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
102.31%							
\$653,013.05							
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>		
Cost Set: 2016							
A.	<u>Heating System</u>			3	\$159,886.32		
B.	<u>Roofing</u>			3	\$42,345.60		
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00		
D.	<u>Electrical Systems</u>			3	\$76,053.78		
E.	<u>Plumbing and Fixtures</u>			3	\$0.00		
F.	<u>Windows</u>			2	\$0.00		
G.	<u>Structure: Foundation</u>			1	\$0.00		
H.	<u>Structure: Walls and Chimneys</u>			2	\$0.00		
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00		
J.	<u>General Finishes</u>			3	\$76,107.40		
K.	<u>Interior Lighting</u>			3	\$23,430.00		
L.	<u>Security Systems</u>			3	\$13,355.10		
M.	<u>Emergency/Egress Lighting</u>			3	\$4,686.00		
N.	<u>Fire Alarm</u>			3	\$7,029.00		
O.	<u>Handicapped Access</u>			2	\$4,437.20		
P.	<u>Site Condition</u>			3	\$7,029.00		
Q.	<u>Sewage System</u>			1	\$0.00		
R.	<u>Water Supply</u>			3	\$0.00		
S.	<u>Exterior Doors</u>			2	\$0.00		
T.	<u>Hazardous Material</u>			1	\$10,918.60		
U.	<u>Life Safety</u>			3	\$14,995.20		
V.	<u>Loose Furnishings</u>			2	\$18,744.00		
W.	<u>Technology</u>			3	\$53,935.86		
X.	<u>Construction Contingency / Non-Construction Cost</u>			1	\$125,315.97		
<b>Total</b>					<b>\$638,269.03</b>		

**Facility Assessment**

**A. Heating System**

**Description:** The existing system for the building consists of two Weil-McLain steam boilers at 2080 MBH Each, they are approximately ten years old. The boilers appear to be in good condition. There is one boiler that has been abandoned in place. Building is heated with steam heat to unit ventilators, fin tube or radiators. There are unit ventilators located on the inside of the classrooms with outside air ducted to each from the attic area. These classrooms have fin tube or radiators located on the exterior wall. There are two central ventilation fans; each provide outside air for half of the building. The fans are not longer operational. The boilers and air handling units are controlled with DDC controls and the rest of the controls are pneumatic and in fair to poor condition due to the equipment age. Generally, all the equipment has been well maintained. Overall, the ventilators and the air handling units in the building do not provide the required outside air delivery to meet OBC mechanical code. The DDC controls were added two years ago under an energy performance contract. The staff indicates they generally try to leave the controls enabled for the equipment. The boilers are manually turned off during the mild temperatures. The steam system does not provide a capacity for simultaneous heating and cooling operation which is not compliant with the OSDM requirements. The staff indicated that the site does not contain underground fuel tanks.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a new overall heating ventilating and air conditioning system to achieve compliance with OBC and OSDM standards. Convert to ducted system to facilitate efficient exchange of conditioned air. Provide new DDC temperature controls with the new system. The new ducted system will likely require architectural soffits to accommodate the installation of the ductwork.

Item	Cost	Unit	Whole Building	Original Building (1928) 53,519 ft <sup>2</sup>	Classrooms (1954) 4,818 ft <sup>2</sup>	Infill (1971) 4,686 ft <sup>2</sup>	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	\$1,646,160.76	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required	\$504,184.00	(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)
<b>Sum:</b>			\$2,150,344.76	\$1,826,068.28	\$164,390.16	\$159,886.32		



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**Facility Assessment**

**B. Roofing**

**Description:** Low sloped roof areas are covered with built-up roof with a granular top sheet. Some stained ceiling tiles were observed on the top floor. Metal copings are present around the perimeter. Drainage is facilitated by curb type inlets along the north edge of the roof. Drainage for the largest areas of this roof is supported by only 2 of these drains. The granules have worn off in several areas around the roof. Indications of ponding were observed at many areas of the low-sloped roof. Some parts of the roof are remote from the roof drainings. Efflorescence from leakage was observed near the north wall of the gymnasium. Areas of pitched roof are covered by original slate shingles. Water fall is collected by metal gutters at concealed areas, metal lined box gutters at areas visible from grade, and metal downspouts. Water collection features appear to be original to the 1926 building and are past their service life.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a new built-up roof with adequate slope to ensure unimpeded drainage of the roof. Provide adequate overflow drains drains for evacuation of water from the roof. Provide new downspouts to replace the original water collection items. 01-27-16 UPDATE: REPLACE SLATE ROOF WITH ASPHALT SHINGLES ON ORIGINAL 1928 ORIGINAL BUILDING AND 1954 ADDITION. REPLACE BATT INSULATION ON SLOPED ROOFS ON 1928 ORIGINAL BUILDING AND 1954 ADDITION. PROVIDE FOR DECK REPLACEMENT ON SLOPED ROOF AREAS OF 1928 ORIGINAL BUILDING AND 1954 ADDITIONS. REPLACE GUTTERS AND DOWNSPOUTS ON SLOPED ROOF AREAS OF 1928 ORIGINAL BUILDING AND 1954 ADDITIONS. PROVIDE FOR TAPERED INSULATION TO CORRECT WATER PONDING ON LOW SLOPE ROOFS AREA OF 1928 ORIGINAL BUILDING AND 1954 ADDITION. PROVIDE BUDGET FOR REPAIRS TO SAGGING SLOPED ROOF TRUSSES ON 1928 ORIGINAL BUILDING. REPAIR LIGHTENING PROTECTION CABLE. 11-2-21 Update: Remove scope completed in 2019 & 2021. Slate repairs; adjust remaining replacement areas to match district's study/plan.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Deck Replacement:	\$5.25	sq.ft. (Qty)		53,519 ft <sup>2</sup> 2,600 Required	4,818 ft <sup>2</sup> 630 Required	4,686 ft <sup>2</sup>	\$16,957.50	(wood or metal, including insulation)
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		11,152 Required		2,640 Required	\$182,054.40	
Gutters/Downspouts	\$13.10	n.ft.		1,300 Required	300 Required		\$20,960.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		4 Required			\$10,000.00	
Roof Insulation:	\$3.20	sq.ft. (Qty)		10,960 Required		2,343 Required	\$42,569.60	(non-tapered insulation for use in areas without drainage problems)
Roof Insulation:	\$4.70	sq.ft. (Qty)		1,000 Required	500 Required		\$7,050.00	(tapered insulation for limited area use to correct ponding)
<b>Other:</b> Batt Insulation	\$1.25	sq.ft. (Qty)		26,000 Required	300 Required		\$32,875.00	Batt Insulation on Sloped Roof Areas
<b>Other:</b> Repair Lightening Protection Cables	\$5.00	n.ft.		50 Required			\$250.00	Repair Lightening Protection Cables
<b>Other:</b> Repair Roof Trusses	\$10,000.00	allowance		Required			\$10,000.00	Repair Sagging Roof Trusses.
<b>Sum:</b>			\$322,716.50	\$270,408.40	\$9,962.50	\$42,345.60		



Evidence of ponding taking place several feet from point of drainage. Worn away top ply granules are collecting around this roof drain.

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**Facility Assessment**

**C. Ventilation / Air Conditioning**

**Description:** The Office and Clinic area have window air conditioners. The teachers lounge and server room have Mitsubishi wall mounted air conditioners with an outside air cooled condensing units. The Art Room and the Computer Lab are cooled with rooftop units. There is no air conditioning in the classrooms. The ventilation system in the building generally does not meet the OBC fresh air requirements. The overall system is not compliant with Ohio School Design Manual requirements. The general building exhaust systems located in the restrooms are functional and in satisfactory condition.

**Rating:** 1 Satisfactory

**Recommendations:** Provide an air conditioning system to meet OBC and OSDM requirements. Pricing included in Item A.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
				53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



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**Facility Assessment**

**D. Electrical Systems**

**Description:** The main power enters the building underground to a locked transformer vault. The transformers are owned by the utility. The service described is leaving the transformer vault to serve the building. The electrical gear has been upgraded approximately 8 years ago with the main service of 208V, 3 phase, 4 wire, 800 amps. The main disconnect has been configured with a lock out function to allow the system to be served by a portable generator, with permanent lugs located outside that are tied to the main gear to back up the building. The lock out system is a manual transfer of power. A DDC power recording device was installed 2 years ago to track the power used. The panel boards fed by the new gear are much older and could be 30-40 years old. Additional outlets have been added to the classrooms, but the classrooms are still not equipped with adequate electrical outlets. Adequate GFI protected exterior outlets are not provided around the perimeter of the building. There is no lightning protection. The overall electrical system does not meet OSDM requirements in supporting the current needs of the school and will be inadequate to meet the facility's future needs.

**Rating:** 3 Needs Replacement

**Recommendations:** The electrical system down stream of the main electrical gear requires replacement to meet Ohio School Design Manual guidelines for overall capacity due to poor condition and age of the panel boards.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		53,519 ft <sup>2</sup> Required	4,818 ft <sup>2</sup> Required	4,686 ft <sup>2</sup> Required	\$1,022,863.29	(Includes demo of existing system. Includes generator for life safety systems. Does not include telephone or data or equipment) (Use items below ONLY when the entire system is NOT being replaced)
Sum:			\$1,022,863.29	\$868,613.37	\$78,196.14	\$76,053.78		



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**Facility Assessment**

**E. Plumbing and Fixtures**

**Description:** The 4" domestic water supply piping is galvanized piping at the building entrance and throughout most of the building. There is a pressure reducing valve on the water service line but there is no backflow preventer. The pressure reducing valve appears to be in poor condition. There were no water pressure issues indicated by the staff. The galvanized piping continues to present periodic challenges for the staffs with leaks. A water treatment system is not required for the domestic water system. There is a small water softener for the boiler water make-up. Approximately 2007, Prestige 200 MBH water heater with storage tank with a recirculation pump provides the domestic hot water for the building. The water heater appears to be in good condition. One men's and one women's staff toilet has been upgraded with new fixtures and electronic sensor faucets. The rest of the building has no electronic sensor faucets and flush valves. All of the toilets are floor mounted. The plumbing fixtures are generally in good to fair condition. The school contains 4 restrooms for boys, 4 restrooms for girls, and 7 restrooms for the staff. There are 23 LAVs, 42 toilets, 2 ADA toilets, 15 urinals. There are 4 classroom sinks in good condition, but the faucets are in fair to poor condition. The LAVs have manual faucets in fair to poor condition and showing age. There are 8 drinking fountains in the school in generally good condition. There is no kitchen in this school.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide all of the faucets and flush valves with sensors and low flow fixtures to meet OSFC requirements. Replace the galvanized piping and classroom sink faucets. 01-27-16 UPDATE: INSTALL A MIXING VALVE ON THE DOMESTIC WATER HEATER. REPLACE SANITARY WASTE PIPING IN 1928 ORIGINAL BUILDING AND 1954 ADDITION.

Item	Cost	Unit	Whole Building	Original Building (1928) 53,519 ft <sup>2</sup>	Classrooms (1954) 4,818 ft <sup>2</sup>	Infill (1971) 4,686 ft <sup>2</sup>	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required			\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required		\$204,179.50	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required		\$204,179.50	(remove / replace)
Toilet:	\$1,500.00	unit		42 Required			\$63,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		15 Required			\$22,500.00	(remove / replace)
Sink:	\$1,500.00	unit		23 Required			\$34,500.00	(remove / replace)
Replace faucets and flush valves	\$500.00	per unit		4 Required			\$2,000.00	(average cost to remove/replace)
<b>Other:</b> Add frostproof hose bibbs on exterior of building.	\$1,000.00	each		3 Required	1 Required		\$4,000.00	Cost includes fixture and 100 ft of piping
<b>Other:</b> Domestic Hot Water Mixing Valve	\$5,500.00	per unit		1 Required			\$5,500.00	Provide Mixing Valve on Domestic Water Supply
<b>Sum:</b>			\$544,859.00	\$510,133.00	\$34,726.00	\$0.00		



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**Facility Assessment**

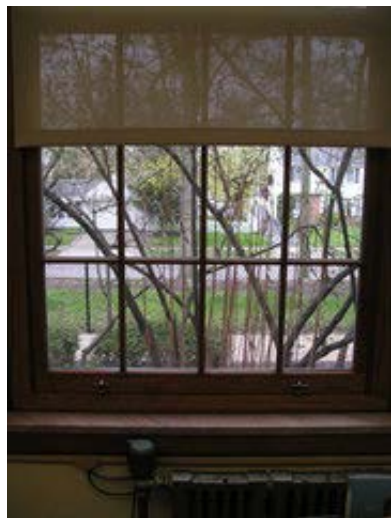
**F. Windows**

**Description:** New double paned windows with interior wood sashes, white aluminum exterior cladding, and false muntins were installed less than 10 years. The windows are performing well. Not integral blinds are provided.

**Rating:** 2 Needs Repair

**Recommendations:** No work is recommended at this time. 01-27-16 UPDATE: REPLACE TRANSOM OVER EXTERIOR DOOR ON 1928 ORIGINAL BUILDING AND 1954 ADDITION. REPLACE INSECT SCREEN ON 1928 ORIGINAL BUILDING.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
				53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
<b>Other:</b> Provide New Insect Screens	\$110.00	per unit		10 Required			\$1,100.00	Provide New Insect Screens
<b>Other:</b> Transom	\$60.00	sq.ft. (Qty)		18 Required	18 Required		\$2,160.00	Replace Transom on Main Entry Door
<b>Sum:</b>			\$3,260.00	\$2,180.00	\$1,080.00	\$0.00		



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**Facility Assessment**

**G. Structure: Foundation**

**Description:** Masonry foundation walls and piers were observed in the mechanical areas. Efflorescence and other indications of water breach were observed in these areas.

**Rating:** 1 Satisfactory

**Recommendations:** Provide sump pumps as necessary to evacuate ground water from areas adjacent to the basement mechanical spaces. 01-27-16 UPDATE: PROVIDE BUDGET TO DEMOLISH EXISTING COAL ROOM AT 1928 ORIGINAL BUILDING. INSTALL VAPOR BARRIER AND MUD SLAB IN CRAWLSPACE OF 1928 ORIGINAL BUILDING. PROVIDE WATERPROOFING MEMBRANE AND DRAINAGE TILE SYSTEM FOR FOUNDATION WALLS AT 1928 ORIGINAL BUILDING AND 1954 ADDITION. PROVIDE WATERPROOFING MEMBRANE AT CRAWLSPACE WALLS IN 1928 ORIGINAL BUILDING AND 1954 ADDITION. DELETE SUMP PUMP AT 1971 ADDITION. 11-2-21 Update: Remove all work completed in 2020.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
				53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Efflorescence was observed on this tunnel wall



Moisture was observed on the floor near this tunnel wall

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**Facility Assessment**

**H. Structure: Walls and Chimneys**

**Description:** Load bearing masonry walls are present throughout the building. m Exterior load bearing walls are brick clad. Some damaged mortar joints were observed. However, the mortar joints has been repaired. Cracking related to movement was observed on the interior wall of the gymnasium. A large stack on the roof has been braced by structural steel straps. The straps are corroding and the corrosion is has stained the roof and flashings.

**Rating:** 2 Needs Repair

**Recommendations:** Provide expansion joints around the interior masonry walls as necessary to alleviate stress induced cracks. Clean and seal the masonry at the mechanical stacks to minimize water penetration through the brick veneer. 01-27-16 UPDATE: REPLACE SANDSTONE CORNICE ON 1928 ORIGINAL BUILDING. REPLACE CAULK AROUND WINDOWS AND DOORS IN 1928 ORIGINAL BUILDING. ADD WEEPS ABOVE WINDOW LINTELS ON ORIGINAL 1928 BUILDING AND 1954 ADDITION. REBUILD AREA WELL MASONRY WALLS IN 1928 ORIGINAL BUILDING. PROVIDE TUCKPOINTING ON 1928 ORIGINAL BUILDING. PROVIDE FOR REPLACEMENT OF SANDSTONE CORNICE. CAULK JOINTS IN SANDSTONE. PROVIDE FOR EXTERIOR MASONRY CLEANING AND SEALING ON 1928 ORIGINAL BUILDING, 1954 ADDITION AND 1971 ADDITION. REPLACE CRAWLSPACE VENTS WITH LOUVERED VENTS WITH VERMIM PROOF SCREENS. 11-2-21 Update: Remove all work completed in 2019 & 2020; cleaning & sealing, tuckpointing, masonry repair & caulking.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
				53,519 ft²	4,818 ft²	4,686 ft²		
Coping Replacement Stone and Masonry	\$100.00	n.ft.		510 Required	200 Required		\$71,000.00	(remove and replace)
Sum:			\$71,000.00	\$51,000.00	\$20,000.00	\$0.00		



A crack leads from the upper left corner of this door



Steel straps are corroding and stack stability could be compromised.

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**Facility Assessment**

**I. Structure: Floors and Roofs**

**Description:** Floors throughout the building consist of concrete pan joists or poured concrete structural slab. Pitched roof areas are supported by wood deck on wood rafters. Structure for the low sloped areas of the roof was not observable. No structural deficiencies were observed with the roof or floor structures.

**Rating:** 1 Satisfactory

**Recommendations:** No work is recommended at this time.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
				53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



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**Facility Assessment**

**J. General Finishes**

**Description:** Corridor floors are lain with a tan ceramic tile. Walls are plaster with approximately 6' high brick wainscot. Classrooms floors are primarily carpet over original wood floors. Ceilings throughout the building are 12" acoustic tiles. Suspended acoustic tile ceilings were observed in teacher specific areas. Food preparation are not used as the meals are premade and delivered from off-site. A variety of gymnasium equipment for various kinds of physical activity was observed. Newer toilet partitions were installed as a part of ADA upgrades in the rest rooms. The kiln is in a separate room and no deficiencies were reported.

**Rating:** 3 Needs Replacement

**Recommendations:** Most of the finish items in the building have been in place longer than their anticipated service life. 01-27-16 UPDATE: DRYWALL REPLACEMENT FOR REMOVAL OF EXISTING DRYWALL TO ACCESS ACM BEHIND WALLS IN 1928 ORIGINAL BUILDING, 1954 ADDITION AND 1971 ADDITION NOTED UNDER ITEM T. PROVIDE FOR REPLACEMENT OF BASKETBALL BACKBOARDS. PROVIDE FOR ACOUSTICAL TREATMENT IN STUDENT

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$15.90	sq.ft. (of entire building addition)		53,519 ft <sup>2</sup> Required	4,818 ft <sup>2</sup> Required	4,686 ft <sup>2</sup> Required	\$1,002,065.70	(elementary, per building area, with removal of existing)
Basketball Backboard Replacement	\$6,500.00	each		6 Required			\$39,000.00	(electric)
Gypsum Board Replacement	\$4.00	sq.ft. (Qty)		4,400 Required	400 Required	400 Required	\$20,800.00	(Hazardous Material Replacement Cost - See T.)
<b>Other:</b> Acoustical Treatment	\$30,000.00	allowance		Required			\$30,000.00	Acoustical Treatment for Gymnasium
<b>Other:</b> Acoustical Treatment	\$30,000.00	allowance		Required			\$30,000.00	Acoustical Treatment for Student Dining
<b>Sum:</b>			\$1,121,865.70	\$967,552.10	\$78,206.20	\$76,107.40		



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**Facility Assessment**

**K. Interior Lighting**

**Description:** The florescent lighting is a mixture of recessed with acrylic lense, surface mounted with acrylic wrap around lense and pendent mounted with acrylic lense. The gym fixtures are high bay forescent fixtures. In 2012, the ballast and lamps have been upgraded to electronic energy efficient ballast and T8 lamps. The lighting is in good condition. Classroom lighting level is 24 FC, the Corridor lighting level is 22 FC, the Gym is 67 FC, Art room is 58 FC and the Auditorium is 81 FC. The classrooms have dual level lighting controls. (One row of lights per switch.) There are no dimming controls in the building except for the stage area in the Auditorium. Most of the light fixtures are in good condition.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide complete replacement of lighting system due to the installation of ducted HVAC systems and fire suppression systems. 01-27-16  
UPDATE: PROVIDE THEATRICAL LIGHTING FOR STUDENT DINING STAGE.

Item	Cost	Unit	Whole Building	Original Building (1928) 53,519 ft <sup>2</sup>	Classrooms (1954) 4,818 ft <sup>2</sup>	Infill (1971) 4,686 ft <sup>2</sup>	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	\$315,115.00	Includes demo of existing fixtures
<b>Other:</b> Theatrical Lighting Upgrade	\$15,000.00	unit		1 Required			\$15,000.00	Theatrical Lighting Upgrade to Student Dining Stage.
<b>Sum:</b>			\$330,115.00	\$282,595.00	\$24,090.00	\$23,430.00		



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**Facility Assessment**

**L. Security Systems**

**Description:** The security system consists of 15 exterior mounted cameras located around the building and near the building entrances. There is 1 interior camera on the inside of the entrance door. There are 3 key card entry doors. The front door is monitored with 2 way communication and a buzzer for visitors. It is also one of the key card entrance doors. The cameras report to computer screens located in the office. DVRs record locally the feedback from the cameras. There is no remote monitoring of the video system. The interior hallways have motion sensors tied to the security system. The exterior lighting consists of building mounted lighting and provides coverage for the building entrances. There are a few parking lot pole mounted lights for site lighting that provide additional lighting coverage. The exterior lighting is adequate. The system is compliant with OSFC design manual guidelines.

**Rating:** 3 Needs Replacement

**Recommendations:** The security system meets the requirements, however the system will require replacement due to the HVAC and fire suppression replacement. 01-27-16 UPGRADE: PROVIDE FOR EXTERIOR LIGHTING FOR 1928 ORIGINAL BUILDING, 1954 ADDITION AND 1971 ADDITION.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	\$116,592.55	(complete, area of building)
Sum:			\$179,615.55	\$152,529.15	\$13,731.30	\$13,355.10		



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**Facility Assessment**

**M. Emergency/Egress Lighting**

**Description:** The overall facility is equipped with emergency egress lighting system consisting of a LED exit signs and emergency lighting with battery packs. The system is not adequately provided throughout, and but it is not compliant with OSFC design manual guidelines.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide a complete replacement of emergency egress lighting due to installation of systems outlined in J, K, and U.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>	\$63,023.00	(complete, area of building)
Sum:			\$63,023.00	\$53,519.00	\$4,818.00	\$4,686.00		



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**Facility Assessment**

**N. Fire Alarm**

**Description:** The Radionics fire alarm control panel was replaced 2 years ago. The system has horns, strobes and pull stations, however, the coverage is insufficient for the horns and strobes to meet current requirements. The system provides adequate coverage for the facility with required smoke detectors and duct detectors. The system appears to be non-addressable. This system is remotely monitored. The fire alarm system is not fully compliant with NFPA and OSFC standards. It is not likely that the current system would accommodate the addition of a fire suppression system.

**Rating:** 3 Needs Replacement

**Recommendations:** Replacement of the system will be required when the work in C - Upgrading the ventilation and air conditioning. At that time, the devices would be replaced and added to with addressable devices.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Fire Alarm System:	\$1.50	sq.ft. (of entire building addition)		53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>	\$94,534.50	(complete new system, including removal of existing)
<b>Sum:</b>			\$94,534.50	\$80,278.50	\$7,227.00	\$7,029.00		



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**Facility Assessment**

**O. Handicapped Access**

**Description:** The building is not equipped with an elevator or lifts for vertical wheelchair travel. ADA compliant door hardware, signage, drinking fountains and maneuverability are also absent from the building. Newly installed rest room stalls with grab bars as well as full height mirrors are provided.

**Rating:** 2 Needs Repair

**Recommendations:** The following should be provided to ensure accessibility throughout the building. - Elevator for 1st and 2nd levels - High contrast braille embossed signage - Lever style door operators - Wheelchair lift at the stage - Wheelchair accessible drinking fountains - wheelchair accessible toilet fixtures and stalls - ADA assist at main entrance and playground access door. 01-27-16 UPDATE: REVISE NUMBER OF STOPS FOR ELEVATOR TO 3 IN 1928 ORIGINAL BUILDING. PROVIDE POWER ASSIST DOOR OPERATOR FOR 1954 ADDITION. REWORK INTERIOR DOOR OPENINGS IN 1928 ORIGINAL BUILDING AND 1954 ADDITION TO MEET ADA.

Item	Cost	Unit	Whole Building	Original Building (1928) 53,519 ft <sup>2</sup>	Classrooms (1954) 4,818 ft <sup>2</sup>	Infill (1971) 4,686 ft <sup>2</sup>	Sum	Comments
Handicapped Hardware:	\$350.00	set		120 Required	6 Required	10 Required	\$47,600.00	(includes installation / hardware only)
Signage:	\$0.20	sq. ft. (of entire building addition)		Required	Required	Required	\$12,604.60	(per building area)
Lifts:	\$15,000.00	unit		1 Required			\$15,000.00	(complete)
Elevators:	\$42,000.00	each		3 Required			\$126,000.00	(per stop, \$84,000 minimum)
Toilet/Urinals/Sinks:	\$1,500.00	unit		4 Required			\$6,000.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		4 Required			\$4,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit		2 Required	1 Required		\$22,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$5,000.00	leaf		29 Required	1 Required		\$150,000.00	(rework opening and corridor wall to accommodate ADA standards when door opening is set back from edge of corridor and cannot accommodate a wheelchair.)
<b>Sum:</b>			\$383,704.60	\$363,703.80	\$15,563.60	\$4,437.20		



Drinking fountain not wheelchair accessible



Door hardware is not ADA compliant

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**Facility Assessment**

**P. Site Condition**

**Description:** The site performs well overall. Recent model playground equipment was observed for recreation of the students. Asphalt paved parking lots and playgrounds show some cracking, but no major damage, tripping or driving hazards were observed. Separate areas for bus and vehicular drop-off were not observed. A suitable concrete dumpster pad was not observed.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide paved areas which separate bus drop-off from vehicular drop-off. 01-27-16 UPDATE: PROVIDE FOR ADDITIONAL PARKING SPACES. STABILIZE HILLSIDE AND REPLACE STAIRS AND HANDRAILS @ MAIN ENTRANCE OF 1928 ORIGINAL BUILDING. REPLACE STAIRS, RAMPS, SIDEWALKS AND LANDSCAPING AT 1928 ORIGINAL BUILDING, DUE TO EXCAVATION FOR WATERPROOFING OF FOUNDATION WALLS. REPLACE SIDEWALKS AT 1928 ORIGINAL BUILDING. REPAINT HANDRAILS AT 1928 ORIGINAL BUILDING. PROVIDE FOR SOFT SURFACE PLAYGROUND AND HANDICAP SWING. 11-2-21 Update: Remove work completed in 2020: Concrete stair replacement and partial sidewalk replacement.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Bus Drop-Off for Elementary	\$110.00	per student		500 Required	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>	\$55,000.00	<b>Number of students should be rounded up to the nearest 100.</b> \$5500 per bus; 40 students per bus; 80% of elementary school students riding)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		300 Required			\$1,407.00	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		200 Required			\$500.00	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	\$43.00	in.ft.		210 Required			\$9,030.00	
Provide Soft Surface Playground Material:	\$30.00	sq. yard		800 Required			\$24,000.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required			\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required			\$50,000.00	Include this and one of the next two. (Applies for whole building, so only <b>one</b> addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	\$94,534.50	Include this one <b>or</b> the next. (Each addition should have this item)
<b>Other:</b> Concrete Replacement	\$24.00	sq.ft. (Qty)		1,000 Required			\$24,000.00	Replace Concrete steps and walks due to excavation required for waterproofing basement walls.
<b>Other:</b> Handicapped Playground Swing	\$900.00	unit		1 Required			\$900.00	Handicapped Playground Swing
<b>Other:</b> Parking Spaces	\$3,000.00	per unit		24 Required			\$72,000.00	Provide for additional parking spaces
<b>Sum:</b>			\$333,771.50	\$319,515.50	\$7,227.00	\$7,029.00		



No physical provisions are there to separate bus from vehicular drop-off.

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**Facility Assessment**

**Q. Sewage System**

Description: The sanitary sewer system drains to the city sewer system. Most of the sewer system is original. There are no issues with this system.

Rating: 1 Satisfactory

Recommendations: No recommendations at this time.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
				53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		

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**Facility Assessment**

**R. Water Supply**

**Description:** The 4" domestic water supply piping is galvanized piping at the pressure reducing valve and the mains and distribution piping through the building. There is no back flow preventer on the water main. There is a check valve on the boiler make-up water. The water piping in the building has been changed to copper where the restrooms have been renovated. The corrosion on the pressure reducing valve indicates it may be close to the end of its useful life. The system provides adequate pressure and capacity for the facility's needs. There is no automatic fire suppression system in the building. The existing water supply system will not provide adequate support for a future fire suppression system.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace water main to meet the sprinkler requirements and install a backflow preventer. 01-27-16 UPDATE: PROVIDE FOR BACKFLOW PREVENTOR.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Domestic Water Main	\$40.00	in.ft.		53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>	\$12,000.00	(new)
<b>Other:</b> Backflow Preventer	\$8,500.00	unit		1 Required			\$8,500.00	Install New Backflow Preventer
<b>Sum:</b>			\$20,500.00	\$20,500.00	\$0.00	\$0.00		



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**Facility Assessment**

**S. Exterior Doors**

**Description:** Exterior doors were replaced as a part of the window replacement less than 10 years ago. The doors are hollow metal white 1/2 glazed, fully glazed and flush doors. The glazed doors have vision panels with false muntins similarly to the windows.

**Rating:** 2 Needs Repair

**Recommendations:** No work is recommended at this time. 01-27-16 UPDATE: REPLACE EXTERIOR DOORS ON 1928 ORIGINAL BUILDING AND 1954 ADDITION.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
				53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
Door Leaf/Frame and Hardware	\$2,000.00	per leaf		9 Required	1 Required		\$20,000.00	(includes removal of existing)
Sum:			\$20,000.00	\$18,000.00	\$2,000.00	\$0.00		



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**Facility Assessment**

**T. Hazardous Material**

Description: Environmental data not available at time of assessment.

Rating: 1 Satisfactory

Recommendations: No work is recommended at this time.

Item	Cost	Unit	Whole Building	Original Building (1928) 53,519 ft²	Classrooms (1954) 4,818 ft²	Infill (1971) 4,686 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<a href="#">EEHA Form</a>	<a href="#">EEHA Form</a>	<a href="#">EEHA Form</a>	—	
Breeching Insulation Removal	\$10.00	sq.ft. (Qty)		400 Required	0 Required	0 Required	\$4,000.00	
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		120 Required	0 Required	0 Required	\$960.00	
Duct Insulation Removal	\$8.00	sq.ft. (Qty)		1,300 Required	0 Required	0 Required	\$10,400.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		53,519 Required	4,818 Required	4,686 Required	\$6,302.30	
Pipe Insulation Removal	\$10.00	ln.ft.		630 Required	0 Required	0 Required	\$6,300.00	
Pipe Fitting Insulation Removal	\$20.00	each		20 Required	0 Required	0 Required	\$400.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	ln.ft.		1,100 Required	100 Required	100 Required	\$19,500.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		1 Required	0 Required	0 Required	\$2,000.00	
Flexible Duct Connection Removal	\$100.00	each		4 Required	0 Required	0 Required	\$400.00	
Fire Door Removal	\$100.00	each		2 Required	0 Required	0 Required	\$200.00	See S
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		4,400 Required	400 Required	400 Required	\$10,400.00	See J
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		0 Required	4,200 Required	2,300 Required	\$19,500.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		0 Required	4,200 Required	1,150 Required	\$5,350.00	See J
Sink Undercoating Removal	\$100.00	each		2 Required	0 Required	1 Required	\$300.00	
<b>Other: EHA Other Hazard</b>	\$1.00	per unit		5,000 Required			\$5,000.00	XRF testing for lead-based paint is recommended for compliance with EPA's RRP Program.
<b>Sum:</b>			<b>\$101,012.30</b>	<b>\$70,511.90</b>	<b>\$19,581.80</b>	<b>\$10,918.60</b>		

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**Facility Assessment**

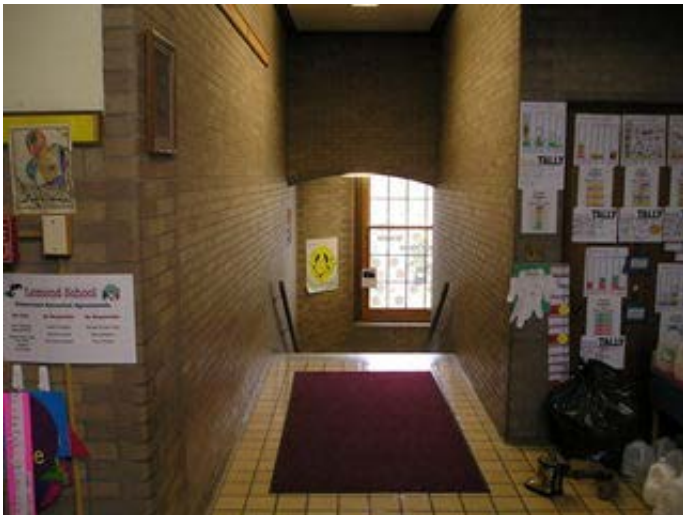
**U. Life Safety**

**Description:** The building is not equipped with an automatic fire suppression system. No provision for preventing the vertical spread of fire through the stairways was observed. The facility is NOT equipped with an emergency generator.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide an automatic fire suppression system. Provide increase water service of a capacity sufficient to support the fire suppression system, funding included in Water Service section R for new water service for fire suppression. Provide an emergency generator to meet the needs for this building. Provide a fire rated enclosure around the stairs to prevent vertical fire spread. Provide a means of fire stopping at the borrowed lights in the 2nd floor. 01-27-16 UPDATE: REPLACE STAIR TOWER HANDRAILS IN 1928 ORIGINAL BUILDING. PROVIDE FOR PRE-ACTION FIRE SUPPRESSION SYSTEM IN ATTIC SPACE OF 1928 ORIGINAL BUILDING AND 1954 ADDITION.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		53,519 Required	4,818 Required	4,686 Required	\$201,673.60	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		6 Required			\$30,000.00	(includes associated doors, door frames and hardware)
Handrails:	\$5,000.00	level		6 Required			\$30,000.00	
<b>Other:</b> Attic Sprinklers	\$3.50	sq.ft. (Qty)		14,575 Required	5,015 Required		\$68,565.00	Pre-Action Fire Suppression System for Attic Space
<b>Other:</b> Provide fire rated glass at borrowed lights in floor	\$16,000.00	lump sum		Required			\$16,000.00	Needed to prevent vertical fire spread.
<b>Sum:</b>			\$346,238.60	\$298,273.30	\$32,970.10	\$14,995.20		



This stair will foster vertical fire spread.



Glass block block in the floor may foster vertical fire spread

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**Facility Assessment**

**V. Loose Furnishings**

**Description:** The design of the furniture is dated, but the items continue to perform most of the time. Maintenance personnel indicate the repairs are needed on an ongoing basis.

**Rating:** 2 Needs Repair

**Recommendations:** Items should be replaced as they fall into disrepair. 01-27-16 UPDATE: REVISE CEFPI RATING FROM 6 TO 0-5.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
CEFPI Rating 4 to 5	\$4.00	sq.ft. (of entire building addition)		53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
				Required	Required	Required	\$252,092.00	
Sum:			\$252,092.00	\$214,076.00	\$19,272.00	\$18,744.00		

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**Facility Assessment**

**W. Technology**

**Description:** The typical classroom is equipped with 2 data ports total (1 data, 1 VOIP, CAT 5 wire). Each classroom has a dedicated wireless access point (CAT 6E wire). Each classroom has phone capable of calling the office. The phone is used system is used by the office to contact the classrooms. There is a projector and audio system in every classroom. The coax cable system in every classroom is not being replaced as it fails, as it is rarely used. Fiber is used to connect the data closets and there are 5 data closets in the High School. All data closets have color coded wires based on the service district wide. The school has a PA system, and the PA system can be used in each classroom to contact the office, however this system is not used. This system meets the OSDM requirements. The facility is not equipped with a centralized clock system. The facility has 1 computer lab for use by the students.

**Rating:** 3 Needs Replacement

**Recommendations:** The technology systems meet OSDM requirements however, will require replacement due to the HVAC and fire suppression replacement.

Item	Cost	Unit	Whole Building	Original Building (1928)	Classrooms (1954)	Infill (1971)	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	\$11.51	sq.ft. (Qty)		53,519 ft <sup>2</sup>	4,818 ft <sup>2</sup>	4,686 ft <sup>2</sup>		
				53,519 Required	4,818 Required	4,686 Required	\$725,394.73	
<b>Sum:</b>			\$725,394.73	\$616,003.69	\$55,455.18	\$53,935.86		



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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		<b>\$8,086,911.03</b>
7.00%	Construction Contingency	\$566,083.77
<b>Subtotal</b>		<b>\$8,652,994.80</b>
16.29%	Non-Construction Costs	\$1,409,572.85
<b>Total Project</b>		<b>\$10,062,567.66</b>

Construction Contingency	\$566,083.77
Non-Construction Costs	\$1,409,572.85
<b>Total for X.</b>	<b>\$1,975,656.63</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$2,595.90
Soil Borings / Phase I Envir. Report	0.10%	\$8,652.99
Agency Approval Fees (Bldg. Code)	0.25%	\$21,632.49
Construction Testing	0.40%	\$34,611.98
Printing - Bid Documents	0.15%	\$12,979.49
Advertising for Bids	0.02%	\$1,730.60
Builder's Risk Insurance	0.12%	\$10,383.59
Design Professional's Compensation	7.50%	\$648,974.61
CM Compensation	6.00%	\$519,179.69
Commissioning	0.60%	\$51,917.97
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$96,913.54
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$1,409,572.85</b>

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**School Facility Appraisal - Shaker Heights City**

<b>Name of Appraiser</b>	Bill Prenosil	<b>Date of Appraisal</b>	2015-02-17
<b>Building Name</b>	Lomond Elem		
<b>Street Address</b>	17917 Lomond Blvd		
<b>City/Town, State, Zip Code</b>	Shaker Heights, OH 44122		
<b>Telephone Number(s)</b>	(216) 295-4050		
<b>School District</b>	Shaker Heights City		

**Setting:** Urban

Site-Acreage	8.75	Building Square Footage	63,023
Grades Housed	K-4	Student Capacity	504
Number of Teaching Stations	24	Number of Floors	3
Student Enrollment	452		
Dates of Construction	1928,1954,1971		

**Energy Sources:**       Fuel Oil       Gas       Electric       Solar

**Air Conditioning:**     Roof Top       Windows Units       Central       Room Units

**Heating:**                 Central       Roof Top       Individual Unit       Forced Air

Hot Water       Steam

**Type of Construction**

Load bearing masonry

Steel frame

Concrete frame

Wood

Steel Joists

**Exterior Surfacing**

Brick

Stucco

Metal

Wood

Stone

**Floor Construction**

Wood Joists

Steel Joists

Slab on grade

Structural slab

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**Suitability Appraisal of 1.0 The School Site for Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)**

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Suitability Appraisal of **1.0 The School Site** for Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)

<b>1.0 The School Site</b>	Points Allocated	Points
<b>1.1 Site is large enough</b> to meet educational needs as defined by state and local requirements <i>The site is less than 10 acres whereas the OSDM recommends a 15 acre site for a school of this enrollment.</i>	25	18
<b>1.2 Site is easily accessible</b> and conveniently located for the present and future population <i>The site is adjacent to 3 different streets, all of which are easily reached by the community.</i>	20	20
<b>1.3 Location</b> is removed from undesirable business, industry, traffic, and natural hazards <i>Undesirable elements were not observed on or near the site.</i>	10	10
<b>1.4 Site is well landscaped and developed</b> to meet educational needs <i>Green space and plantings are located to the south, east and west of the building. Ample outdoor provisions were observed.</i>	10	8
<b>1.5 ES Well equipped playgrounds are separated</b> from streets and parking areas <b>MS Well equipped athletic and intermural areas are separated</b> from streets and parking <b>HS Well equipped athletic areas</b> are adequate with sufficient solid-surface parking <i>Play areas are adequately separated from vehicular areas.</i>	10	10
<b>1.6 Topography</b> is varied enough to provide desirable appearance and without steep inclines <i>The building is slightly elevated for stability without prohibitively steep inclines.</i>	5	5
<b>1.7 Site has stable, well drained soil free of erosion</b> <i>Erosive conditions were not observed. However, inconsistent grass coverage was observed.</i>	5	4
<b>1.8 Site is suitable for special instructional needs</b> , e.g., outdoor learning <i>Provisions for outdoor learning were not observed.</i>	5	1
<b>1.9 Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Provisions for pedestrian safety were observed.</i>	5	5
<b>1.10 ES/MS Sufficient on-site, solid surface parking</b> for faculty and staff is provided <b>HS Sufficient on-site, solid surface parking</b> is provided for faculty, students, staff and community <i>Sufficient parking is provided for staff.</i>	5	5
<b>TOTAL - 1.0 The School Site</b>	<b>100</b>	<b>86</b>

Suitability Appraisal of 2.0 Structural and Mechanical Features for Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)

2.0 Structural and Mechanical Features	Points Allocated	Points
<b>Structural</b>		
2.1 Structure meets all <b>barrier-free</b> requirements both externally and internally <i>The only wheelchair provision observed is a ramp at the northwest entrance. The building lacks an elevator, lifts, high contrast braille embossed signage, or lever door hardware.</i>	15	2
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight <i>The roof lacks adequate slope and numbers of drains to perform effectively.</i>	15	6
2.3 <b>Foundations</b> are strong and stable with no observable cracks <i>Only minor cracks were observed in the foundation.</i>	10	8
2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration <i>Expansion joints were observed only where building additions meet existing construction. Diagonal cracks over door openings were observed.</i>	10	4
2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow <i>There major points of egress are provided at the first floor corridor.</i>	10	10
2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria) <i>The walls are not insulated. However, new windows are double paned. Blown insulation was observed under the pitched roof.</i>	10	6
2.7 Structure is <b>free of friable asbestos</b> and <b>toxic materials</b> <i>Environmental data not available at time of assessment.</i>	10	10
2.8 Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes <i>There is a divider net/partition in the gymnasium. The art and music rooms are separated by a movable partition.</i>	10	9
<b>Mechanical/Electrical</b>		
2.9 <b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating <i>The majority of the classroom areas have adequate light source and the lighting is maintained and not subject to overheating.</i>	15	14
2.10 <b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements <i>The internal water supply has sufficient pressure.</i>	15	15
2.11 Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications <i>There are barely enough wall outlets to support the computer/technology equipment.</i>	15	5
2.12 <b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible <i>Disconnect switches are easily accessible and there are no provisions for the disabled.</i>	10	7
2.13 <b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are well maintained but there are limited provisions for the disabled.</i>	10	10
2.14 Number and size of <b>restrooms meet requirements</b> <i>Number of fixtures exceeds OSDM requirements and number of restrooms is adequate. Size of restrooms does not provide enough space for wheelchair accessibility.</i>	10	8
2.15 <b>Drainage systems</b> are properly maintained and meet requirements	10	9

<i>The drainage systems were reported to be in good condition but the age of the system will eventually effect it.</i>		
2.16 <b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements	10	2
<i>There is no sprinkler system and the fire alarm system does not meet NFPA and OSFC requirements</i>		
2.17 <b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas	10	10
<i>A telephone in each classroom is used for communication to the office.</i>		
2.18 <b>Exterior water supply</b> is sufficient and available for normal usage	5	3
<i>There are only a few hose bibs for the exterior of the building, which is not adequate.</i>		
<hr/>		
<b>TOTAL - 2.0 Structural and Mechanical Features</b>	<b>200</b>	<b>138</b>

Suitability Appraisal of **3.0 Plant Maintainability** for Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)

<b>3.0 Plant Maintainability</b>	Points Allocated	Points
3.1 <b>Windows, doors, and walls</b> are of material and finish requiring minimum maintenance <i>Newly replaced windows and doors of materials which should perform well for decades to come with minimal maintenance.</i>	15	15
3.2 <b>Floor surfaces</b> throughout the building require minimum care <i>Original ceramic tiles in the corridor require finishing annually. Carpet in the classrooms requires regular vacuuming, cleaning etc.</i>	15	11
3.3 <b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain <i>12" acoustic ceiling tiles are easily stained but tend not to be soiled unless there is a leak.</i>	10	5
3.4 <b>Built-in equipment</b> is designed and constructed for ease of maintenance <i>Hardwood cabinets and shelves have performed well and should continue to do so.</i>	10	8
3.5 <b>Finishes and hardware</b> , with compatible keying system, are of durable quality <i>Finish of the hardware varies throughout the school. A minimum number of keys provides school wide access.</i>	10	7
3.6 <b>Restroom fixtures</b> are wall mounted and of quality finish <i>The water closets are floor mounted and in fair condition.</i>	10	4
3.7 Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building <i>The custodial storage space is limited, but there is access to water and drain on each floor.</i>	10	5
3.8 Adequate <b>electrical outlets and power</b> , to permit routine cleaning, are available in every area <i>Outlets are not adequate to facilitate routine cleaning with ease.</i>	10	5
3.9 <b>Outdoor light fixtures, electrical outlets</b> , equipment, and other fixtures are accessible for repair and replacement <i>Most of the light fixtures are accessible, but there are limited number of electrical outlets.</i>	10	6
<b>TOTAL - 3.0 Plant Maintainability</b>	100	66



Suitability Appraisal of 4.0 Building Safety and Security for Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)

4.0 Building Safety and Security	Points Allocated	Points
<b>Site Safety</b>		
4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways <i>No physical barrier between these areas was observed.</i>	15	5
4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians <i>Paved walks are provided to and around the site.</i>	10	8
4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area <i>Signs are provided but signals are not present.</i>	5	2
4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow <i>Cars enter and exit the parking lot via a low traffic volume street.</i>	5	5
4.5 <b>ES Playground equipment</b> is free from hazard MS <b>Location and types of intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard <i>Playground hazards were not observed.</i>	5	5
<b>Building Safety</b>		
4.6 <b>The heating unit(s)</b> is located away from student occupied areas <i>Steam radiators are located in the corridors and near exterior doors, very accessible to students.</i>	20	3
4.7 Multi-story buildings have at least <b>two stairways</b> for student egress <i>3 stairways are provided for egress.</i>	15	15
4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware <i>Exterior doors open in the direction of egress and are provided panic hardware.</i>	10	10
4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits <i>The emergency lighting appears to be adequate coverage. It is likely that the emergency lighting is not on a separate circuit.</i>	10	5
4.10 <b>Classroom doors</b> are recessed and open outward <i>Classroom doors are recessed and do not interfere with the egress path.</i>	10	10
4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program <i>The building security system is adequate and meets OSFC requirements.</i>	10	10
4.12 <b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition <i>Stairs are provided non-skid surfacing.</i>	5	5
4.13 <b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair risers are greater than 6 1/2" but do not exceed 16 consecutively.</i>	5	3
4.14 <b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury <i>Wired glass was observed only at stairs. No safety provisions exist for door ways with glass.</i>	5	2
4.15 <b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall <i>Projections in the corridor are less than 8".</i>	5	5

4.16 <b>Traffic areas</b> terminate at an exit or a stairway leading to an egress	5	5
<i>A means of egress is provided at the ends of all corridors.</i>		
<b>Emergency Safety</b>	Points Allocated	Points
4.17 Adequate <b>fire safety equipment</b> is properly located	15	15
<i>Fire extinguishers were observed at or near exits.</i>		
4.18 There are at least <b>two independent exits</b> from any point in the building	15	15
<i>All areas of the building have 2 means of egress.</i>		
4.19 <b>Fire-resistant materials</b> are used throughout the structure	15	9
<i>The building is of concrete and masonry construction. The pitched roof construction is wood.</i>		
4.20 Automatic and manual <b>emergency alarm system</b> with a distinctive sound and flashing light is provided	15	5
<i>The fire alarm system does not provide adequate coverage for the facility.</i>		
<hr/>		
<b>TOTAL - 4.0 Building Safety and Security</b>	200	142

Suitability Appraisal of 5.0 Educational Adequacy for Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)

5.0 Educational Adequacy	Points Allocated	Points
<b>Academic Learning Space</b>		
5.1 <b>Size of academic learning areas</b> meets desirable standards <i>Academic classrooms average a little over 700 sq. ft. This is less than the OSDM recommended 900 sq. ft.</i>	25	15
5.2 <b>Classroom space</b> permits arrangements for small group activity <i>Most classrooms are not large enough to for different group configurations.</i>	15	9
5.3 <b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise <i>Disruptive noise was not observed near the academic areas.</i>	10	10
5.4 <b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students <i>Most classrooms are not large enough to accommodate privacy for individual students or small groups.</i>	10	4
5.5 <b>Storage for student materials</b> is adequate <i>Lockers are provided in the corridor in addition to coat hooks in some rooms.</i>	10	9
5.6 <b>Storage for teacher materials</b> is adequate <i>Teacher storage is provided inconsistently throughout the facility.</i>	10	5
<b>Special Learning Space</b>		
5.7 <b>Size of special learning area(s)</b> meets standards <i>3 classrooms are provided for special needs.</i>	15	12
5.8 <b>Design of specialized learning area(s)</b> is compatible with instructional need <i>The design of these areas does not specifically relate to the instructional need.</i>	10	4
5.9 <b>Library/Resource/Media Center</b> provides appropriate and attractive space <i>Media center space is not visually engaging. There is no use of color or contrast.</i>	10	10
5.10 <b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction <i>A gymnasium is provided.</i>	5	5
5.11 <b>ES Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction <b>MS/HS Science</b> program is provided sufficient space and equipment <i>The kindergarten space is approximately 1100 sq. ft. The design is not specific to the nature of instruction.</i>	10	9
5.12 <b>Music Program</b> is provided adequate sound treated space <i>Music room has less than 700 sq. ft. and lacks adequate storage.</i>	5	2
5.13 <b>Space for art</b> is appropriate for special instruction, supplies, and equipment <i>The art room has less than 800 sq. ft. and lacks storage space.</i>	5	2
<b>School Facility Appraisal</b>		
5.14 <b>Space for technology education</b> permits use of state-of-the-art equipment <i>The computer room is more than 1000 sq. ft.</i>	5	5
5.15 <b>Space for small groups and remedial instruction</b> is provided adjacent to classrooms	5	1

*Several sets of chairs and tables were observed in the corridors as rooms for small groups and individual instruction are not provided.*

5.16 **Storage for student and teacher material** is adequate 5 3

*Students are provided lockers and coat hooks. Storage for teacher materials is inadequate.*

**Support Space**

Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 8

*The teachers lounge and work areas are adequate as support spaces.*

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

*Food is delivered daily. Dining areas are sufficient for the student body.*

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

*Administrative areas do not relate specifically to the age of the students.*

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

*Counselors private office is 120 sq. ft.*

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

*Clinic is located beside administrative offices and well equipped for requirements.*

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

*Space for only 2 chairs is in the office.*

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

*The principal has a private office which exceeds the OSDM recommended size.*

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**TOTAL - 5.0 Educational Adequacy** 200 144

Suitability Appraisal of 6.0 Environment for Education for Lomond ES Assessment- Shaker Heights CSD - CFAP Update (11-2-21)

6.0 Environment for Education	Points Allocated	Points
<b>Exterior Environment</b>		
6.1 Overall <b>design is aesthetically pleasing</b> to age of students <i>The traditional Georgian exterior does not relate specifically to this age group.</i>	15	5
6.2 Site and building are <b>well landscaped</b> <i>Green space and plantings are provided on 3 sides of the building. Shade is provided by mature trees.</i>	10	10
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning <i>Disruptive elements were not observed.</i>	10	10
6.4 <b>Entrances and walkways</b> are <b>sheltered</b> from sun and inclement weather <i>Exterior shelter is not provided at the walk ways. Only a few feet of shelter are available at some entrances.</i>	10	3
6.5 <b>Building materials</b> provide attractive color and texture <i>The white aluminum clad windows provide an attractive contrast to the brownish red brick.</i>	5	4
<b>Interior Environment</b>		
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning <i>The use of primarily colored lockers provides a contrast against the off white and neutral backdrop of the other materials.</i>	20	17
6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building <i>Most of the areas of the building are not air conditioned.</i>	15	5
6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The ventilation system does not meet the outside air requirements.</i>	15	5
6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination <i>Many of the areas of the building meet the the required lighting level, but some do not.</i>	15	12
6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located <i>2 are available on both floors.</i>	15	13
6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization <i>A cafeteria is provided for student socialization.</i>	10	10
6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors <i>Traffic moved efficiently through the corridors.</i>	10	10
6.13 <b>Areas for students to interact</b> are suitable to the age group <i>The cafeteria is available for interaction, but not specific to the age group.</i>	10	7
6.14 <b>Large group areas are designed</b> for effective management of students <i>There are 3 ways in and out of the cafeteria. The gymnasium has 5 ways out, 3 in to the building interior.</i>	10	9
6.15 <b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control <i>Acoustic treatment throughout the building is primarily on the ceiling. Most classrooms doe have carpet,however.</i>	10	4
6.16 <b>Window design</b> contributes to a pleasant environment	10	10

*Newly replaced windows with false muntins are attractively designed and allow for high levels of natural light.*

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 8

*The design is dated, but the items continue to perform.*

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**TOTAL - 6.0 Environment for Education** 200 142

# LEED Observation Notes

<b>School District:</b>	Shaker Heights City
<b>County:</b>	Cuyahoga
<b>School District IRN:</b>	44750
<b>Building:</b>	Lomond Elem
<b>Building IRN:</b>	21279

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## Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

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## 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)

Most of the fixtures are original construction and are not low flow fixtures. Replacement of the fixtures will meet this requirement. The use of non-potable water for toilet flushing would be possible, but costly in this existing building.

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## 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 CO<sub>2</sub> 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)

There is some flat roof area where photovoltaic solar collector panels for possible on-site electrical generation. Replacement of the HVAC system would increase the efficiency, but ultimately use more energy when the outside air ventilation is increased to meet the code requirements.

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## Material & Resources

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

(source: LEED Reference Guide, 2001:167)

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## 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)

the replacement of the HVAC system will increase the IEQ to meet the requirements.

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## 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 - Shaker Heights City**

Building Name and Level: **Lomond Elem**

**K-4**

**Building features that clearly exceed criteria:**

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

**Building features that are non-existent or very inadequate:**

1. An inconsistently strewn combination of loose fiber and batt insulation was observed on the attic floor. Much of it has been matted against the floor or displaced. It is no longer providing as thermal barrier. New insulation should be provided throughout the attic. i
- 2.
- 3.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)



## **Environmental Hazards Assessment Cost Estimates**

<b>Owner:</b>	Shaker Heights City
<b>Facility:</b>	Lomond Elem
<b>Date of Initial Assessment:</b>	Feb 17, 2015
<b>Date of Assessment Update:</b>	Nov 3, 2021
<b>Cost Set:</b>	2016

<b>District IRN:</b>	44750
<b>Building IRN:</b>	21279
<b>Firm:</b>	Ohio Facilities Construction Commission

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1928 Original Building	53,519	\$70,511.90	\$55,511.90
1954 Classrooms	4,818	\$19,581.80	\$19,581.80
1971 Infill	4,686	\$10,918.60	\$10,918.60
<b>Total</b>	<b>63,023</b>	<b>\$101,012.30</b>	<b>\$86,012.30</b>
Total with Regional Cost Factor (102.31%)	—	\$103,345.68	\$87,999.18
Regional Total with Soft Costs & Contingency	—	\$128,593.34	\$109,497.65



**Environmental Hazards(Enhanced) - Shaker Heights City (44750) - Lomond Elem (21279) - Classrooms**

**Owner:** Shaker Heights City      **Bldg. IRN:** 21279  
**Facility:** Lomond Elem      **BuildingAdd:** Classrooms  
**Date On-Site:** 2015-02-17      **Consultant Name:** Gandee & Associates, Inc.

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	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	100	\$15.00	\$1,500.00
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	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	400	\$2.00	\$800.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported / Assumed Asbestos-Free Material	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	4200	\$3.00	\$12,600.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	4200	\$1.00	\$4,200.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$19,100.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$19,100.00

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

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 4818		\$0.10	\$481.80

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported	
Description	Cost Estimate
1. Costs for lead-based paint mock-ups are included in assessment for 1928 (Original Building).	\$0.00
2. See Bulk Sample Record Nos. 2, 3, 4, & 8 for sampling results in this addition.	\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b> \$0.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b> \$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A35, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b> \$19,581.80
2. A36, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b> \$19,581.80

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

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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

**Environmental Hazards(Enhanced) - Shaker Heights City (44750) - Lomond Elem (21279) - Infill**

**Owner:** Shaker Heights City **Bldg. IRN:** 21279  
**Facility:** Lomond Elem **BuildingAdd:** Infill  
**Date On-Site:** 2015-02-17 **Consultant Name:** Gandee & Associates, Inc.

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	Reported / Assumed Asbestos-Free Material	0	\$10.00	\$0.00
6. Pipe Fitting Insulation Removal	Reported / Assumed Asbestos-Free Material	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	100	\$15.00	\$1,500.00
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	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	400	\$2.00	\$800.00
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	2300	\$3.00	\$6,900.00
30. Carpet Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	1150	\$1.00	\$1,150.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Assumed Asbestos-Containing Material	1	\$100.00	\$100.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$10,450.00
36. (Sum of Lines 1-34)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$10,450.00

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

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$0.00
2. Special Engineering Fees for LBP Mock-Ups	\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$0.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 4686	4686	\$0.10	\$468.60

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported	
Description	Cost Estimate
1. Costs for lead-based paint mock-ups are included in assessment for 1928 (Original Building).	\$0.00
2. See Bulk Sample Record Nos. 6 & 7 for sampling results in this addition.	\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b> \$0.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b> \$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A35, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b> \$10,918.60
2. A36, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b> \$10,918.60

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

- a. Unless reported otherwise by the District, materials installed after 1980 are assumed to be asbestos-free.
- b. Unless reported otherwise by the District, small quantities (less than 1,000 square feet) of the following materials are assumed to be asbestos free: hard plaster, acoustical plaster and gypsum board systems; acoustical panels and tiles; fireproofing; 12"x12" floor tile and mastic.
- c. Unless reported otherwise by the District, all roofing materials are assumed to be asbestos-free.

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