

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

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Wickliffe_Middle_School_2003_Assessment_10_05_18_Desktop_Update
Assessment Date (on-site; non-EEA)	2003-01-16
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Wickliffe Middle School
Building IRN	41210
Building Address	29240 Euclid Ave
Building City	Wickliffe
Building Zipcode	44092
Building Phone	440-493-3220
Acreage	4.57
Current Grades:	5-8
Teaching Stations	38
Number of Floors	2
Student Capacity	576
Current Enrollment	460
Enrollment Date	2002-05-22
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	29
Historical Register	YES
Building's Principal	Jason Conrad
Building Type	Middle

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

92,798 Total Existing Square Footage
1920,1932,1963,2011 Building Dates
5-8 Grades
460 Current Enrollment
38 Teaching Stations
4.57 Site Acreage

This facility was originally constructed in 1923 as a two-story building on the same site as Wickliffe Elementary School. A basement boiler room is entered from the 1932 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 1932 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 Middle School (41210)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
Original	1920	no	2	21,920	no	no
Addition 1	1932	no	3	27,304	no	no
Addition 2	1963	no	2	43,304	no	no
Elevator Addition	2011	no	2	270	no	no

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Building Component Information - Wickliffe City (45088) - Wickliffe Middle School (41210)

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 (1920)		3203			2015		2188	1531						
Addition 1 (1932)		5525												4850
Addition 2 (1963)		8285		5120		3297	3236							
Elevator Addition (2011)		109												
Total	0	17,122	0	5,120	2,015	3,297	5,424	1,531	0	0	0	0	0	4,850
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

Original (1920) Summary

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)	
Name: Wickliffe Middle School				Contact: Jason Conrad			
Address: 29240 Euclid Ave Wickliffe, OH 44092				Phone: 440-493-3220			
Bldg. IRN: 41210				Date Prepared: 2003-01-16		By: Jonathan Chamberlain	
				Date Revised: 2018-10-09		By: Jeff Tuckerman	
Current Grades		5-8	Acreage:		4.57		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		460	Classrooms:		29		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original		1920	no	2	21,920		
Addition 1		1932	no	3	27,304		
Addition 2		1963	no	2	43,304		
Elevator Addition		2011	no	2	270		
Total					92,798		
*HA		= Handicapped Access					
*Rating		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S		= Present/Scheduled Construction					
Suitability Appraisal Summary							
Section							
Points Possible							
Points Earned							
Percentage							
Rating							
Category							
<u>Cover Sheet</u>							
1.0 The School Site							
2.0 Structural and Mechanical Features							
3.0 Plant Maintainability							
4.0 Building Safety and Security							
5.0 Educational Adequacy							
6.0 Environment for Education							
LEED Observations							
Commentary							
Total							
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor							
Cost to Renovate (Cost Factor applied)							
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.							
FACILITY ASSESSMENT		Cost Set: 2018		Rating	Dollar Assessment		
A. Heating System				3	\$747,910.40		
B. Roofing				3	\$153,561.75		
C. Ventilation / Air Conditioning				1	\$0.00		
D. Electrical Systems				3	\$370,761.60		
E. Plumbing and Fixtures				2	\$180,440.00		
F. Windows				1	\$0.00		
G. Structure: Foundation				2	\$108,000.00		
H. Structure: Walls and Chimneys				2	\$33,485.00		
I. Structure: Floors and Roofs				1	\$0.00		
J. General Finishes				3	\$1,052,199.70		
K. Interior Lighting				3	\$109,600.00		
L. Security Systems				3	\$70,144.00		
M. Emergency/Egress Lighting				3	\$21,920.00		
N. Fire Alarm				3	\$38,360.00		
O. Handicapped Access				3	\$82,384.00		
P. Site Condition				2	\$248,723.94		
Q. Sewage System				1	\$0.00		
R. Water Supply				1	\$0.00		
S. Exterior Doors				1	\$0.00		
T. Hazardous Material				2	\$122,545.00		
U. Life Safety				3	\$110,844.00		
V. Loose Furnishings				3	\$109,600.00		
W. Technology				3	\$189,827.20		
X. Construction Contingency / Non-Construction Cost				-	-\$916,211.15		
Total					\$4,666,517.74		

Addition 1 (1932) Summary

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)	
Name: Wickliffe Middle School				Contact: Jason Conrad			
Address: 29240 Euclid Ave Wickliffe, OH 44092				Phone: 440-493-3220			
Bldg. IRN: 41210				Date Prepared: 2003-01-16		By: Jonathan Chamberlain	
				Date Revised: 2018-10-09		By: Jeff Tuckerman	
Current Grades		5-8	Acreage:		4.57		
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		460	Classrooms:		29		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original</u>		1920	no	2	21,920		
Addition 1		1932	no	3	27,304		
<u>Addition 2</u>		1963	no	2	43,304		
<u>Elevator Addition</u>		2011	no	2	270		
Total					92,798		
*HA		= Handicapped Access					
*Rating		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S		= Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2018							
A. <u>Heating System</u>				3		\$931,612.48	
B. <u>Roofing</u>				3		\$171,959.80	
C. <u>Ventilation / Air Conditioning</u>				1		\$0.00	
D. <u>Electrical Systems</u>				3		\$443,143.92	
E. <u>Plumbing and Fixtures</u>				2		\$203,128.00	
F. <u>Windows</u>				1		\$0.00	
G. <u>Structure: Foundation</u>				2		\$4,399.00	
H. <u>Structure: Walls and Chimneys</u>				2		\$82,405.00	
I. <u>Structure: Floors and Roofs</u>				1		\$0.00	
J. <u>General Finishes</u>				3		\$622,096.90	
K. <u>Interior Lighting</u>				3		\$136,520.00	
L. <u>Security Systems</u>				3		\$87,372.80	
M. <u>Emergency/Egress Lighting</u>				3		\$27,304.00	
N. <u>Fire Alarm</u>				3		\$47,782.00	
O. <u>Handicapped Access</u>				3		\$196,260.80	
P. <u>Site Condition</u>				2		\$3,835.76	
Q. <u>Sewage System</u>				1		\$0.00	
R. <u>Water Supply</u>				1		\$0.00	
S. <u>Exterior Doors</u>				1		\$0.00	
T. <u>Hazardous Material</u>				2		\$18,900.00	
U. <u>Life Safety</u>				3		\$100,172.80	
V. <u>Loose Furnishings</u>				3		\$136,520.00	
W. <u>Technology</u>				3		\$236,452.64	
- X. <u>Construction Contingency / Non-Construction Cost</u>				-		\$842,812.59	
Total						\$4,292,678.49	
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>		—		—		—	
<u>1.0 The School Site</u>		100		65		65% Borderline	
<u>2.0 Structural and Mechanical Features</u>		200		105		53% Borderline	
<u>3.0 Plant Maintainability</u>		100		64		64% Borderline	
<u>4.0 Building Safety and Security</u>		200		137		69% Borderline	
<u>5.0 Educational Adequacy</u>		200		117		59% Borderline	
<u>6.0 Environment for Education</u>		200		117		59% Borderline	
<u>LEED Observations</u>		—		—		—	
<u>Commentary</u>		—		—		—	
Total		1000		605		61% Borderline	
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
<u>Renovation Cost Factor</u>				103.60%			
<u>Cost to Renovate (Cost Factor applied)</u>				\$4,447,214.91			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

Addition 2 (1963) Summary

District: Wickliffe City				County: Lake		Area: Northeastern Ohio (8)				
Name: Wickliffe Middle School				Contact: Jason Conrad						
Address: 29240 Euclid Ave Wickliffe, OH 44092				Phone: 440-493-3220						
Bldg. IRN: 41210				Date Prepared: 2003-01-16		By: Jonathan Chamberlain				
				Date Revised: 2018-10-09		By: Jeff Tuckerman				
Current Grades		5-8	Acreage:		4.57					
Proposed Grades		N/A	Teaching Stations:		38					
Current Enrollment		460	Classrooms:		29					
Projected Enrollment		N/A								
Addition				Suitability Appraisal Summary						
Original	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
Original	1920	no	2	21,920	1.0 The School Site	100	65	65%	Borderline	
Addition 1	1932	no	3	27,304	2.0 Structural and Mechanical Features	200	105	53%	Borderline	
Addition 2	1963	no	2	43,304	3.0 Plant Maintainability	100	64	64%	Borderline	
Elevator Addition	2011	no	2	270	4.0 Building Safety and Security	200	137	69%	Borderline	
Total				92,798	5.0 Educational Adequacy	200	117	59%	Borderline	
					6.0 Environment for Education	200	117	59%	Borderline	
*HA = Handicapped Access										
*Rating =1 Satisfactory										
=2 Needs Repair										
=3 Needs Replacement										
*Const P/S = Present/Scheduled Construction										
				LEED Observations						
				Commentary						
Total						1000	605	61%	Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates										
C=Under Contract										
Renovation Cost Factor										
										103.60%
Cost to Renovate (Cost Factor applied)										\$6,780,443.66
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>										
FACILITY ASSESSMENT			Rating	Dollar Assessment						
Cost Set: 2018										
A.	Heating System		3	\$1,477,532.48						
B.	Roofing		3	\$223,356.90						
C.	Ventilation / Air Conditioning		1	\$0.00						
D.	Electrical Systems		3	\$702,823.92						
E.	Plumbing and Fixtures		2	\$358,328.00						
F.	Windows		1	\$0.00						
G.	Structure: Foundation		2	\$0.00						
H.	Structure: Walls and Chimneys		2	\$35,527.50						
I.	Structure: Floors and Roofs		1	\$0.00						
J.	General Finishes		3	\$1,060,510.40						
K.	Interior Lighting		3	\$216,520.00						
L.	Security Systems		3	\$138,572.80						
M.	Emergency/Egress Lighting		3	\$43,304.00						
N.	Fire Alarm		3	\$75,782.00						
O.	Handicapped Access		3	\$169,460.80						
P.	Site Condition		2	\$4,761.82						
Q.	Sewage System		1	\$0.00						
R.	Water Supply		1	\$0.00						
S.	Exterior Doors		1	\$0.00						
T.	Hazardous Material		2	\$14,100.00						
U.	Life Safety		3	\$147,722.80						
V.	Loose Furnishings		3	\$216,520.00						
W.	Technology		3	\$375,012.64						
X.	Construction Contingency / Non-Construction Cost		-	\$1,284,993.73						
Total				\$6,544,829.79						

A. Heating System

Description: The original 1923 building and the 1932 and 1963 additions are all served from a central boiler plant. There are three (3) gas-fired steam boilers, which all appear to be in good condition. Low pressure steam is distributed to the unit ventilators, convectors, radiators, and cabinet unit heaters in the 1923 and 1932 sections of the building. There are two (2) separate steam-to-hot water converters supplying heating water to unit ventilators in both of the 1963 additions. All of the unit ventilators were refurbished in 1997 and reportedly work properly. A Landis & Staefa System 600 direct digital control (DDC) system was installed in 1997 to control boilers, pumps, unit ventilators, and heating and ventilating units. 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, vocal room, and band room are all air conditioned from rooftop air-conditioning units. The range hood, ductwork, and exhaust fan are in fair condition, but date to the 1963 addition and should be replaced. The dishwasher hood and fan are in good condition and may be reused.

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, the 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 (1920) 21,920 ft ²	Addition 1 (1932) 27,304 ft ²	Addition 2 (1963) 43,304 ft ²	Elevator Addition (2011) 270 ft ²	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$2,423,883.76	(includes demo of existing system and reconfiguration of piping layout and new controls, air conditioning)
Convert To Ducted System	\$8.00	sq.ft. (of entire building addition)		Required	Required	Required		\$740,224.00	(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:			\$3,164,107.76	\$747,910.40	\$931,612.48	\$1,477,532.48	\$7,052.40		



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Facility Assessment

B. Roofing

Description: All roof areas are 0.060 EPDM roofing with minimal slope and some ponding. These roof areas were installed in 1991-1992, and they are no longer under warranty. Wall termination bars and flashing 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 (1920) 21,920 ft ²	Addition 1 (1932) 27,304 ft ²	Addition 2 (1963) 43,304 ft ²	Elevator Addition (2011) 270 ft ²	Sum	Comments
Deck Replacement:	\$5.25	sq.ft. (Qty)		1,795 Required	2,608 Required	3,954 Required		\$43,874.25	(wood or metal, including insulation)
Membrane (all types):	\$8.70	sq.ft. (Qty)		10,254 Required	11,097 Required	13,488 Required	270 Required	\$305,448.30	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		366 Required	520 Required	1,188 Required		\$38,161.60	
Roof Insulation:	\$4.70	sq.ft. (Qty)		10,254 Required	11,097 Required	13,488 Required		\$163,743.30	(tapered insulation for limited area use to correct ponding)
Sum:			\$551,227.45	\$153,561.75	\$171,959.80	\$223,356.90	\$2,349.00		



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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 boys gymnasium heating and ventilating unit does provide fresh air to the gym, but the equipment is 40 years old and should be replaced. Air conditioning is limited to the school office, the vocal room, and the band room. There is no make-up air to the kitchen range hood.

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 (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
				21,920 ft ²	27,304 ft ²	43,304 ft ²	270 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 1932 addition, and it consists of two (2) 240-volt, 3 phase, 400 ampere main disconnect switches. The service equipment is located in a dedicated area of the boiler room, and the power company's transformers are in an adjacent locked vault. The electric service is in fair condition, but it is not of adequate capacity for new air conditioning loads. The electrical distribution system consists of circuit breaker panelboards located in corridors. There is a stage lighting control panel located at the right of the stage. This panel dates to the 1963 addition and should be replaced. The overall electrical 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. The stage lighting control panel should be replaced.

Item	Cost	Unit	Whole Building	Original (1920) 21,920 ft ²	Addition 1 (1932) 27,304 ft ²	Addition 2 (1963) 43,304 ft ²	Elevator Addition (2011) 270 ft ²	Sum	Comments
System Replacement:	\$16,230.00	sq.ft. (of entire building addition)		Required	Required	Required		\$1,501,729.44	(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)
New Pad Mounted Transformer:	\$15,000.00	ump sum		Required				\$15,000.00	(1000 KVA - includes demo of existing system)
Sum:			\$1,516,729.44	\$370,761.60	\$443,143.92	\$702,823.92	\$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 for the toilet rooms and boys locker room in the south portion of the building is supplied from a gas-fired water heater located in the boiler room. This heater is in good condition. Another gas-fired water heater located between the second floor boys and girls toilets in the 1963 classroom addition provides hot water to the toilet rooms, art rooms, and science rooms. This heater is in good condition. Additionally, there are two (2) gas-fired water heaters located in a storeroom behind the kitchen serving the pot sink, dishwasher, etc. These heaters are in good condition. The sanitary system is predominantly cast iron pipe with no reported problems. There is a new duplex sewage ejector lift station in the basement that pumps only the basement floor drains into the overhead main sanitary system. The overall system is in fair condition. Water closets are a mix of floor-mounted and wall-hung types, with flush valves. Water closets in the 1963 classroom addition are wall-hung, A.D.A. compliant. Urinals are wall-hung, with a central flushing system.

Rating: 2 Needs Repair

Recommendations: Replace all galvanized domestic water piping with copper. Provide mixing valves on all domestic hot water systems. Replace all floor-mounted water closets, and other aging fixtures, as required.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²	\$323,848.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required		\$323,848.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit				2 Required		\$10,200.00	(remove / replace)
Toilet:	\$1,500.00	unit			6 Required	10 Required		\$24,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		4 Required		8 Required		\$18,000.00	(remove / replace)
Sink:	\$1,500.00	unit			2 Required	12 Required		\$21,000.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		7 Required				\$21,000.00	(double ADA)
Sum:			\$741,896.00	\$180,440.00	\$203,128.00	\$358,328.00	\$0.00		



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F. Windows

Description: The existing windows are single-glazed metal sash and are in poor condition. Many of the sash need to be re-glazed (putty). The windows in the 1923 and 1932 buildings appear to have been replaced at the time of the 1963 addition construction. The storefront systems for exterior doors (Section S) do not have insulated glass.

Rating: 1 Satisfactory

Recommendations: Replace all existing windows with thermally-broken units and insulating glass. Replace storefront systems for exterior doors.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
				21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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G. Structure: Foundation

Description: The entire building has load-bearing masonry walls. There is a concrete slab over the old coal bin that exhibits severe and extensive deterioration. The space below the slab should be abandoned and filled. It was reported that a termite infestation was discovered approximately fifteen years ago. The infestation was primarily in the sleepers and wood flooring over the ground level slabs on grade in the original building. Most of the wood was replaced with concrete slabs over the original slab on grade. The infestation has been abated.

Rating: 2 Needs Repair

Recommendations: Abandon the space under the deteriorated concrete slab and fill the space with concrete.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
				21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²		
Waterproofing Membrane:	\$7.00	sq.ft. (Qty)			415 Required			\$2,905.00	(include excavation and backfill)
Drainage Tile Systems / Foundation Drainage:	\$18.00	ln.ft.			83 Required			\$1,494.00	(include excavation and backfill)
Other: Fill Coal Bin	\$13,000.00	allowance		Required				\$13,000.00	fill coal bin
Other: Repair Student Dining Floor Slab	\$95,000.00	allowance		Required				\$95,000.00	Repair floor slab settlement at student dining
Sum:			\$112,399.00	\$108,000.00	\$4,399.00	\$0.00	\$0.00		



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H. Structure: Walls and Chimneys

Description: The building has masonry walls, including both brick and concrete masonry units. There are many vertical control joints in the brick exterior walls where the sealant has failed. All brick control joints require new sealant. Approximately 300 lineal feet of joints is involved. There are corroded lintels over two window openings in the south wall of the 1932 addition. Approximately 30 lineal feet should be replaced. Some of the stone sill below the first story windows on the south side of the 1932 addition exhibits excessive movement. The sill should be removed and reset. There are no expansion joints in the older sections of the building.

Rating: 2 Needs Repair

Recommendations: Recaulk all exterior joints in brick walls. Replace corroded steel lintels; replace brick. Reset stone sill on south side.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		5,734 Required	27,304 ft ² Required	43,304 ft ² Required	270 ft ²	\$42,112.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		5,734 Required	10,530 Required	11,811 Required		\$28,075.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		300 Required				\$1,650.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		200 Required				\$7,000.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	ln.ft.		30 Required				\$7,500.00	(total removal and replacement including pinning and shoring)
Sill Replacement:	\$45.00	ln.ft.			24 Required			\$1,080.00	(remove and replace)
Other: Demolish Chimney	\$50,000.00	lump sum			Required			\$50,000.00	Demolish Chimney
Other: Infill at Unit Ventilator	\$1,000.00	per unit		3 Required	5 Required	6 Required		\$14,000.00	Infill at Unit Ventilator Outside Air Grilles
Sum:			\$151,417.50	\$33,485.00	\$82,405.00	\$35,527.50	\$0.00		



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I. Structure: Floors and Roofs

Description: The original building floor construction consists of concrete slabs on steel framing with load bearing masonry walls. The roof structure is wood framing. The additions have a floor construction of steel framing with concrete slabs on load bearing walls. The roof structures are steel framing.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
				21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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J. General Finishes

Description: Most walls are brick or painted concrete masonry units, and colors in some areas feel uncomfortable. Acoustic ceilings and fluorescent lighting have been recently upgraded in the 1923 and 1932 buildings. The acoustic ceilings and lighting in the 1963 building should be upgraded. Flooring consists of resilient (VCT), carpet, wood, quarry tile, and concrete. All are in fair condition. Tackboards and chalkboards all appear to be in good condition. Lockers are in fair condition, and unused lockers are secured with steel cable to prevent damage. Doors do not have accessible hardware, and they have non-safety glass. Toilet partitions are the original metal units and are in poor condition. One of the kitchen cooking appliances is not under the cooking hood.

Rating: 3 Needs Replacement

Recommendations: Repaint all concrete masonry and gypsum board walls. Replace all ceiling tiles and suspension systems throughout due to the installation of fire protection and ducted HVAC systems. The resilient flooring and carpeting should be replaced. Replace all toilet partitions and toilet accessories. 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.) Provide a new cooking hood for the oven.

Item	Cost	Unit	Whole Building	Original (1920) 21,920 ft²	Addition 1 (1932) 27,304 ft²	Addition 2 (1963) 43,304 ft²	Elevator Addition (2011) 270 ft²	Sum	Comments
Complete Replacement of Finishes (excludes casework) (Middle):	\$12.60	sq.ft. (of entire building addition)					Required	\$3,402.00	(middle, per building area, with removal of existing)
Complete Replacement of Finishes and Casework (Middle):	\$15.90	sq.ft. (of entire building addition)		Required	Required	Required		\$1,471,195.20	(middle, per building area, with removal of existing)
Partial Casework (base and wall):	\$450.00	ln.ft.				83 Required		\$37,350.00	(refer to OSFC, OSDM for requirements)
Toilet Partitions:	\$1,000.00	per stall			8 Required	4 Required		\$12,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required		\$18,505.60	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		8,722 Required	4,850 Required	5,120 Required		\$240,192.20	(tear-out and replace per area)
Basketball Backboard Replacement	\$6,500.00	each			6 Required			\$39,000.00	(electric)
Bleacher Replacement	\$110.00	per seat		549 Required		423 Required		\$106,920.00	(based on current enrollment)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		5,734 Required	10,530 Required	20,299 Required		\$219,378.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Fryers:	\$9,800.00	per unit		1 Required				\$9,800.00	
Reach-in Refrigerator/Freezer:	\$6,433.00	per unit		2 Required				\$12,866.00	
Kitchen Exhaust Hood:	\$56,000.00	per unit		1 Required				\$56,000.00	(includes fans, exhaust & ductwork)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		2,045 Required				\$388,550.00	(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: Acoustical Treatment	\$10,000.00	lump sum			Required			\$10,000.00	Acoustical Treatment in Gymnasium
Other: Gym Stage Floor Replacement	\$12.85	sq.ft. (Qty)				1,000 Required		\$12,850.00	Replace wood stage flooring in gymnasium
Other: Light Weight Concrete Infill	\$8.00	sq.ft. (Qty)		3,150 Required				\$25,200.00	Light Weight Concrete Infill at Classrooms
Other: Replace Stage Curtain	\$75,000.00	lump sum				Required		\$75,000.00	Replace Stage Curtain
Sum:			\$2,738,209.00	\$1,052,199.70	\$622,096.90	\$1,060,510.40	\$3,402.00		



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K. Interior Lighting

Description: Lay-in and stem-mounted louvered type fluorescent fixtures with T8 lamps and electronic ballasts are generally provided in most areas, except in the gymnasiums. The gymnasiums have pendent-mounted, high bay, HID lighting fixtures. Generally, there are 2-lamp fixtures in the cafeteria, classrooms, and corridors. There are 4-lamp fixtures in the library. The measured foot candles were: classrooms - 36-78, library - 98, cafeteria - 45, corridors - 14, offices - 42, girls gym - 42, and boys gym - 28. The hallways, cafeteria, offices, and several other areas have motion sensors to control operation of the lights.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²	\$463,990.00	Includes demo of existing fixtures
Sum:			\$463,990.00	\$109,600.00	\$136,520.00	\$216,520.00	\$1,350.00		



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L. Security Systems

Description: The security system consists of three (3) cameras on the exterior of the building, a camera in the second floor fitness room, and a camera at the main entrance. Additionally, there are motion detectors in the hallways, in the school office, and outside the main gymnasium. Adequate site lighting is provided for security. The two (2) computer labs on the second floor have independent security systems with motion detectors and a key pad located outside each room in the corridor.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original (1920) 21,920 ft²	Addition 1 (1932) 27,304 ft²	Addition 2 (1963) 43,304 ft²	Elevator Addition (2011) 270 ft²	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$171,676.30	(complete, area of building)
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$125,277.30	(complete, area of building)
Sum:			\$296,953.60	\$70,144.00	\$87,372.80	\$138,572.80	\$864.00		

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M. Emergency/Egress Lighting

Description: The exit signs and the emergency/egress lighting utilize battery back-up fixtures. There has been an ongoing replacement program to change out aging emergency/egress fixtures with combination fixtures. The balance of the old fixtures must be replaced.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original (1920) 21,920 ft²	Addition 1 (1932) 27,304 ft²	Addition 2 (1963) 43,304 ft²	Elevator Addition (2011) 270 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$92,798.00	(complete, area of building)
Sum:			\$92,798.00	\$21,920.00	\$27,304.00	\$43,304.00	\$270.00		



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N. Fire Alarm

Description: The fire alarm system consists of a zoned fire alarm control panel (FACP) located in the boiler room. 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 FACP is in good condition and can likely be re-used. Various fire alarm devices are not adequate and should be replaced.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²	\$161,924.00	(complete new system, including removal of existing)
Sum:			\$161,924.00	\$38,360.00	\$47,782.00	\$75,782.00	\$0.00		



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O. Handicapped Access

Description: The building has two floors, but a total of four levels. On the first floor, ramps have been provided for accessibility. A ramp to the music area is not feasible. 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. One toilet room for boys and for girls on both floors have been partially altered for accessibility, using alternative stall layouts. The staff toilet rooms 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 first and second floors, and wheel chair lifts for access to the music area. Water cooler and toilet fixture replacement for A.D.A. compliance is included in Section E (Plumbing and Fixtures). Provide accessible staff toilet facilities.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		21,920 ft ² Required	27,304 ft ² Required	43,304 ft ² Required	270 ft ²	\$18,505.60	(per building area)
Lifts:	\$15,000.00	unit				2 Required		\$30,000.00	(complete)
Elevators:	\$42,000.00	each			2 Required			\$84,000.00	(per stop, \$84,000 minimum)
Toilet/Urinals/Sinks:	\$1,500.00	unit		3 Required	12 Required	10 Required		\$37,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		2 Required	3 Required	4 Required		\$9,000.00	(ADA - grab bars, accessories included)
Replace Doors:	\$1,300.00	leaf		55 Required	66 Required	86 Required		\$269,100.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Sum:			\$448,105.60	\$82,384.00	\$196,260.80	\$169,460.80	\$0.00		



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P. Site Condition

Description: The main site access is from Lincoln Road on the west side of the site. This area includes a drop-off circular drive, bus parking, and visitor parking. (Visitor parking is shared with the City Library.) The asphalt pavement is in fair condition with numerous cracks. The staff access and the parking and delivery areas are from Euclid Avenue on the north side of the site. This asphalt paving is also in fair condition. There are sufficient parking spaces for staff and visitors. The sidewalk system is adequate and in good condition.

Rating: 2 Needs Repair

Recommendations: Repair cracks in the asphalt drives and the parking areas. Provide new asphalt overlay in these areas.

Item	Cost	Unit	Whole Building	Original (1920) 21,920 ft²	Addition 1 (1932) 27,304 ft²	Addition 2 (1963) 43,304 ft²	Elevator Addition (2011) 270 ft²	Sum	Comments
Asphalt Paving / New Wearing Course:	\$0.56	sq.ft. (Qty)		1,824 Required	2,571 Required	3,897 Required		\$4,643.52	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for Middle	\$110.00	per student		423 Required				\$46,530.00	Number of students should be rounded up to the nearest 100. \$5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Sidewalk:	\$4.69	sq.ft. (Qty)		250 Required	300 Required	550 Required		\$5,159.00	(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 or the previous. (Applies for whole building, so only one addition should have this item)
Other: Replace Railings	\$43.00	ln.ft.			23 Required			\$989.00	Replace Railings
Sum:				\$257,321.52	\$248,723.94	\$3,835.76	\$4,761.82	\$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 sanitary sewer system.

Rating: 1 Satisfactory

Recommendations: No work is required.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
				21,920 ft ²	27,304 ft ²	43,304 ft ²	270 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 (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
				21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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S. Exterior Doors

Description: The main entrance doors consist of a glass/aluminum storefront system in fair condition. Other entries consist of newer FRP doors in glass/aluminum storefront systems in fair condition. All exit doors have panic hardware.

Rating: 1 Satisfactory

Recommendations: Replace the storefront system including doors and hardware at the main entrance (1963 Gymnasium Addition).

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
				21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$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 all accessible wall cavities, chases, and above ceilings. The data is based on the 1998 Ahera 3-year reinspection documentation and on 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 (1920) 21,920 ft²	Addition 1 (1932) 27,304 ft²	Addition 2 (1963) 43,304 ft²	Elevator Addition (2011) 270 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.		807 Required	0 Required	0 Required		\$8,070.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		31,225 Required	0 Required	0 Required		\$93,675.00	See J
Other: EHA ACM Other	\$1.00	per unit		10,800 Required				\$10,800.00	Window Caulking and Glazing
Other: EHA ACM Other	\$1.00	per unit			18,900 Required			\$18,900.00	Window Caulking and Glazing
Other: EHA ACM Other	\$1.00	per unit				14,100 Required		\$14,100.00	Window Caulking and Glazing
Sum:			\$155,545.00	\$122,545.00	\$18,900.00	\$14,100.00	\$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 system 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 all non-compliant handrails.

Item	Cost	Unit	Whole Building	Original (1920) 21,920 ft²	Addition 1 (1932) 27,304 ft²	Addition 2 (1963) 43,304 ft²	Elevator Addition (2011) 270 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		21,920 Required	27,304 Required	43,304 Required	270 Required	\$296,953.60	(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	0 Required		\$10,000.00	
Other: Backflow Preventer	\$5,000.00	unit		1 Required				\$5,000.00	Backflow Preventer
Other: Backflow Preventer	\$5,000.00	lump sum		Required				\$5,000.00	Backflow Preventer
Other: Safety Glazing	\$150.00	each		38 Required	52 Required	61 Required		\$22,650.00	Safety glazing in existing doors
Sum:			\$359,603.60	\$110,844.00	\$100,172.80	\$147,722.80	\$864.00		



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V. Loose Furnishings

Description: Furnishings consist of a variety of styles and colors of desks, lab tables, and chairs. The furnishings appear to vary in age from 10 years to 30 years. CEFPI score is 6.

Rating: 3 Needs Replacement

Recommendations: Replace older furnishings in the original 1923 building and the 1932 addition.

Item	Cost	Unit	Whole Building	Original (1920)	Addition 1 (1932)	Addition 2 (1963)	Elevator Addition (2011)	Sum	Comments
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		21,920 ft ²	27,304 ft ²	43,304 ft ²	270 ft ²		
				Required	Required	Required		\$462,640.00	
Sum:			\$462,640.00	\$109,600.00	\$136,520.00	\$216,520.00	\$0.00		



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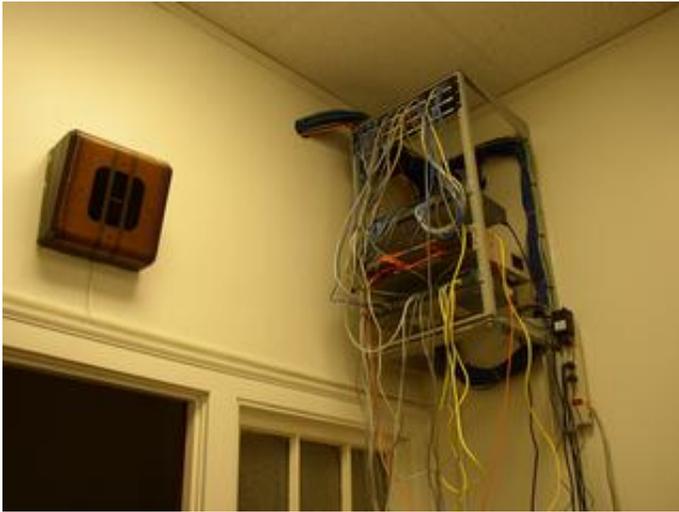
W. Technology

Description: The technology system consists of administrative telephones, televisions in the library and in instructional areas, and a video link television cable system from a central patch panel on the second floor. There is a fiber optic voice/data distribution network, originating at a distribution cabinet behind room 213. There are fiber optic distribution racks in several locations which distribute to the computer labs, classrooms, library, and other instructional areas. Computers and distribution networks throughout the building are not OSDM compliant.

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 (1920) 21,920 ft ²	Addition 1 (1932) 27,304 ft ²	Addition 2 (1963) 43,304 ft ²	Elevator Addition (2011) 270 ft ²	Sum	Comments
MS portion of building with total SF 91,651 to 100,000	\$8.66	sq.ft. (Qty)		21,920 Required	27,304 Required	43,304 Required	270 Required	\$803,630.68	
Sum:			\$803,630.68	\$189,827.20	\$236,452.64	\$375,012.64	\$2,338.20		



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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$12,478,498.15
7.00%	Construction Contingency	\$873,494.87
Subtotal		\$13,351,993.02
16.29%	Non-Construction Costs	\$2,175,039.66
Total Project		\$15,527,032.68

Construction Contingency	\$873,494.87
Non-Construction Costs	\$2,175,039.66
Total for X.	\$3,048,534.53

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$4,005.60
Soil Borings / Phase I Envir. Report	0.10%	\$13,351.99
Agency Approval Fees (Bldg. Code)	0.25%	\$33,379.98
Construction Testing	0.40%	\$53,407.97
Printing - Bid Documents	0.15%	\$20,027.99
Advertising for Bids	0.02%	\$2,670.40
Builder's Risk Insurance	0.12%	\$16,022.39
Design Professional's Compensation	7.50%	\$1,001,399.48
CM Compensation	6.00%	\$801,119.58
Commissioning	0.60%	\$80,111.96
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$149,542.32
Total Non-Construction Costs	16.29%	\$2,175,039.66

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School Facility Appraisal

Name of Appraiser Jeff Tuckerman **Date of Appraisal** 2003-01-16
Building Name Wickliffe Middle School
Street Address 29240 Euclid Ave
City/Town, State, Zip Code Wickliffe, OH 44092
Telephone Number(s) 440-493-3220
School District Wickliffe City

Setting: Small City
 Site-Acreage 4.57
 Grades Housed 5-8
 Number of Teaching Stations 38
 Student Enrollment 460
 Dates of Construction 1920,1932,1963,2011

Building Square Footage 92,798
 Student Capacity 576
 Number of Floors 2

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_Middle_School_2003_Assessment_10_05_18_Desktop_Update

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 OSDM standards, a middle school requires 20 acres plus one acre per one hundred students. For the current enrollment of 461 students, 25 acres are required, and for the maximum student capacity of the building of 887, 29 acres are required. The existing site acreage designated to the Middle School is 4.57. It shares an overall site with the Elementary School of 6.86 acres.</i></p>	25	10
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>There is access to the site from two streets, and it's in a convenient location. However, there is heavy traffic on Euclid Avenue.</i></p>	20	12
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site fronts a primary street in the city.</i></p>	10	4
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site is fairly well landscaped and fully developed.</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>The athletic areas are separated from the drives and from the parking.</i></p>	10	10
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The topography of the site is gently sloping to flat.</i></p>	5	5
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>No erosion is visible.</i></p>	5	5
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>No outdoor learning areas are provided except for physical education.</i></p>	5	4
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>The sidewalk system is adequate.</i></p>	5	4
<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>The parking for the staff is on one side. The parking is shared with the public library parking.</i></p>	5	3
TOTAL - 1.0 The School Site	100	65

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Wickliffe_Middle_School_2003_Assessment_10_05_18_Desktop_Update

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally	15	3
<i>Ramps are provided. There is not an elevator to the second floor. The knobs on the doors are not A.D.A. compliant.</i>		
2.2 Roofs appear sound, have positive drainage, and are weather tight	15	12
<i>The roof is EPDM single ply with a good slope. It appears water tight.</i>		
2.3 Foundations are strong and stable with no observable cracks	10	7
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration	10	7
<i>There are no expansion joints in the older sections of the building.</i>		
2.5 Entrances and exits are located so as to permit efficient student traffic flow	10	8
<i>There are good exit locations for traffic flow.</i>		
2.6 Building "envelope" generally provides for energy conservation (see criteria)	10	2
<i>There are masonry walls and single pane aluminum/steel casement windows. They provide for poor energy conservation.</i>		
2.7 Structure is free of friable asbestos and toxic materials	10	3
<i>There is some ACM pipe insulation. There is some 9x9 resilient flooring reported. It is assumed to be an ACM.</i>		
2.8 Interior walls permit sufficient flexibility for a variety of class sizes	10	4
<i>There are masonry walls and single pane aluminum windows. Thus, there is no to limited flexibility.</i>		
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating	15	9
<i>Most light sources appear to be okay.</i>		
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements	15	9
<i>There is good water pressure. There is some galvanized piping and some copper piping.</i>		
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications	15	6
<i>Outlets have been added, but there are still some areas where they are insufficient and additional outlets are still necessary. There is minimal phone and technology cabling. There are televisions in all classrooms with a central cabling system.</i>		
2.12 Electrical controls are safely protected with disconnect switches easily accessible	10	6
<i>Disconnects are generally accessible. The stage lighting panel is old and should be upgraded.</i>		
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled	10	6
<i>The drinking fountains are adequate in number and location but are not set up for high/low per A.D.A. requirements.</i>		
2.14 Number and size of restrooms meet requirements	10	6
<i>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>		
2.15 Drainage systems are properly maintained and meet requirements	10	8

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2
<i>There are no smoke detectors, no sprinkler system, and no strobes. Overall, the fire alarm system is old. New horns and strobes are required per A.D.A. mounting requirements.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	2
<i>There is some two-way intercom communication available, but it is old and inadequate, and it is not available in all areas.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	5
<i>Adequacy has not been determined for a fully sprinkled building.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	105

Suitability Appraisal of 3.0 Plant Maintainability for Wickliffe_Middle_School_2003_Assessment_10_05_18_Desktop_Update

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance	15	9
3.2 Floor surfaces throughout the building require minimum care <i>Floor surfaces consist of wood, 9x9 VAT, QT, and carpet. They appear to be okay.</i>	15	9
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>There are brick and concrete masonry unit walls and some wood walls. There are mostly suspended acoustic panel ceilings.</i>	10	8
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>There is minimal built-in equipment.</i>	10	8
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>There are several lockset types with different keying systems.</i>	10	2
3.6 Restroom fixtures are wall mounted and of quality finish <i>The water closets are floor mounted; the lavatories and urinals are wall mounted. The newer teachers restrooms have wall mounted water closets.</i>	10	6
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Several janitors closets are provided on each floor with storage and mop sinks.</i>	10	8
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>There is insufficient power in public spaces.</i>	10	8
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>All appear to be accessible, but there is a question on being sufficient.</i>	10	6
TOTAL - 3.0 Plant Maintainability	100	64

Suitability Appraisal of 4.0 Building Safety and Security for Wickliffe_Middle_School_2003_Assessment_10_05_18_Desktop_Update

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways	15	8
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are available.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>There is no signalization at entrance drives.</i>	5	2
4.4 Vehicular entrances and exits permit safe traffic flow <i>There is poor traffic flow due to there being a common entrance/exit from each lot.</i>	5	2
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>There is no intramural equipment except for the basketball courts.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas	20	12
4.7 Multi-story buildings have at least two stairways for student egress <i>Six open stairways are provided.</i>	15	12
4.8 Exterior doors open outward and are equipped with panic hardware <i>All doors comply.</i>	10	10
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Exit lights have been upgraded. Egress lighting is provided but is insufficient.</i>	10	6
4.10 Classroom doors are recessed and open outward <i>The doors open outwards. They are not recessed in the older portions of the building. In the newer addition they are recessed.</i>	10	6
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Exterior doors are kept locked. There are motion detectors in the hallways, in the school office, and outside the main gymnasium. There are three security cameras on the building exterior, one camera in the fitness room, and one camera at the main entrance.</i>	10	8
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>All floors are kept clean and dry.</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>The stairs are open. They comply with the rise/run requirements with the exception of one small stair which has 4" risers.</i>	5	4
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>There is wire glass in some, but not all, doors. Most glass in doors is not safety or wire.</i>	5	2
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall	5	4

Drinking fountains are in recessed alcoves.

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

All areas comply.

Emergency Safety

Points Allocated

Points

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

Fire extinguishers are properly located. The older section has stand pipe.

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

Two means of egress are provided for all spaces with an occupant load greater than fifty.

4.19 **Fire-resistant materials** are used throughout the structure 15 12

Most materials are fire-resistant.

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. However, no strobes are provided, and the alarm has a bell. Other types of alarms, such as weather alerts, duress, and intruder alerts, are announced via the intercom system.

TOTAL - 4.0 Building Safety and Security 200 137

Suitability Appraisal of 5.0 Educational Adequacy for Wickliffe_Middle_School_2003_Assessment_10_05_18_Desktop_Update

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards	25	20
<i>Academic core spaces are sufficient for the current student enrollment. For the maximum student capacity they are not sufficient as approximately 25,000 S.F. is required.</i>		
5.2 Classroom space permits arrangements for small group activity	15	6
<i>Classrooms are typically not arranged to permit small group activity.</i>		
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise	10	6
<i>This is satisfactory. The Math/Language Arts/Science is in the same area as the Industrial Arts.</i>		
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students	10	0
<i>No personal space is provided in the classrooms.</i>		
5.5 Storage for student materials is adequate	10	8
<i>Sufficiently sized lockers and storage exist in special areas.</i>		
5.6 Storage for teacher materials is adequate	10	6
<i>Storage for teacher materials is generally sufficient.</i>		
Special Learning Space		
5.7 Size of special learning area(s) meets standards	15	5
<i>Special education spaces are inadequate for the current enrollment.</i>		
5.8 Design of specialized learning area(s) is compatible with instructional need	10	8
<i>This appears satisfactory.</i>		
5.9 Library/Resource/Media Center provides appropriate and attractive space	10	8
<i>The library is attractive and well-stocked with books. It also has a book repair area.</i>		
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction	5	4
<i>The building has two gymnasiums. There is a middle school sized gymnasium which has wood flooring and padded end walls. It also serves as an auditorium with a stage. The girls gymnasium is the former high school gymnasium and has basketball goals.</i>		
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment	10	6
<i>The classrooms appear adequate.</i>		
5.12 Music Program is provided adequate sound treated space	5	2
<i>The band and vocal area has no soundproofing. The size appears adequate.</i>		
5.13 Space for art is appropriate for special instruction, supplies, and equipment	5	4
<i>There are two classrooms combined.</i>		
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment	5	4
<i>There are two well-equipped classrooms.</i>		

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2
<i>There is no space for small groups. Remedial instruction is provided in regular classrooms.</i>		
5.16 Storage for student and teacher material is adequate	5	2
<i>Storage is satisfactory in some areas but lacking in others.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	8
<i>The faculty dining is set up in the former home-economics room. The faculty work room is in the administration offices.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	8
<i>The kitchen has two service lines with sufficient storage and preparation areas. There is a large cafeteria.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	2
<i>The offices are very small and may be undersized.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	2
<i>The counselor's office is small but provides privacy. There is a minimal area for storage. There is a counselor and a psychologist.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	4
<i>The clinic is part of the administrative offices. It's well stocked and has two beds.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	1
<i>There is a very small reception space, approximately 13'x8'.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	1
<i>No privacy is provided to administrative personnel. The work space provided is minimal.</i>		
TOTAL - 5.0 Educational Adequacy	200	117

Suitability Appraisal of 6.0 Environment for Education for Wickliffe_Middle_School_2003_Assessment_10_05_18_Desktop_Update

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>There is traffic noise on the north side of the building where the wood shop and the cafeteria are located. All remaining building areas are quiet.</i>	10	6
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>All entrances are sheltered.</i>	10	10
6.5 Building materials provide attractive color and texture <i>Some exterior materials are unattractive.</i>	5	3
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>There are uncomfortable colors in some areas. The teacher's decorations help.</i>	20	12
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>Air conditioning is limited to Room 100, the Band Room, the Vocal Room, and the offices. There is no air conditioning in academic areas. All areas are heated.</i>	15	9
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The unit ventilator system does not deliver adequate outdoor air to the building. Ventilation is provided in the boys gymnasium, the band room, and the vocal room.</i>	15	3
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	8
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and restroom facilities appear adequate.</i>	15	9
6.11 Communication among students is enhanced by commons area(s) for socialization <i>No commons areas are provided.</i>	10	0
6.12 Traffic flow is aided by appropriate foyers and corridors <i>The traffic flow works well through the corridors.</i>	10	8
6.13 Areas for students to interact are suitable to the age group <i>Interaction is only in the corridors.</i>	10	6
6.14 Large group areas are designed for effective management of students <i>Large group areas are the gymnasium and the cafeteria. These have a fair layout.</i>	10	6
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>There is no sound control provided on the walls and floors. Suspended acoustical panel ceilings help.</i>	10	6
6.16 Window design contributes to a pleasant environment	10	8

There are large glass areas for daylighting and ventilation.

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

10

6

TOTAL - 6.0 Environment for Education

200

117

LEED Observation Notes

School District: Wickliffe City
County: Lake
School District IRN: 45088
Building: Wickliffe Middle School
Building IRN: 41210

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 Middle School**

5-8

Building features that clearly exceed criteria:

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

Building features that are non-existent or very inadequate:

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

[Back to Assessment Summary](#)

Environmental Hazards Assessment Cost Estimates

Owner:	Wickliffe City
Facility:	Wickliffe Middle School
Date of Initial Assessment:	Jan 16, 2003
Date of Assessment Update:	Oct 9, 2018
Cost Set:	2018

District IRN:	45088
Building IRN:	41210
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1920 Original	21,920	\$155,545.00	\$145,545.00
1932 Addition 1	27,304	\$0.00	\$0.00
1963 Addition 2	43,304	\$0.00	\$0.00
2011 Elevator Addition	270	\$0.00	\$0.00
Total	92,798	\$155,545.00	\$145,545.00
Total with Regional Cost Factor (103.60%)	—	\$161,144.62	\$150,784.62
Regional Total with Soft Costs & Contingency	—	\$200,512.73	\$187,621.76

Environmental Hazards(Enhanced) - Wickliffe City (45088) - Wickliffe Middle School (41210) - Original

Owner: Wickliffe City **Bldg. IRN:** 41210
Facility: Wickliffe Middle 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	807	\$10.00	\$8,070.00
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	31225	\$3.00	\$93,675.00
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		\$10,800.00
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$112,545.00
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$112,545.00

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. 21920	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	\$122,545.00
2. A37, B1, D1, and E3	Total Cost for Env. Hazards Work - Demolition	\$112,545.00

* 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 Middle School (41210) - Addition 1

Owner: Wickliffe City **Bldg. IRN:** 41210
Facility: Wickliffe Middle 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	Not Present	0	\$10.00	\$0.00	
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	Not Present	0	\$3.00	\$0.00	
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		\$18,900.00	
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$18,900.00	
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$18,900.00	

B. Removal Of Underground Storage Tanks <input 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. 27304	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	\$18,900.00
2. A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$18,900.00

* 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 Middle School (41210) - Addition 2

Owner: Wickliffe City **Bldg. IRN:** 41210
Facility: Wickliffe Middle 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	Not Present	0	\$10.00	\$0.00	
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	Not Present	0	\$3.00	\$0.00	
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		\$14,100.00	
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$14,100.00	
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$14,100.00	

B. Removal Of Underground Storage Tanks <input 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. 43304	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	\$14,100.00
2. A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition	\$14,100.00

* 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.
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