

Building Information - Wickliffe City (45088) - Wickliffe Elementary School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Wickliffe_Elementary_2003_Assessment_With_2018_Cost_Set_Revised_11_02_18
Assessment Date (on-site; non-EEA)	2003-01-14
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Wickliffe Elementary School
Building IRN	20776
Building Address	1821 Lincoln Rd
Building City	Wickliffe
Building Zipcode	44092
Building Phone	440-943-0320
Acreage	2.29
Current Grades:	PK-4
Teaching Stations	38
Number of Floors	2
Student Capacity	422
Current Enrollment	558
Enrollment Date	2002-05-22
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	32
Historical Register	NO
Building's Principal	Kelly Bearer
Building Type	Elementary

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

60,974 Total Existing Square Footage
1923,1947,1963,2010 Building Dates
PK-4 Grades
558 Current Enrollment
38 Teaching Stations
2.29 Site Acreage

This facility was originally constructed in 1923 as a two-story building on the same site as Wickliffe Middle School. A basement area providing access to mechanical and crawl spaces is entered from the 1949 addition. The structure of the original building consists of concrete slabs on steel framing for the floors, load-bearing masonry walls, and wood framing for the roof. There were extensive additions in 1949 and 1963. Both additions were constructed with concrete slabs on steel framing for the floors, load-bearing masonry walls, and steel framing for the roofs.

No Significant Findings

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Building Construction Information - Wickliffe City (45088) - Wickliffe Elementary School (20776)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original	1923	no	2	23,576	no	no
Addition 1	1947	no	2	14,526	no	no
Addition 2	1963	no	2	22,072	no	no
Elevator Addition	2010	yes	0	800	no	no

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Building Component Information - Wickliffe City (45088) - Wickliffe Elementary School (20776)

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 (1923)		3808		3769	1881									
Addition 1 (1947)		2036					2200	1054						
Addition 2 (1963)		3113			195									
Elevator Addition (2010)														
Total	0	8,957	0	3,769	2,076	0	2,200	1,054	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Wickliffe Elementary School (20776)

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)																																																																			
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Cost Set: 2018				Assessment																																																																					
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A. <u>Heating System</u>			3	\$2,074,032.88		Renovation Cost Factor																																																																			
B. <u>Roofing</u>			3	\$717,406.95		Cost to Renovate (Cost Factor applied)																																																																			
C. <u>Ventilation / Air Conditioning</u>			1	\$0.00		103.60%																																																																			
D. <u>Electrical Systems</u>			3	\$976,624.02		\$11,542,402.34																																																																			
E. <u>Plumbing and Fixtures</u>			2	\$544,218.00		The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																																			
F. <u>Windows</u>			3	\$276,640.00																																																																					
G. <u>Structure: Foundation</u>			1	\$0.00																																																																					
H. <u>Structure: Walls and Chimneys</u>			2	\$100,382.50																																																																					
I. <u>Structure: Floors and Roofs</u>			2	\$70,885.50																																																																					
J. <u>General Finishes</u>			3	\$1,375,023.80																																																																					
K. <u>Interior Lighting</u>			3	\$304,870.00																																																																					
L. <u>Security Systems</u>			3	\$273,775.90																																																																					
M. <u>Emergency/Egress Lighting</u>			3	\$60,974.00																																																																					
N. <u>Fire Alarm</u>			3	\$106,704.50																																																																					
O. <u>Handicapped Access</u>			3	\$354,534.80																																																																					
P. <u>Site Condition</u>			2	\$281,969.72																																																																					
Q. <u>Sewage System</u>			1	\$0.00																																																																					
R. <u>Water Supply</u>			1	\$0.00																																																																					
S. <u>Exterior Doors</u>			3	\$32,000.00																																																																					
T. <u>Hazardous Material</u>			2	\$171,020.00																																																																					
U. <u>Life Safety</u>			3	\$230,116.80																																																																					
V. <u>Loose Furnishings</u>			3	\$300,870.00																																																																					
W. <u>Technology</u>			3	\$701,810.74																																																																					
- X. <u>Construction Contingency / Non-Construction Cost</u>			-	\$2,187,454.89																																																																					
Total				\$11,141,315.00																																																																					

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Original (1923) Summary

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)				
Name: Wickliffe Elementary School				Contact: Kelly Bearer						
Address: 1821 Lincoln Rd Wickliffe, OH 44092				Phone: 440-943-0320						
Bldg. IRN: 20776				Date Prepared: 2003-01-14		By: Jonathan Chamberlain				
				Date Revised: 2018-11-02		By: Jeff Tuckerman				
Current Grades		PK-4	Acreage:	2.29	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:	38						
Current Enrollment		558	Classrooms:	32						
Projected Enrollment		N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original	1923	no	2	23,576	1.0 The School Site	100	83	83%	Satisfactory	
Addition 1	1947	no	2	14,526	2.0 Structural and Mechanical Features	200	112	56%	Borderline	
Addition 2	1963	no	2	22,072	3.0 Plant Maintainability	100	58	58%	Borderline	
Elevator Addition	2010	yes	0	800	4.0 Building Safety and Security	200	121	61%	Borderline	
Total				60,974	5.0 Educational Adequacy	200	95	48%	Poor	
					6.0 Environment for Education	200	120	60%	Borderline	
	*HA	=	Handicapped Access		LEED Observations	—	—	—	—	
	*Rating	=	1 Satisfactory		Commentary	—	—	—	—	
		=	2 Needs Repair		Total	1000	589	59%	Borderline	
		=	3 Needs Replacement		Enhanced Environmental Hazards Assessment Cost Estimates					
	*Const P/S	=	Present/Scheduled Construction		C=Under Contract					
FACILITY ASSESSMENT				Rating	Dollar Assessment					
Cost Set: 2018										
A.	<u>Heating System</u>			3	\$804,413.12	Renovation Cost Factor				
B.	<u>Roofing</u>			3	\$328,920.05	Cost to Renovate (Cost Factor applied)				
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00	103.60%				
D.	<u>Electrical Systems</u>			3	\$382,638.48	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				
E.	<u>Plumbing and Fixtures</u>			2	\$234,032.00					
F.	<u>Windows</u>			3	\$118,365.00					
G.	<u>Structure: Foundation</u>			1	\$0.00					
H.	<u>Structure: Walls and Chimneys</u>			2	\$51,037.50					
I.	<u>Structure: Floors and Roofs</u>			2	\$70,885.50					
J.	<u>General Finishes</u>			3	\$479,262.40					
K.	<u>Interior Lighting</u>			3	\$117,880.00					
L.	<u>Security Systems</u>			3	\$167,191.60					
M.	<u>Emergency/Egress Lighting</u>			3	\$23,576.00					
N.	<u>Fire Alarm</u>			3	\$41,258.00					
O.	<u>Handicapped Access</u>			3	\$184,815.20					
P.	<u>Site Condition</u>			2	\$277,779.38					
Q.	<u>Sewage System</u>			1	\$0.00					
R.	<u>Water Supply</u>			1	\$0.00					
S.	<u>Exterior Doors</u>			3	\$16,000.00					
T.	<u>Hazardous Material</u>			2	\$54,288.00					
U.	<u>Life Safety</u>			3	\$105,443.20					
V.	<u>Loose Furnishings</u>			3	\$117,880.00					
W.	<u>Technology</u>			3	\$271,359.76					
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$939,839.79					
Total					\$4,786,864.98					

Addition 1 (1947) Summary

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)				
Name: Wickliffe Elementary School				Contact: Kelly Bearer						
Address: 1821 Lincoln Rd Wickliffe, OH 44092				Phone: 440-943-0320						
Bldg. IRN: 20776				Date Prepared: 2003-01-14		By: Jonathan Chamberlain				
				Date Revised: 2018-11-02		By: Jeff Tuckerman				
Current Grades		PK-4	Acreage:	2.29	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:	38						
Current Enrollment		558	Classrooms:	32						
Projected Enrollment		N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
<u>Original</u>	1923	no	2	23,576	<u>1.0 The School Site</u>	100	83	83%	Satisfactory	
Addition 1	1947	no	2	14,526	<u>2.0 Structural and Mechanical Features</u>	200	112	56%	Borderline	
<u>Addition 2</u>	1963	no	2	22,072	<u>3.0 Plant Maintainability</u>	100	58	58%	Borderline	
<u>Elevator Addition</u>	2010	yes	0	800	<u>4.0 Building Safety and Security</u>	200	121	61%	Borderline	
Total				60,974	<u>5.0 Educational Adequacy</u>	200	95	48%	Poor	
					<u>6.0 Environment for Education</u>	200	120	60%	Borderline	
	*HA	=	Handicapped Access		<u>LEED Observations</u>	—	—	—	—	
	*Rating	=	1 Satisfactory		<u>Commentary</u>	—	—	—	—	
		=	2 Needs Repair		Total	1000	589	59%	Borderline	
		=	3 Needs Replacement		<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>					
	*Const P/S	=	Present/Scheduled Construction		<u>C=Under Contract</u>					
FACILITY ASSESSMENT				Rating	Dollar					
Cost Set: 2018					Assessment					
A.	<u>Heating System</u>		3	\$495,627.12	-	Renovation Cost Factor				
B.	<u>Roofing</u>		3	\$170,408.20	-	Cost to Renovate (Cost Factor applied)				
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00	-	\$2,829,875.33				
D.	<u>Electrical Systems</u>		3	\$235,756.98	-	<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>				
E.	<u>Plumbing and Fixtures</u>		2	\$131,682.00	-					
F.	<u>Windows</u>		3	\$81,835.00	-					
G.	<u>Structure: Foundation</u>		1	\$0.00	-					
H.	<u>Structure: Walls and Chimneys</u>		2	\$20,505.00	-					
I.	<u>Structure: Floors and Roofs</u>		2	\$0.00	-					
J.	<u>General Finishes</u>		3	\$487,480.60	-					
K.	<u>Interior Lighting</u>		3	\$72,630.00	-					
L.	<u>Security Systems</u>		3	\$41,399.10	-					
M.	<u>Emergency/Egress Lighting</u>		3	\$14,526.00	-					
N.	<u>Fire Alarm</u>		3	\$25,420.50	-					
O.	<u>Handicapped Access</u>		3	\$83,805.20	-					
P.	<u>Site Condition</u>		2	\$1,981.77	-					
Q.	<u>Sewage System</u>		1	\$0.00	-					
R.	<u>Water Supply</u>		1	\$0.00	-					
S.	<u>Exterior Doors</u>		3	\$8,000.00	-					
T.	<u>Hazardous Material</u>		2	\$32,872.00	-					
U.	<u>Life Safety</u>		3	\$51,483.20	-					
V.	<u>Loose Furnishings</u>		3	\$72,630.00	-					
W.	<u>Technology</u>		3	\$167,194.26	-					
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$536,302.97	-					
Total					\$2,731,539.90					

Addition 2 (1963) Summary

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)																																																																			
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A.	<u>Heating System</u>		3	\$753,096.64																																																																					
B.	<u>Roofing</u>		3	\$214,598.70																																																																					
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00																																																																					
D.	<u>Electrical Systems</u>		3	\$358,228.56																																																																					
E.	<u>Plumbing and Fixtures</u>		2	\$178,504.00																																																																					
F.	<u>Windows</u>		3	\$76,440.00																																																																					
G.	<u>Structure: Foundation</u>		1	\$0.00																																																																					
H.	<u>Structure: Walls and Chimneys</u>		2	\$28,840.00																																																																					
I.	<u>Structure: Floors and Roofs</u>		2	\$0.00																																																																					
J.	<u>General Finishes</u>		3	\$395,560.80																																																																					
K.	<u>Interior Lighting</u>		3	\$110,360.00																																																																					
L.	<u>Security Systems</u>		3	\$62,905.20																																																																					
M.	<u>Emergency/Egress Lighting</u>		3	\$22,072.00																																																																					
N.	<u>Fire Alarm</u>		3	\$38,626.00																																																																					
O.	<u>Handicapped Access</u>		3	\$85,914.40																																																																					
P.	<u>Site Condition</u>		2	\$2,208.57																																																																					
Q.	<u>Sewage System</u>		1	\$0.00																																																																					
R.	<u>Water Supply</u>		1	\$0.00																																																																					
S.	<u>Exterior Doors</u>		3	\$8,000.00																																																																					
T.	<u>Hazardous Material</u>		2	\$83,860.00																																																																					
U.	<u>Life Safety</u>		3	\$70,630.40																																																																					
V.	<u>Loose Furnishings</u>		3	\$110,360.00																																																																					
W.	<u>Technology</u>		3	\$254,048.72																																																																					
- X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$697,302.81																																																																					
Total				\$3,551,556.80																																																																					
C=Under Contract																																																																									
Renovation Cost Factor					103.60%																																																																				
Cost to Renovate (Cost Factor applied)					\$3,679,412.85																																																																				
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																																									

Elevator Addition (2010) Summary

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)																																																																			
Name: Wickliffe Elementary School				Contact: Kelly Bearer																																																																					
Address: 1821 Lincoln Rd Wickliffe, OH 44092				Phone: 440-943-0320																																																																					
Bldg. IRN: 20776				Date Prepared: 2003-01-14		By: Jonathan Chamberlain																																																																			
				Date Revised: 2018-11-02		By: Jeff Tuckerman																																																																			
Current Grades		PK-4	Acreage:	2.29	Suitability Appraisal Summary																																																																				
Proposed Grades		N/A	Teaching Stations:	38																																																																					
Current Enrollment		558	Classrooms:	32	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td><u>Cover Sheet</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>1.0 The School Site</u></td> <td>100</td> <td>83</td> <td>83%</td> <td>Satisfactory</td> <td></td> </tr> <tr> <td><u>2.0 Structural and Mechanical Features</u></td> <td>200</td> <td>112</td> <td>56%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>3.0 Plant Maintainability</u></td> <td>100</td> <td>58</td> <td>58%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>4.0 Building Safety and Security</u></td> <td>200</td> <td>121</td> <td>61%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>5.0 Educational Adequacy</u></td> <td>200</td> <td>95</td> <td>48%</td> <td>Poor</td> <td></td> </tr> <tr> <td><u>6.0 Environment for Education</u></td> <td>200</td> <td>120</td> <td>60%</td> <td>Borderline</td> <td></td> </tr> <tr> <td><u>LEED Observations</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td><u>Commentary</u></td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>589</td> <td>59%</td> <td>Borderline</td> <td></td> </tr> </tbody> </table>			Section	Points Possible	Points Earned	Percentage	Rating	Category	<u>Cover Sheet</u>	—	—	—	—	—	<u>1.0 The School Site</u>	100	83	83%	Satisfactory		<u>2.0 Structural and Mechanical Features</u>	200	112	56%	Borderline		<u>3.0 Plant Maintainability</u>	100	58	58%	Borderline		<u>4.0 Building Safety and Security</u>	200	121	61%	Borderline		<u>5.0 Educational Adequacy</u>	200	95	48%	Poor		<u>6.0 Environment for Education</u>	200	120	60%	Borderline		<u>LEED Observations</u>	—	—	—	—	—	<u>Commentary</u>	—	—	—	—	—	Total	1000	589	59%	Borderline	
Section	Points Possible	Points Earned	Percentage	Rating				Category																																																																	
<u>Cover Sheet</u>	—	—	—	—	—																																																																				
<u>1.0 The School Site</u>	100	83	83%	Satisfactory																																																																					
<u>2.0 Structural and Mechanical Features</u>	200	112	56%	Borderline																																																																					
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<u>LEED Observations</u>	—	—	—	—	—																																																																				
<u>Commentary</u>	—	—	—	—	—																																																																				
Total	1000	589	59%	Borderline																																																																					
Projected Enrollment		N/A																																																																							
<u>Addition</u>	<u>Date</u>	<u>HA</u>	<u>Number of Floors</u>	<u>Current Square Feet</u>																																																																					
<u>Original</u>	1923	no	2	23,576																																																																					
<u>Addition 1</u>	1947	no	2	14,526																																																																					
<u>Addition 2</u>	1963	no	2	22,072																																																																					
Elevator Addition	2010	yes	0	800																																																																					
Total				60,974																																																																					
*HA = Handicapped Access																																																																									
*Rating =1 Satisfactory																																																																									
=2 Needs Repair																																																																									
=3 Needs Replacement																																																																									
*Const P/S = Present/Scheduled Construction																																																																									
FACILITY ASSESSMENT Cost Set: 2018				Rating	Dollar Assessment	C																																																																			
A.	<u>Heating System</u>	3	\$20,896.00	-																																																																					
B.	<u>Roofing</u>	3	\$3,480.00	-																																																																					
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00	-																																																																					
D.	<u>Electrical Systems</u>	3	\$0.00	-																																																																					
E.	<u>Plumbing and Fixtures</u>	2	\$0.00	-																																																																					
F.	<u>Windows</u>	3	\$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>	2	\$0.00	-																																																																					
J.	<u>General Finishes</u>	3	\$12,720.00	-																																																																					
K.	<u>Interior Lighting</u>	3	\$4,000.00	-																																																																					
L.	<u>Security Systems</u>	3	\$2,280.00	-																																																																					
M.	<u>Emergency/Egress Lighting</u>	3	\$800.00	-																																																																					
N.	<u>Fire Alarm</u>	3	\$1,400.00	-																																																																					
O.	<u>Handicapped Access</u>	3	\$0.00	-																																																																					
P.	<u>Site Condition</u>	2	\$0.00	-																																																																					
Q.	<u>Sewage System</u>	1	\$0.00	-																																																																					
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S.	<u>Exterior Doors</u>	3	\$0.00	-																																																																					
T.	<u>Hazardous Material</u>	2	\$0.00	-																																																																					
U.	<u>Life Safety</u>	3	\$2,560.00	-																																																																					
V.	<u>Loose Furnishings</u>	3	\$0.00	-																																																																					
W.	<u>Technology</u>	3	\$9,208.00	-																																																																					
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$14,009.31	-																																																																					
Total					\$71,353.31																																																																				
				C=Under Contract																																																																					
				Renovation Cost Factor																																																																					
				Cost to Renovate (Cost Factor applied)																																																																					
				103.60%																																																																					
				\$73,922.03																																																																					
				The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.																																																																					

A. Heating System

Description: The original 1923 building and both the 1949 and 1963 additions are all served from a central boiler plant. There are two (2) gas-fired steam boilers that were installed around 1995-1997. Low pressure steam is distributed to the unit ventilators, convectors, cabinet unit heaters, and gymnasium heating and ventilating unit in the 1923 and 1949 sections of the building. A steam-to-hot water converter located in the boiler room supplies heating water to the unit ventilators in the 1963 addition. Two (2) heating water pumps are located in the basement under the 1949 addition. A Landis & Staefa System 600 direct digital control (DDC) system was installed in 1997 to control the boiler, pumps, unit ventilators, and gymnasium heating and ventilating unit. We have assumed that the unit ventilator system does not provide sufficient outside air to meet current OMC and OSFC ventilation requirements. The school office is air conditioned by both window units and an above ceiling split system with a roof-mounted air-cooled condensing unit. The air conditioning is not sequenced with the heating system. The gymnasium heating and ventilating unit dates from the original 1923 construction. The range hood and ductwork in the kitchen do not meet code, and a single exhaust fan is installed for both the range hood and the dishwasher hood.

Rating: 3 Needs Replacement

Recommendations: Provide a complete replacement of the unit ventilator system with a ducted system that will supply conditioned air and provide the proper OMC outside air quantities to each space. Replace the steam boilers, boiler auxiliary equipment, and all steam and condensate piping with hot water boilers and new piping. Air conditioning shall be added by the installation of a chiller, chilled water piping, pumps, and cooling coils. The DDC system should be expanded to control all new HVAC systems.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft ²	Addition 1 (1947) 14,526 ft ²	Addition 2 (1963) 22,072 ft ²	Elevator Addition (2010) 800 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$1,592,640.88	(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		\$481,392.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			\$2,074,032.88	\$804,413.12	\$495,627.12	\$753,096.64	\$20,896.00		



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B. Roofing

Description: Approximately 65 percent of the roof area is a modified bitumen roofing system on concrete decks. These roof areas were installed in 1991, and they are no longer under warranty. Copings have deteriorated, and wall termination bars and flashings need repairs. The balance of the roof areas are 0.060 EPDM roofing on wood decks. These roof areas were also installed in 1991 and are no longer under warranty. Some flashings need repairs.

Rating: 3 Needs Replacement

Recommendations: Replace all roofing, copings, and flashings. Include tapered insulation to provide positive drainage. Allow for 10 percent of roof areas for deck repair/replacement.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft ²	Addition 1 (1947) 14,526 ft ²	Addition 2 (1963) 22,072 ft ²	Elevator Addition (2010) 800 ft ²	Sum	Comments
Deck Replacement:	\$5.25	sq.ft. (Qty)		2,025 Required	1,218 Required	1,822 Required		\$26,591.25	(wood or metal, including insulation)
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		15,824 Required	8,043 Required	11,036 Required		\$460,719.60	
Membrane (all types):	\$8.70	sq.ft. (Qty)					400 Required	\$3,480.00	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		653 Required	410 Required	407 Required		\$27,048.00	
Gutters/Downspouts	\$13.10	ln.ft.		40 Required				\$524.00	
Overflow Roof Drains and Piping:	\$2,500.00	each		9 Required	5 Required			\$35,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		15,824 Required	8,043 Required	11,036 Required		\$164,044.10	(tapered insulation for limited area use to correct ponding)
Sum:			\$717,406.95	\$328,920.05	\$170,408.20	\$214,598.70	\$3,480.00		



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C. Ventilation / Air Conditioning

Description: The unit ventilators throughout the building provide some ventilation air. However, the outdoor air quantities are assumed to be insufficient to meet current OMC and OSFC requirements. The gymnasium heating and ventilating unit does provide fresh air to this space, but the equipment is very old and should be replaced. Air conditioning is limited to the school office and to the clinic. There is no source of make-up air for the range hood or dishwasher hood in the kitchen.

Rating: 1 Satisfactory

Recommendations: Provide air conditioning. These costs are included in the complete HVAC system replacement in Section A (Heating System).

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
				23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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D. Electrical Systems

Description: The electrical service is located in the basement of the 1949 addition. It consists of two (2) 240/120 volt, 3-phase, 400 ampere main disconnect switches dating to the time of this addition. The service equipment is located in a dedicated area of the basement, and the power company's transformers are in an adjacent locked and fenced enclosure in the basement. The electric meters are reported to be obsolete and should be replaced. The electric service is in poor condition and is not of adequate capacity for new air conditioning loads. The electrical distribution system consists of circuit breaker panelboards located in corridors. The distribution system is in fair to poor condition and should be replaced.

Rating: 3 Needs Replacement

Recommendations: A new electrical service is required to provide additional capacity to power the proposed air conditioning. Panelboards should be replaced with new panelboards located in electrical closets. Additional branch circuits to instructional areas should be provided.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	Required		\$976,624.02	(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:			\$976,624.02	\$382,638.48	\$235,756.98	\$358,228.56	\$0.00		



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E. Plumbing and Fixtures

Description: The building water supply is from the local municipal water system. There is a backflow preventer at the water service entrance into the building. The water distribution piping throughout the building consists of both copper and galvanized piping. Water pressure is reportedly adequate. Domestic hot water is produced from an instantaneous-type gas-fired water heater installed in 1998. This meets the domestic hot water demand for the building. There is no tempering (mixing) valve on the domestic water heating system as is now required by code. The sanitary piping system is predominantly cast iron pipe, which reportedly works well. Water closets are a mix of floor and wall-mounted types, with flush valves. The lavatories are all wall-hung. The urinals are wall-hung with a central flushing system in each restroom.

Rating: 2 Needs Repair

Recommendations: Replace all galvanized domestic water piping with copper. Provide a mixing valve on the domestic hot water system. Replace all floor-mounted water closets and other aging fixtures as needed.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft ²	Addition 1 (1947) 14,526 ft ²	Addition 2 (1963) 22,072 ft ²	Elevator Addition (2010) 800 ft ²	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required		\$210,609.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required		\$210,609.00	(remove / replace)
Toilet:	\$1,500.00	unit		11 Required	11 Required	16 Required		\$57,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		6 Required	5 Required			\$16,500.00	(remove / replace)
Sink:	\$1,500.00	unit		11 Required	4 Required			\$22,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		9 Required				\$27,000.00	(double ADA)
Sum:			\$544,218.00	\$234,032.00	\$131,682.00	\$178,504.00	\$0.00		



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F. Windows

Description: The existing windows are aluminum framed awning windows. The windows contain single-pane non-insulated glass. The windows have been extensively caulked to maintain a weather-tight seal around the window perimeter.

Rating: 3 Needs Replacement

Recommendations: Replace all existing windows with thermally-broken units and insulating glass.

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
Insulated Glass/Panels:	\$65.00	sq.ft. (Qty)		23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²		
Sum:			\$276,640.00	\$118,365.00	\$81,835.00	\$76,440.00	\$0.00	\$276,640.00	(includes blinds)



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G. Structure: Foundation

Description: Foundations are masonry bearing walls with no observable cracks.

Rating: 1 Satisfactory

Recommendations: No repairs required.

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
				23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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H. Structure: Walls and Chimneys

Description: The building has masonry walls. The brick on the chimney on the south side of the building exhibits some deterioration. Repointing of approximately 650 S.F. of the joints is required. Approximately 120 S.F. of the brick on the west end of the original building needs to be removed and replaced. It exhibits out-of-plane displacement due to corrosion of steel lintels, approximately 45 lineal feet of which need to be replaced. There are no expansion joints on the exterior, and there are some expansion joint covers in some interior locations. There are open joints in the stone sill below the second story windows on the east side of the 1949 addition. Approximately 50 lineal feet of the sill needs to be repointed.

Rating: 2 Needs Repair

Recommendations: Repointing is required on the south chimney. Corroded steel lintels on the south and west walls need to be replaced. Fill joints in window sills with sealant.

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
				23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²		
Tuckpointing:	\$5.25	sq.ft. (Qty)		650 Required				\$3,412.50	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		10,870 Required	6,892 Required	7,436 Required		\$37,797.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		10,870 Required	6,892 Required	7,436 Required		\$25,198.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.			50 Required			\$275.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		120 Required				\$4,200.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	ln.ft.		45 Required				\$11,250.00	(total removal and replacement including pinning and shoring)
Other: Infill at Unit Ventilator	\$1,000.00	per unit		5 Required	3 Required	5 Required		\$13,000.00	Infill at Unit Ventilator
Other: Overhang Replacement	\$15.00	sq.ft. (Qty)				350 Required		\$5,250.00	Overhang Replacement
Sum:			\$100,382.50	\$51,037.50	\$20,505.00	\$28,840.00	\$0.00		



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I. Structure: Floors and Roofs

Description: The roof structure consists of wood framing in the original building and steel framing in the additions. The floor structure consists of concrete slabs on steel framing throughout.

Rating: 2 Needs Repair

Recommendations: Add fire rated drywall over the existing wood ceiling joists in the original building.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft ²	Addition 1 (1947) 14,526 ft ²	Addition 2 (1963) 22,072 ft ²	Elevator Addition (2010) 800 ft ²	Sum	Comments
Fire Rated Drywall over Existing Wood Ceiling Joists	\$3.50	sq.ft. (Qty)		20,253 Required				\$70,885.50	(per square feet of required drywall)
Sum:			\$70,885.50	\$70,885.50	\$0.00	\$0.00	\$0.00		



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J. General Finishes

Description: Interior walls consist of brick, structural glazed facing tile, or painted concrete masonry units. The paint colors used are generally subdued, but they are compatible with the brick and tile. Most ceilings throughout the building are 2x4 acoustic panels in fair condition. The floors and walls generally have no acoustic treatment. Tackboards and chalkboards all appear to be in good condition. There is limited storage for student belongings and coats. Doors do not have accessible hardware, and they have non-safety glass. Toilet partitions are the original metal units, and they are in poor condition. The kitchen staff oversees the food service operation for all schools. The kitchen has insufficient space. Some of the cooking appliances are not located under a cooking hood.

Rating: 3 Needs Replacement

Recommendations: Replace all ceiling tiles and suspension systems throughout due to the installation of fire protection and ducted HVAC systems. Repaint all concrete masonry and gypsum board walls. The resilient flooring and carpeting should be replaced. Provide new storage units for student belongings. See Section O (Handicapped Access) for door hardware replacement. Replace door glazing with safety or wire glass. (We estimate the cost per door for glazing replacement to be \$150.00.) Replace all toilet partitions and toilet accessories. Provide a new cooking hood for the unprotected cooking appliances.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$15.90	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$969,486.60	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall			12 Required			\$12,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)			Required			\$2,905.20	(per building area)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		10,870 Required	6,892 Required	7,436 Required		\$151,188.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)			1,054 Required			\$200,260.00	(square footage based upon only existing area of food preparation, serving, kitchen storage areas and walk-ins. Includes demolition and removal of existing kitchen equipment)
Other: Lightweight Concrete Infill	\$8.00	sq.ft. (Qty)		4,898 Required				\$39,184.00	Lightweight Concrete Infill
Sum:			\$1,375,023.80	\$479,262.40	\$487,480.60	\$395,560.80	\$12,720.00		



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K. Interior Lighting

Description: Lay-in and wrap-around type fluorescent fixtures with T8 lamps and electronic ballasts are provided in most areas except the gymnasium. The gymnasium has metal halide stem-mounted lighting fixtures. Classroom, library, and cafeteria spaces in the 1923 and 1949 sections have either 2-lamp or 4-lamp lay-in fixtures; classrooms in the 1963 addition have 2-lamp, surface mounted, wrap-around fixtures. The measured foot candles were: classroom - 40-70, library - 100, cafeteria - 24, corridors - 14, and gymnasium - 14.

Rating: 3 Needs Replacement

Recommendations: Provide for the complete lighting system replacement due to the installation of fire protection and ducted HVAC systems.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$304,870.00	Includes demo of existing fixtures
Sum:			\$304,870.00	\$117,880.00	\$72,630.00	\$110,360.00	\$4,000.00		



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L. Security Systems

Description: The security system consists of cameras at the exterior doors and limited motion detectors in corridors, in the school office, and in the library. Adequate site lighting is provided for security.

Rating: 3 Needs Replacement

Recommendations: A new OSDM compliant security system needs to be installed.

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
Security System:	\$1.85	sq. ft. (of entire building addition)		Required	Required	Required	Required	\$112,801.90	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq. ft. (of entire building addition)		Required	Required	Required	Required	\$60,974.00	(complete, area of building)
Other: Security Vestibule	\$100,000.00	allowance		Required				\$100,000.00	Security Vestibule
Sum:			\$273,775.90	\$167,191.60	\$41,399.10	\$62,905.20	\$2,280.00		



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M. Emergency/Egress Lighting

Description: The exit signs and the emergency/egress lighting utilize battery back-up fixtures. The exit signs and the emergency/egress lighting fixtures are in average condition and are not adequate.

Rating: 3 Needs Replacement

Recommendations: Additional exit signs and emergency/egress lighting is needed to meet OSDM standards.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft ²	Addition 1 (1947) 14,526 ft ²	Addition 2 (1963) 22,072 ft ²	Elevator Addition (2010) 800 ft ²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$60,974.00	(complete, area of building)
Sum:			\$60,974.00	\$23,576.00	\$14,526.00	\$22,072.00	\$800.00		



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N. Fire Alarm

Description: The fire alarm system consists of a zoned fire alarm control panel (FACP) located in the school office. There are manual fire alarm pull stations, some ceiling-mounted smoke detectors, and audible wall-mounted alarm horns. The system does not meet A.D.A. or OSDM requirements. The system is in average condition and is not adequate.

Rating: 3 Needs Replacement

Recommendations: Replace the fire alarm system with an A.D.A. compliant system, including horn/strobe devices in the corridors, instructional areas, and toilet rooms.

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²	\$106,704.50	(complete new system, including removal of existing)
Sum:			\$106,704.50	\$41,258.00	\$25,420.50	\$38,626.00	\$1,400.00		



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O. Handicapped Access

Description: The building has two floors, but a total of five levels. The interior doors do not have A.D.A. compliant hardware. No A.D.A. compliant signage has been provided. There are no A.D.A. compliant water coolers. The toilet rooms for boys, girls, and staff have not been altered for accessibility.

Rating: 3 Needs Replacement

Recommendations: Replace door hardware for A.D.A. compliance. Provide accessibility signage throughout the building. Provide one elevator for access between the first and second floors in the 1923 building, and provide wheel chair lifts at the level changes between the 1949 and 1963 additions. Water cooler and toilet fixture replacement for A.D.A. compliance is included in Section E (Plumbing and Fixtures). Provide accessible toilet facilities for staff and students. Provide one power-assist door at the main entrance.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required		\$12,034.80	(per building area)
Lifts:	\$15,000.00	unit			2 Required	2 Required		\$60,000.00	(complete)
Elevators:	\$42,000.00	each		2 Required				\$84,000.00	(per stop, \$84,000 minimum)
Toilet/Urinals/Sinks:	\$1,500.00	unit		12 Required	7 Required	4 Required		\$34,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		4 Required	3 Required			\$7,000.00	(ADA - grab bars, accessories included)
ADA Assist Door & Frame:	\$7,500.00	unit			1 Required			\$7,500.00	(openers, electrical, patching, etc)
Replace Doors:	\$1,300.00	leaf		57 Required	23 Required	35 Required		\$149,500.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Sum:			\$354,534.80	\$184,815.20	\$83,805.20	\$85,914.40	\$0.00		



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P. Site Condition

Description: The playground is well equipped and separated from the street and parking areas. The site is conveniently accessible to Euclid Avenue from Lincoln Road and is located in a quiet residential neighborhood. The site is adequately landscaped and includes educational programming. The site shows no signs of erosion. There is sufficient asphalt-paved parking in fair-to-poor condition. Concrete sidewalks, in fair condition, connect all building exits and site features. Curb cuts are provided where needed. The bus drop-off area is not segregated from other vehicular traffic. Adding a segregated bus loop is not feasible due to the lack of area. Other pedestrian and vehicular access to and through the site are adequately laid out.

Rating: 2 Needs Repair

Recommendations: Replace the asphalt parking area to the south of the building . Repair and overlay the asphalt parking/play area to the east of the building.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		23,576 Required				\$35,364.00	(up to \$100,000, per sq.ft. of school)
Asphalt Paving / New Wearing Course:	\$0.56	sq.ft. (Qty)		1,156 Required	750 Required	1,155 Required		\$1,714.16	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for High	\$68.75	per student		515 Required				\$35,406.25	(Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 50% of high school students riding)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		333 Required	333 Required	333 Required		\$4,685.31	(5 inch exterior slab)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required				\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	\$150,000.00	allowance		Required				\$150,000.00	Include this one <u>or</u> the previous. (Applies for whole building, so only one addition should have this item)
Other: Replace Chainlink Fence	\$16.00	sq.ft. (Qty)		300 Required				\$4,800.00	Replace Chainlink Fence
Sum:				\$281,969.72	\$277,779.38	\$1,981.77	\$2,208.57	\$0.00	



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Q. Sewage System

Description: Wastewater is directed from the site to the municipal wastewater treatment plant. There are no reported issues with the present sewer system.

Rating: 1 Satisfactory

Recommendations: No work is required.

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
				23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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R. Water Supply

Description: Domestic water service is supplied from the municipal water system. The water pressure is adequate, and the water quality is good. The domestic water supply line is not adequate for a future sprinkler system.

Rating: 1 Satisfactory

Recommendations: Water service would need to be extended to the building for a future sprinkler system. Costs are included in Section U (Life Safety).

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
				23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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S. Exterior Doors

Description: Exterior doors have been replaced with FRP doors for durability and ease of maintenance. New exit hardware has been provided with the new doors.

Rating: 3 Needs Replacement

Recommendations: No work required at this time.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		8 Required	4 Required	4 Required		\$32,000.00	(includes removal of existing)
Sum:			\$32,000.00	\$16,000.00	\$8,000.00	\$8,000.00	\$0.00		

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T. Hazardous Material

Description: There is some ACM pipe insulation in the basement and tunnels. There is some 9x9 resilient flooring reported, and it is assumed to be an asbestos containing material. The exterior windows caulking and glazing has not been sampled, but it has been assumed as ACM. There is concealed thermal systems insulation that is assumed to exist in accessible wall cavities, chases, and above ceilings. The data is based on 1998 Ahera 3-year reinspection documentation and visual observation. No bulk sample analysis reports were available. Electric transformers owned by the utility company are assumed to have PCB-containing oil. School district representatives reported that the electric transformers are owned by the electric company. They reported they had no information regarding the presence of PCB-containing oils in these transformers.

Rating: 2 Needs Repair

Recommendations: Remove pipe insulation in the basement and in the tunnel. Non-ACM acoustic panel ceiling removal costs are included in the complete acoustic ceiling replacement in Section J (General Finishes). Remove the resilient flooring and mastic, and remove the carpet adhered to resilient flooring and mastic under abatement procedures. The costs for new resilient flooring and carpet are included in Section J (General Finishes).

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<i>EEHA Form</i>	<i>EEHA Form</i>	<i>EEHA Form</i>		—	
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	
Pipe Insulation Removal	\$10.00	n.ft.		272 Required	412 Required	400 Required		\$10,840.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		4,456 Required	4,184 Required	22,920 Required		\$94,680.00	See J
Other: EHA ACM Other	\$1.00	per unit		28,200 Required				\$28,200.00	Window Caulking and Glazing
Other: EHA ACM Other	\$1.00	per unit			16,200 Required			\$16,200.00	Window Caulking and Glazing
Other: EHA ACM Other	\$1.00	per unit				11,100 Required		\$11,100.00	Window Caulking and Glazing
Sum:			\$171,020.00	\$54,288.00	\$32,872.00	\$83,860.00	\$0.00		

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U. Life Safety

Description: There is no fire sprinkler system in the building. The fire alarm system is reviewed in Section N (Fire Alarm). The emergency/egress lighting is reviewed in Section M (Emergency/Egress Lighting). Handrails are not ADA compliant.

Rating: 3 Needs Replacement

Recommendations: Install a sprinkler system throughout per OSDM requirements. Replace non-compliant handrails throughout.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft ²	Addition 1 (1947) 14,526 ft ²	Addition 2 (1963) 22,072 ft ²	Elevator Addition (2010) 800 ft ²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		23,576 Required	14,526 Required	22,072 Required	800 Required	\$195,116.80	(includes increase of service piping, if required)
Water Main	\$40.00	in.ft.		500 Required				\$20,000.00	(new)
Handrails:	\$5,000.00	level		1 Required	1 Required			\$10,000.00	
Other: Backflow Preventer	\$5,000.00	unit		1 Required				\$5,000.00	Backflow Preventer
Sum:			\$230,116.80	\$105,443.20	\$51,483.20	\$70,630.40	\$2,560.00		



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Facility Assessment

V. Loose Furnishings

Description: Loose furniture and equipment appear properly sized for students and are colorful. CEFPI rating is 8.

Rating: 3 Needs Replacement

Recommendations: Allow for the replacement of older furniture.

Item	Cost	Unit	Whole Building	Original (1923)	Addition 1 (1947)	Addition 2 (1963)	Elevator Addition (2010)	Sum	Comments
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		23,576 ft ²	14,526 ft ²	22,072 ft ²	800 ft ²		
Sum:			\$300,870.00	\$117,880.00	\$72,630.00	\$110,360.00	\$0.00	\$300,870.00	



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W. Technology

Description: The technology system consists of administrative telephones, televisions in the library and in instructional areas, and a fiber optic central cable distribution system to all TV locations. There is a computer lab on the second floor; however, computers and computer networking throughout the building are not OSDM compliant. The technology systems are in good condition.

Rating: 3 Needs Replacement

Recommendations: Classroom telephones are needed. An Informational Delivery System (IDS) is needed. Additional fiber optics, data cabling, and outlets are needed to comply with OSDM for a fully operational data system.

Item	Cost	Unit	Whole Building	Original (1923) 23,576 ft²	Addition 1 (1947) 14,526 ft²	Addition 2 (1963) 22,072 ft²	Elevator Addition (2010) 800 ft²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	\$11.51	sq.ft. (Qty)		23,576 Required	14,526 Required	22,072 Required	800 Required	\$701,810.74	
Sum:			\$701,810.74	\$271,359.76	\$167,194.26	\$254,048.72	\$9,208.00		



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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$8,953,860.11
7.00%	Construction Contingency	\$626,770.21
Subtotal		\$9,580,630.32
16.29%	Non-Construction Costs	\$1,560,684.68
Total Project		\$11,141,315.00

Construction Contingency	\$626,770.21
Non-Construction Costs	\$1,560,684.68
Total for X.	\$2,187,454.89

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,874.19
Soil Borings / Phase I Envir. Report	0.10%	\$9,580.63
Agency Approval Fees (Bldg. Code)	0.25%	\$23,951.58
Construction Testing	0.40%	\$38,322.52
Printing - Bid Documents	0.15%	\$14,370.95
Advertising for Bids	0.02%	\$1,916.13
Builder's Risk Insurance	0.12%	\$11,496.76
Design Professional's Compensation	7.50%	\$718,547.27
CM Compensation	6.00%	\$574,837.82
Commissioning	0.60%	\$57,483.78
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$107,303.06
Total Non-Construction Costs	16.29%	\$1,560,684.68

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School Facility Appraisal

Name of Appraiser Jeff Tuckerman **Date of Appraisal** 2003-01-14
Building Name Wickliffe Elementary School
Street Address 1821 Lincoln Rd
City/Town, State, Zip Code Wickliffe, OH 44092
Telephone Number(s) 440-943-0320
School District Wickliffe City

Setting: Small City

Site-Acreage	2.29	Building Square Footage	60,974
Grades Housed	PK-4	Student Capacity	422
Number of Teaching Stations	38	Number of Floors	2
Student Enrollment	558		
Dates of Construction	1923,1947,1963,2010		

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 Wickliffe_Elementary_2003_Assessment_With_2018_Cost_Set_Revised_11_02_18

1.0 The School Site	Points Allocated	Points
<p>1.1 Site is large enough to meet educational needs as defined by state and local requirements</p> <p><i>According to the OSDM, an elementary school requires ten acres plus one acre per hundred students. Current enrollment is 549, so 16 acres are needed. Currently, only 2.29 acres are designated to the Elementary School. The building shares a total site of 6.86 acres with the Middle School.</i></p>	25	10
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>The site is easily accessible from the main street of the city, Euclid Avenue, and is conveniently located within the city.</i></p>	20	20
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is located in a quiet residential neighborhood.</i></p>	10	10
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site is adequately landscaped and appears to have educational programming incorporated.</i></p>	10	8
<p>1.5 ES Well equipped playgrounds are separated from streets and parking areas MS Well equipped athletic and intermural areas are separated from streets and parking HS Well equipped athletic areas are adequate with sufficient solid-surface parking</p> <p><i>Playgrounds are well equipped and are separated from streets and parking areas.</i></p>	10	10
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The topography complies well with this description. The school is on a gently rolling site.</i></p>	5	5
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>The site stability seems good and has no signs of erosion.</i></p>	5	5
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>Outdoor learning areas are provided.</i></p>	5	5
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>There is a good system of sidewalks with curbcuts.</i></p>	5	5
<p>1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>All parking is asphalt-paved, and it is of sufficient quantity.</i></p>	5	5
TOTAL - 1.0 The School Site	100	83

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Wickliffe_Elementary_2003_Assessment_With_2018_Cost_Set_Revised_11_02_18

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>The structure is two floors with various levels. There is no elevator. There are knobs on the doors. There are no accessible toilet fixtures.</i>	15	3
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs are EPDM. The roofs have walk-pads to the equipment and appear to drain fairly well.</i>	15	12
2.3 Foundations are strong and stable with no observable cracks <i>No cracks were observed.</i>	10	10
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>There are no expansion joints on the exterior. There are expansion joint covers in some interior locations. No deterioration was noticed.</i>	10	8
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Efficient student traffic flow is permitted.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Energy conservation is not provided. The masonry exterior walls have little or no insulation, and there is no insulated glass.</i>	10	2
2.7 Structure is free of friable asbestos and toxic materials <i>There is some pipe insulation in the basement. There is some 9x9 floor tile (PACM).</i>	10	4
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>All walls are masonry and are not flexible.</i>	10	4
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	9
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>The water pressure is good. There is some galvanized piping and some copper piping.</i>	15	9
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Outlets have been added, and some technology has been added.</i>	15	6
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Additional wall outlets are necessary. There is minimal phone and technology cabling. There are televisions in all classrooms and in the library using the central cabling system.</i>	10	4
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are adequate in number but provisions for the disabled are not provided.</i>	10	6
2.14 Number and size of restrooms meet requirements <i>The quantity of water closets, sinks, and urinals appear adequate. A.D.A. requirements for lavatory guards, grab bars, faucets, and toilet stalls do not appear adequate.</i>	10	6
2.15 Drainage systems are properly maintained and meet requirements	10	8

Drainage systems appear to be ok.

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements 10 2

There is no sprinkler system or smoke detector system maintained. New horns/strobes required per A.D.A mounting requirements.

2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas 10 6

A two-way intercom exists although the system is old.

2.18 **Exterior water supply** is sufficient and available for normal usage 5 5

The facility uses the city water supply. Adequacy has not been determined for a fully sprinkled building.

TOTAL - 2.0 Structural and Mechanical Features 200 112

Suitability Appraisal of **3.0 Plant Maintainability** for Wickliffe_Elementary_2003_Assessment_With_2018_Cost_Set_Revised_11_02_18

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Most doors have been replaced with FRP. The exterior walls are masonry (brick and concrete masonry unit). The windows are aluminum awning and caulked and require heavy maintenance. They are the reason for the rating.</i>	15	6
3.2 Floor surfaces throughout the building require minimum care	15	12
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Most ceilings are 2x4 suspended acoustic panels.</i>	10	8
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>There is limited built-in wood shelving.</i>	10	6
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>The door hardware keying system is haphazard, and the door hardware is not handicapp accessible.</i>	10	2
3.6 Restroom fixtures are wall mounted and of quality finish <i>Water closets are floor mounted. Urinals and lavatories are wall-hung.</i>	10	6
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Several of the janitor closet spaces have no storage capability.</i>	10	4
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Receptacles are provided in corridors.</i>	10	8
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement	10	6
<hr/>		
TOTAL - 3.0 Plant Maintainability	100	58

Suitability Appraisal of 4.0 Building Safety and Security for Wickliffe_Elementary_2003_Assessment_With_2018_Cost_Set_Revised_11_02_18

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>The pedestrian crossings and vehicular traffic are not segregated.</i>	15	3
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>There is a good system of walkways.</i>	10	10
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>There is a low traffic volume during most times of the day. The traffic controls from the site are well thought out.</i>	5	5
4.4 Vehicular entrances and exits permit safe traffic flow <i>The vehicle site access is fairly laid out.</i>	5	4
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>The equipment looked good.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>The heating units are located in the boiler room below the main floor level.</i>	20	12
4.7 Multi-story buildings have at least two stairways for student egress <i>Three stairways are provided.</i>	15	12
4.8 Exterior doors open outward and are equipped with panic hardware <i>Good.</i>	10	10
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>There are insufficient egress lights in the length of the corridors.</i>	10	6
4.10 Classroom doors are recessed and open outward <i>Classroom doors are not recessed. They do open outward.</i>	10	0
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Exterior doors are locked and have keypad systems at select points for access. There are cameras at the exterior doors. There are motion sensors in the hallways, in the office, and in the library.</i>	10	6
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>The floors are well maintained.</i>	5	5
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>All stairs comply with the 7" rise and 11" tread standard.</i>	5	5
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Some glass in the doors is wire while some is just obscure.</i>	5	1
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	0

Doors extend into the corridors.

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

All corridors comply.

Emergency Safety

Points Allocated

Points

4.17 Adequate **fire safety equipment** is properly located 15 12

Fire extinguishers are adequately spaced.

4.18 There are at least **two independent exits** from any point in the building 15 15

All areas are in compliance. The cafeteria and gymnasium both have more than one means of egress.

4.19 **Fire-resistant materials** are used throughout the structure 15 6

The building is masonry and steel construction with the exception of the one-story addition for maintainence. It has wood roof rafters.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided 15 0

The only automatic audible alarm system is the fire alarm system. Other types of alarms, such as weather alerts, duress, and intruder alerts are announced via the two-way intercom system. There are insufficient horns and strobes.

TOTAL - 4.0 Building Safety and Security 200 121

Suitability Appraisal of 5.0 Educational Adequacy for Wickliffe_Elementary_2003_Assessment_With_2018_Cost_Set_Revised_11_02_18

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>Academic learning areas appear inadequate based on current enrollment.</i>	25	5
5.2 Classroom space permits arrangements for small group activity <i>Classrooms contain an open floor plan permitting arrangement for small group activities. However, compactness and density of used space in classrooms would make this complex.</i>	15	9
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>Yes.</i>	10	8
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>No personal space is provided.</i>	10	0
5.5 Storage for student materials is adequate <i>There are two small lockers. This is inadequate.</i>	10	2
5.6 Storage for teacher materials is adequate <i>Storage for teacher materials is fair.</i>	10	4
Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>The special learning areas are adequately sized to handle the current enrollment. There is no room for growth.</i>	15	10
5.8 Design of specialized learning area(s) is compatible with instructional need <i>Specialized learning areas are located in standard classroom spaces.</i>	10	8
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>This is a nice space. It is well stocked with books and has numerous tables. It is currently becoming computerized.</i>	10	8
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The gymnasium is adequate for an elementary school.</i>	5	4
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Pre-kindergarten consists of one room which is well stocked and nicely laid out. The kindergarten space is in fair condition.</i>	10	6
5.12 Music Program is provided adequate sound treated space <i>The space is adequate. However, drapes hide the supplies and the space has no sound treatment.</i>	5	1
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The art space is fair. There is little space for supplies and equipment.</i>	5	2
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment	5	3

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	0
<i>No small group space is provided.</i>		
5.16 Storage for student and teacher material is adequate	5	2
<i>There is a poor to fair amount of storage space and facilities.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	8
<i>There are several adequately sized work areas separate from the lounge. The lounge has two tables, eight chairs, and two couches.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	4
<i>The cafeteria has fourteen folding tables that seat twelve students apiece. There are four lunch periods spread between the hours of 11:30 and 1:00. The kitchen has insufficient space and oversees all three kitchens. Not all the kitchen equipment is properly protected.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	3
<i>The administrative offices are in fair condition with a generally warm feeling.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	2
<i>The counseling area consists of several rooms. It includes Room 216 two days a week. This room has good facilities. It also includes one office that is shared by two people. This office has inadequate storage space. The counseling resources also include a psychologist and a speech pathologist.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	3
<i>The clinic is adjacent to the principals office and to the staff office. There is a full time health aide. The facilities include two beds and a stocked work space. Toilet facilities are located in an adjacent space.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
<i>There is a "corridor" and counter off the main hall.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	1
<i>There are two administrative personnel. They are a part of the reception space and have no privacy. They also have a cluttered work area.</i>		
<hr/>		
TOTAL - 5.0 Educational Adequacy	200	95

Suitability Appraisal of 6.0 Environment for Education for Wickliffe_Elementary_2003_Assessment_With_2018_Cost_Set_Revised_11_02_18

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students	15	9
6.2 Site and building are well landscaped	10	8
6.3 Exterior noise and poor environment do not disrupt learning <i>The school is located in a residential neighborhood.</i>	10	10
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	8
6.5 Building materials provide attractive color and texture	5	4
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>The interior colors are compatible with other finish materials.</i>	20	16
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>There is limited air conditioning in the offices and none in the academic areas.</i>	15	9
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>There are unit vents in the classrooms. The unit ventilation system does not deliver adequate outdoor air to the building.</i>	15	3
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>There is poor lighting in the 1963 addition. The lighting has been upgraded in the 1923 and 1949 buildings.</i>	15	6
6.10 Drinking fountains and restroom facilities are conveniently located <i>The drinking fountains and teachers restroom facilities are conveniently located.</i>	15	9
6.11 Communication among students is enhanced by commons area(s) for socialization <i>No commons areas are provided except for the cafeteria and the gymnasium.</i>	10	0
6.12 Traffic flow is aided by appropriate foyers and corridors <i>The corridors are fairly sized but are hurt by the doors. There are no foyers.</i>	10	6
6.13 Areas for students to interact are suitable to the age group <i>There are areas for interaction in the gymnasium and on the playground.</i>	10	8
6.14 Large group areas are designed for effective management of students <i>The only large group areas are the gymnasium and the cafeteria.</i>	10	6
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>There is no acoustical treatment of the floors and walls except in the kindergarten rooms where the floors are carpeted. There are suspended acoustic panel ceilings.</i>	10	4
6.16 Window design contributes to a pleasant environment	10	6

Sufficient windows are provided for light and ventilation.

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

10

8

The furniture and equipment are properly sized for students and are colorful.

TOTAL - 6.0 Environment for Education

200

120

LEED Observation Notes

School District: Wickliffe City
County: Lake
School District IRN: 45088
Building: Wickliffe Elementary School
Building IRN: 20776

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points

Building Name and Level: **Wickliffe Elementary School**

PK-4

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

1. Air conditioning systems
2. Ventilation air, other than through open windows
3. Fire sprinkler system
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Wickliffe City
Facility:	Wickliffe Elementary School
Date of Initial Assessment:	Jan 14, 2003
Date of Assessment Update:	Nov 2, 2018
Cost Set:	2018

District IRN:	45088
Building IRN:	20776
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1923 Original	23,576	\$81,588.00	\$71,588.00
1947 Addition 1	14,526	\$16,672.00	\$16,672.00
1963 Addition 2	22,072	\$72,760.00	\$72,760.00
2010 Elevator Addition	800	\$0.00	\$0.00
Total	60,974	\$171,020.00	\$161,020.00
Total with Regional Cost Factor (103.60%)	—	\$177,176.72	\$166,816.72
Regional Total with Soft Costs & Contingency	—	\$220,461.52	\$207,570.55

Environmental Hazards(Enhanced) - Wickliffe City (45088) - Wickliffe Elementary School (20776) - Original

Owner: Wickliffe City **Bldg. IRN:** 20776
Facility: Wickliffe Elementary School **BuildingAdd:** Original
Date On-Site: 2003-03-27 **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	272	\$10.00	\$2,720.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Not Present	0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal	Not Present	0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	4456	\$3.00	\$13,368.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. Window Caulking and Glazing	Assumed Asbestos-Containing Material	lump sum		\$28,200.00
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$44,288.00
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$44,288.00

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)	Total Cost For Removal Of Underground Storage Tanks					\$0.00

C. Lead-Based Paint (LBP) - Renovation Only		<input type="checkbox"/> Addition Constructed after 1980
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups		\$5,000.00
2. Special Engineering Fees for LBP Mock-Ups		\$5,000.00
3. (Sum of Lines 1-2)	Total Cost for Lead-Based Paint Mock-Ups	\$10,000.00

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. 23576	0	\$0.10	\$0.00	

E. Other Environmental Hazards/Remarks		<input type="checkbox"/> None Reported
Description		Cost Estimate
1. Electric transformers (owned by the utility company) are assumed to have PCB-containing oil.		\$0.00
2. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
3. (Sum of Lines 1-1)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A36, B1, C3, D1, and E2	Total Cost for Env. Hazards Work - Renovation	\$54,288.00
2. A37, B1, D1, and E3	Total Cost for Env. Hazards Work - Demolition	\$44,288.00

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

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

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

Environmental Hazards(Enhanced) - Wickliffe City (45088) - Wickliffe Elementary School (20776) - Addition 1

Owner: Wickliffe City **Bldg. IRN:** 20776
Facility: Wickliffe Elementary School **BuildingAdd:** Addition 1
Date On-Site: 2003-03-27 **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
ACM Found	Status	Quantity	Unit Cost	Estimated Cost	
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00	
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00	
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00	
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00	
5. Pipe Insulation Removal	Reported Asbestos-Containing Material	412	\$10.00	\$4,120.00	
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00	
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00	
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00	
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	\$15.00	\$0.00	
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00	
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00	
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00	
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00	
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00	
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00	
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00	
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00	
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00	
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00	
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00	
21. Sheet Flooring with Friable Backer Removal		0	\$4.00	\$0.00	
22. Fire Door Removal		0	\$100.00	\$0.00	
23. Door and Window Panel Removal		0	\$100.00	\$0.00	
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00	
25. Soil Removal		0	\$150.00	\$0.00	
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00	
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	\$300.00	\$0.00	
28. Window Component (Compound, Tape, or Caulk) - Reno Only		0	\$300.00	\$0.00	
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	4184	\$3.00	\$12,552.00	
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00	
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00	
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00	
33. Sink Undercoating Removal		0	\$100.00	\$0.00	
34. Roofing Removal	Not Present	0	\$2.00	\$0.00	
35. Window Caulking and Glazing	Assumed Asbestos-Containing Material		lump sum	\$16,200.00	
36. (Sum of Lines 1-35)			Total Asb. Hazard Abatement Cost for Renovation Work	\$32,872.00	
37. (Sum of Lines 1-35)			Total Asb. Hazard Abatement Cost for Demolition Work	\$32,872.00	

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)					Total Cost For Removal Of Underground Storage Tanks	\$0.00

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 14526	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
	Description	Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A36, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$32,872.00
2. A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$32,872.00

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

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

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

Environmental Hazards(Enhanced) - Wickliffe City (45088) - Wickliffe Elementary School (20776) - Addition 2

Owner: Wickliffe City **Bldg. IRN:** 20776
Facility: Wickliffe Elementary School **BuildingAdd:** Addition 2
Date On-Site: 2003-03-27 **Consultant Name:**

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	400	\$10.00	\$4,000.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)		0	\$15.00	\$0.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal		0	\$4.00	\$0.00
22. Fire Door Removal		0	\$100.00	\$0.00
23. Door and Window Panel Removal		0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25. Soil Removal		0	\$150.00	\$0.00
26. Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	\$2.00	\$0.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo		0	\$300.00	\$0.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only		0	\$300.00	\$0.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	22920	\$3.00	\$68,760.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Not Present	0	\$3.00	\$0.00
33. Sink Undercoating Removal		0	\$100.00	\$0.00
34. Roofing Removal	Not Present	0	\$2.00	\$0.00
35. Window Caulking and Glazing	Assumed Asbestos-Containing Material	lump sum		\$11,100.00
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$83,860.00
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$83,860.00

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)	Total Cost For Removal Of Underground Storage Tanks				\$0.00

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 22072	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported		
	Description	Cost Estimate
1. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Renovation	\$0.00
2. (Sum of Lines 1-0)	Total Cost for Other Environmental Hazards - Demolition	\$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A36, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation	\$83,860.00
2. A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$83,860.00

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

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

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

