

**Building Information - Wickliffe City (45088) - Wickliffe High School**

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Wickliffe_High_School_2003_Assessment_10_05_18_Desktop_Update
Assessment Date (on-site; non-EEA)	2003-01-15
Kitchen Type	Full Kitchen
Cost Set:	2018
Building Name	Wickliffe High School
Building IRN	41202
Building Address	2255 Rockefeller Rd
Building City	Wickliffe
Building Zipcode	44092
Building Phone	440-944-0800
Acreage	66.00
Current Grades:	9-12
Teaching Stations	40
Number of Floors	2
Student Capacity	901
Current Enrollment	469
Enrollment Date	2002-05-22
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	27
Historical Register	<b>YES</b>
Building's Principal	Brad Leyrer
Building Type	High

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North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



#### GENERAL DESCRIPTION

**140,079** Total Existing Square Footage  
**1958,1963,1999,2013** Building Dates  
**9-12** Grades  
**469** Current Enrollment  
**40** Teaching Stations  
**66.00** Site Acreage

This facility was originally constructed in 1958 as a two-story building. A basement area housing locker rooms is located under the gymnasium. The structure of the original building consists of a cast-in-place concrete frame, with the exception of the gymnasium. The gymnasium is steel frame construction. In 1963, there were two additions. One was the classroom wing at the south end of the building, and it was built with a cast-in-place concrete frame. The other addition consisted of the shops at the north end, and it was a one-story structure with a precast concrete roof. A third addition was constructed in 1999 using steel framing.

*No Significant Findings*

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**Building Construction Information - Wickliffe City (45088) - Wickliffe High School (41202)**

<b>Name</b>	<b>Year</b>	<b>Handicapped Access</b>	<b>Floors</b>	<b>Square Feet</b>	<b>Non OSDM Addition</b>	<b>Built Under ELPP</b>
Original	1958	no	2	65,334	no	no
Addition 1	1963	no	2	70,460	no	no
Addition 2	1999	yes	1	3,879	no	no
Elevator Addition	2013	yes	2	406	no	no

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**Building Component Information - Wickliffe City (45088) - Wickliffe High School (41202)**

<b>Addition</b>	<b>Auditorium Fixed Seating</b>	<b>Corridors</b>	<b>Agricultural Education Lab</b>	<b>Primary Gymnasium</b>	<b>Media Center</b>	<b>Vocational Space</b>	<b>Student Dining</b>	<b>Kitchen</b>	<b>Natatorium</b>	<b>Indoor Tracks</b>	<b>Adult Education</b>	<b>Board Offices</b>	<b>Outside Agencies</b>	<b>Auxiliary Gymnasium</b>
Original (1958)		12338		8722	2100		3600	2045						
Addition 1 (1963)		12135			2720									
Addition 2 (1999)														
Elevator Addition (2013)		114												
<b>Total</b>	<b>0</b>	<b>24,587</b>	<b>0</b>	<b>8,722</b>	<b>4,820</b>	<b>0</b>	<b>3,600</b>	<b>2,045</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Master Planning Considerations</b>														

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# Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

## Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Wickliffe High School (41202)

<b>District:</b> Wickliffe City				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Wickliffe High School				<b>Contact:</b> Brad Leyrer			
<b>Address:</b> 2255 Rockefeller Rd Wickliffe, OH 44092				<b>Phone:</b> 440-944-0800			
<b>Bldg. IRN:</b> 41202				<b>Date Prepared:</b> 2003-01-15		<b>By:</b> Jonathan Chamberlain	
				<b>Date Revised:</b> 2018-10-09		<b>By:</b> Jeff Tuckerman	
Current Grades		9-12	Acreage:		66.00		
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		469	Classrooms:		27		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
<u>Original</u>		1958	no	2	65,334		
<u>Addition 1</u>		1963	no	2	70,460		
<u>Addition 2</u>		1999	yes	1	3,879		
<u>Elevator Addition</u>		2013	yes	2	406		
<b>Total</b>					<b>140,079</b>		
*HA		=	Handicapped Access				
*Rating		=1	Satisfactory				
		=2	Needs Repair				
		=3	Needs Replacement				
*Const P/S		=	Present/Scheduled Construction				
<b>FACILITY ASSESSMENT</b> Cost Set: 2018				Rating	Dollar Assessment		
A. <u>Heating System</u>				3	\$4,776,247.48		
B. <u>Roofing</u>				3	\$1,521,821.90		
C. <u>Ventilation / Air Conditioning</u>				1	\$0.00		
D. <u>Electrical Systems</u>				3	\$2,273,482.17		
E. <u>Plumbing and Fixtures</u>				2	\$628,638.00		
F. <u>Windows</u>				2	\$260,000.00		
G. <u>Structure: Foundation</u>				2	\$29,000.00		
H. <u>Structure: Walls and Chimneys</u>				2	\$169,952.50		
I. <u>Structure: Floors and Roofs</u>				1	\$0.00		
J. <u>General Finishes</u>				3	\$3,299,954.20		
K. <u>Interior Lighting</u>				3	\$700,395.00		
L. <u>Security Systems</u>				3	\$399,225.15		
M. <u>Emergency/Egress Lighting</u>				3	\$140,079.00		
N. <u>Fire Alarm</u>				3	\$244,427.75		
O. <u>Handicapped Access</u>				3	\$434,715.80		
P. <u>Site Condition</u>				2	\$323,222.68		
Q. <u>Sewage System</u>				1	\$0.00		
R. <u>Water Supply</u>				1	\$0.00		
S. <u>Exterior Doors</u>				3	\$11,000.00		
T. <u>Hazardous Material</u>				2	\$169,638.00		
U. <u>Life Safety</u>				3	\$505,602.80		
V. <u>Loose Furnishings</u>				3	\$698,365.00		
W. <u>Technology</u>				3	\$1,979,806.04		
- X. <u>Construction Contingency / Non-Construction Cost</u>				-	\$4,535,625.30		
<b>Total</b>					<b>\$23,101,198.77</b>		
<b>Suitability Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>		<b>Points Earned</b>		<b>Percentage Rating Category</b>	
<u>Cover Sheet</u>							
1.0 The School Site		100	85	85%	Satisfactory		
2.0 Structural and Mechanical Features		200	129	65%	Borderline		
3.0 Plant Maintainability		100	73	73%	Satisfactory		
4.0 Building Safety and Security		200	139	70%	Satisfactory		
5.0 Educational Adequacy		200	133	67%	Borderline		
6.0 Environment for Education		200	148	74%	Satisfactory		
LEED Observations		—		—		—	
Commentary		—		—		—	
<b>Total</b>		<b>1000</b>	<b>707</b>	<b>71%</b>	<b>Satisfactory</b>		
<u>Enhanced Environmental Hazards Assessment Cost Estimates</u>							
<u>C=Under Contract</u>							
Renovation Cost Factor				103.60%			
Cost to Renovate (Cost Factor applied)				\$23,932,841.92			
<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>							

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Addition 1 (1963) Summary

<b>District:</b> Wickliffe City				<b>County:</b> Lake		<b>Area:</b> Northeastern Ohio (8)	
<b>Name:</b> Wickliffe High School				<b>Contact:</b> Brad Leyrer			
<b>Address:</b> 2255 Rockefeller Rd Wickliffe, OH 44092				<b>Phone:</b> 440-944-0800			
<b>Bldg. IRN:</b> 41202				<b>Date Prepared:</b> 2003-01-15		<b>By:</b> Jonathan Chamberlain	
				<b>Date Revised:</b> 2018-10-09		<b>By:</b> Jeff Tuckerman	
Current Grades		9-12	Acreage:		66.00	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		40		
Current Enrollment		469	Classrooms:		27		
Projected Enrollment		N/A					
<b>Addition</b>	<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>		<b>Section</b>	<b>Points Possible</b>
<u>Original</u>	1958	no	2	65,334		<u>1.0 The School Site</u>	100
<b>Addition 1</b>	<b>1963</b>	<b>no</b>	<b>2</b>	<b>70,460</b>		<u>2.0 Structural and Mechanical Features</u>	200
<u>Addition 2</u>	1999	yes	1	3,879		<u>3.0 Plant Maintainability</u>	100
<u>Elevator Addition</u>	2013	yes	2	406		<u>4.0 Building Safety and Security</u>	200
<b>Total</b>				<b>140,079</b>		<u>5.0 Educational Adequacy</u>	200
	<b>*HA</b>	=	<b>Handicapped Access</b>			<u>6.0 Environment for Education</u>	200
	<b>*Rating</b>	=	<b>1 Satisfactory</b>			<u>LEED Observations</u>	—
		=	<b>2 Needs Repair</b>			<u>Commentary</u>	—
		=	<b>3 Needs Replacement</b>			<b>Total</b>	<b>1000</b>
	<b>*Const P/S</b>	=	<b>Present/Scheduled Construction</b>				<b>707</b>
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>	<b>C=Under Contract</b>	
Cost Set: 2018							
A.	<u>Heating System</u>	3	\$2,404,095.20			Renovation Cost Factor	103.60%
B.	<u>Roofing</u>	3	\$829,388.15			Cost to Renovate (Cost Factor applied)	\$10,894,371.83
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00			<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>	
D.	<u>Electrical Systems</u>	3	\$1,143,565.80				
E.	<u>Plumbing and Fixtures</u>	2	\$39,000.00				
F.	<u>Windows</u>	2	\$35,000.00				
G.	<u>Structure: Foundation</u>	2	\$0.00				
H.	<u>Structure: Walls and Chimneys</u>	2	\$29,392.50				
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00				
J.	<u>General Finishes</u>	3	\$1,322,916.00				
K.	<u>Interior Lighting</u>	3	\$352,300.00				
L.	<u>Security Systems</u>	3	\$200,811.00				
M.	<u>Emergency/Egress Lighting</u>	3	\$70,460.00				
N.	<u>Fire Alarm</u>	3	\$123,305.00				
O.	<u>Handicapped Access</u>	3	\$166,092.00				
P.	<u>Site Condition</u>	2	\$113,879.09				
Q.	<u>Sewage System</u>	1	\$0.00				
R.	<u>Water Supply</u>	1	\$0.00				
S.	<u>Exterior Doors</u>	3	\$5,000.00				
T.	<u>Hazardous Material</u>	2	\$14,100.00				
U.	<u>Life Safety</u>	3	\$241,272.00				
V.	<u>Loose Furnishings</u>	3	\$352,300.00				
W.	<u>Technology</u>	3	\$1,008,282.60				
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$2,064,643.58				
<b>Total</b>					<b>\$10,515,802.92</b>		







A. Heating System

**Description:** There is a central heating water boiler plant located at the north end of the second floor in the original 1958 building. This central plant consists of two (2) gas-fired boilers that were replaced in 1997, with provisions for a future third boiler. It serves the entire high school facility. Heating water is distributed by three (3) heating water circulating pumps (two operating and one standby) through piping to unit ventilators, spiral tube radiators, unit heaters, cabinet unit heaters, and several heating and ventilating air handling units located throughout the building. 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. Air conditioning is limited to the 1999 science wing, some offices, the new performing arts center, and the cafeteria. Ventilation air is supplied by two (2) penthouse air handling units and through unit ventilators. Proper quantities of outside air cannot be determined without an air flow measurement. The kitchen hoods do not have a source of make-up air, and are forty-five (45) years old. These should be replaced. The dishwasher hood is in good condition and may be re-used.

**Rating:** 3 Needs Replacement

**Recommendations:** Except for in the new science wing, provide a complete replacement of the unit ventilator system with a fully ducted air conditioning system in the instructional areas. The new system will supply conditioned air, and provide the proper OMC outside air quantities to each space. Refurbish or replace the two (2) penthouse air handling units, and provide a ducted return air system that doesn't utilize the corridors as return air plenums. Retain the existing boiler plant and pipe distribution systems. Modify as needed for new heating water coils and other devices. Air conditioning shall be added by the installation of a chiller, chilled water piping, pumps, and cooling coils. The new chiller should work in conjunction with the existing air-cooled chiller installed for the science wing. The DDC system should be expanded to control all new HVAC systems.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
HVAC System Replacement:	\$26.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$3,658,863.48	(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		\$1,117,384.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
<b>Sum:</b>			\$4,776,247.48	\$2,229,196.08	\$2,404,095.20	\$132,351.48	\$10,604.72		



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B. Roofing

**Description:** Approximately 55 percent of the roof areas are modified bitumen roofing with minimal slope and some ponding. These roofs were installed in 1991 and are no longer under warranty. There are two known leaks and numerous blisters/ridges in the membrane. The balance of the roof areas are 0.060 EPDM with minimal slope and some ponding. These roof areas were installed in 1990 and are no longer under warranty. These roofing areas are generally in good condition, but some soft/wet areas were found.

**Rating:** 3 Needs Replacement

**Recommendations:** Replace all roofing, edge metal, and flashings. Include tapered insulation to provide positive drainage. Allow for 10 percent of roof areas for deck replacement. Note: the roofing replacement does not include for the 1999 addition.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
Deck Replacement:	\$5.25	sq.ft. (Qty)		3,485 Required	3,979 Required			\$39,186.00	(wood or metal, including insulation)
Built-up Asphalt:	\$13.20	sq.ft. (Qty)		20,879 Required	23,294 Required			\$583,083.60	
Membrane (all types):	\$8.70	sq.ft. (Qty)		17,004 Required	26,525 Required	3,879 Required		\$412,449.60	(unless under 10,000 sq.ft.)
Repair/replace cap flashing and coping:	\$18.40	ln.ft.		1,118 Required	1,962 Required			\$56,672.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		37,883 Required	49,819 Required	3,879 Required		\$430,430.70	(tapered insulation for limited area use to correct ponding)
<b>Sum:</b>			\$1,521,821.90	\$640,455.15	\$829,388.15	\$51,978.60	\$0.00		



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### C. Ventilation / Air Conditioning

**Description:** Ventilation air is supplied through the two (2) penthouse heating and ventilating units and through unit ventilators to the instructional spaces. Individual heating and ventilating units located in the instrument storage room serve the vocal room, the band room, and the instrument storage room. There are two (2) heating and ventilating units hanging in the gymnasium, along with two (2) roof-mounted exhaust fans. The boys and girls locker rooms, located below the gym, each have a make-up air and exhaust system. The new science wing is air conditioned through four-pipe fan-coil units and a chiller. The science wing has several roof-mounted exhaust fans. Miscellaneous exhaust systems serve the metal shop, the wood shop, the machine shop, and the power mechanics shop. There is a dust collector outside of the wood shop. A major deficiency exists in the ventilation system from the two (2) penthouse units in that they utilize the corridors for return air flow in violation of current code.

**Rating:** 1 Satisfactory

**Recommendations:** Provide air conditioning in the original building and in the 1963 addition.

Item	Cost	Unit	Whole Building	Original (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
				65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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D. Electrical Systems

**Description:** The electrical service is located on the second floor of the original building, across from the boiler room. It is 120/208 volt, 3-phase, 1600 amperes. The service entrance is in a dedicated room, with the power company's transformer pad-mounted directly outside. The electric service is in good condition but is not of adequate capacity for new air conditioning loads. The electrical distribution system consists of circuit breaker panelboards distributed throughout the building. The overall electrical system is in good condition and should be retained and expanded as required.

**Rating:** 3 Needs Replacement

**Recommendations:** The existing electrical service should be expanded to provide additional capacity to power the proposed air conditioning. Additional panelboards and branch circuits should be provided to instructional areas as required.

Item	Cost	Unit	Whole Building	Original (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>	\$2,273,482.17	(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:			\$2,273,482.17	\$1,060,370.82	\$1,143,565.80	\$62,956.17	\$6,589.38		



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E. Plumbing and Fixtures

**Description:** The building water supply is from the local municipal water system. There are backflow preventers at the water service entrance and on the connection of the HVAC make-up water to the potable domestic water. The water service piping is cement-lined cast iron, and the distribution piping throughout the building is copper. Water pressure is reportedly adequate. Domestic hot water is supplied from three (3) gas-fired water heaters that are manifolded together and are located in the boiler room. These heaters are in good condition and can be re-used. There are "master" shower controls with individual mixing valves for the boys and girls locker room showers. The sanitary system is predominantly cast iron pipe with no reported problems. Individual sinks in the new science wing have polypropylene acid waste piping into neutralizing strips located at each sink. The overall sanitary system is in good condition. Water closets and urinals are all wall-hung with flush valves. Lavatories are wall-hung.

**Rating:** 2 Needs Repair

**Recommendations:** Replace all aging fixtures as required. Provide individual hot and cold, single lever pressure balancing valves and vandal-resistant shower heads for each locker room shower per OSDM requirements.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required				\$228,669.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required				\$228,669.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		3 Required				\$15,300.00	(remove / replace)
Toilet:	\$1,500.00	unit		24 Required	12 Required			\$54,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		8 Required	6 Required			\$21,000.00	(remove / replace)
Sink:	\$1,500.00	unit		21 Required	8 Required			\$43,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit		3 Required				\$9,000.00	(double ADA)
Other: Shower Fixtures	\$500.00	per unit		57 Required				\$28,500.00	Shower Fixtures
<b>Sum:</b>			\$628,638.00	\$589,638.00	\$39,000.00	\$0.00	\$0.00		



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F. Windows

Description: The existing storefront systems and window units are not thermally broken, and they have single-pane glazing. Most of the window units need extensive re-puttying.

Rating: 2 Needs Repair

Recommendations: Replace all existing storefront glazing systems and window units with thermally broken units and insulating glass.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
<b>Other:</b> Motorized Blackout Shades	\$15,000.00	allowance		Required				\$15,000.00	Install Motorized Blackout Shades at Lecture Room
<b>Other:</b> Surface Mounted Blinds	\$50,000.00	allowance		Required				\$50,000.00	Surface Mounted Blinds
<b>Other:</b> Surface Mounted Blinds	\$35,000.00	allowance		Required	Required			\$70,000.00	Surface Mounted Blinds
<b>Other:</b> Translucent Windows	\$125.00	sq.ft. (Qty)		1,000 Required				\$125,000.00	Removes metal panels and replace with Translucent Windows
<b>Sum:</b>			\$260,000.00	\$225,000.00	\$35,000.00	\$0.00	\$0.00		



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G. Structure: Foundation

Description: Foundations are cast-in-place concrete for the original building and the 1963 additions. There are no observable cracks.

Rating: 2 Needs Repair

Recommendations: No work is required.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
Drainage Tile Systems / Foundation Drainage:	\$18.00	n.ft.		500 Required				\$9,000.00	(include excavation and backfill)
<b>Other:</b> Install Area Drains	\$20,000.00	allowance		Required				\$20,000.00	Replace area drains in concrete area well
Sum:			\$29,000.00	\$29,000.00	\$0.00	\$0.00	\$0.00		

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H. Structure: Walls and Chimneys

**Description:** The original building, with the exception of the gymnasium, has a cast-in-place concrete frame. There were two additions in 1963. One addition, the south classroom wing, has a cast-in-place concrete frame. The other addition, the north shops, is one story with a precast concrete roof. The gymnasium and the 1999 addition have steel frames. The building has four expansion joints. The vertical portions on the joints through the exterior walls require new seals. There are many vertical control joints in the brick exterior walls where the sealant has failed. All brick control joints require new sealant. Approximately 200 S.F. of brick on the east wall of the building exhibits cracking and out-of-plane displacement and needs to be removed and replaced. This displacement is caused by a steel lintel that is corroding and needs to be replaced. There is a corroded lintel over an opening in the east wall at the north end of the building that needs to be replaced. Approximately 100 S.F. of repointing is required for the brick walls at the south end of the building. Approximately 700 S.F. of brick on the surface of the chimney needs to be repointed. Some of the masonry on the interior surface of the west wall of the gymnasium exhibits cracking and slight out-of-plane displacement. The brick on the exterior surface of the wall exhibits no defects. The interior wall will need to be repaired by relaying and repointing. Approximately 200 S.F. of replacement and approximately 200 S.F. of repointing is involved.

**Rating:** 2 Needs Repair

**Recommendations:** Replace expansion joint seals. Replace control joint sealant. Replace brick on east side. Replace steel lintels. Repoint brick on the east wall. Repoint masonry at the chimney. Replace/repoint masonry at gym.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
Tuckpointing:	\$5.25	sq.ft. (Qty)		900 Required	100 Required			\$5,250.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		12,514 Required	8,947 Required	7,000 Required		\$42,691.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		12,514 Required	8,947 Required	7,000 Required		\$28,461.00	(wall surface)
Exterior Caulking:	\$5.50	ln.ft.		1,600 Required				\$8,800.00	(removing and replacing)
Replace Brick Veneer System:	\$35.00	sq.ft. (Qty)		400 Required				\$14,000.00	(total removal and replacement including pinning and shoring)
Lintel Replacement:	\$250.00	ln.ft.		55 Required				\$13,750.00	(total removal and replacement including pinning and shoring)
Install Control Joints	\$60.00	ln.ft.		200 Required				\$12,000.00	
<b>Other:</b> Expansion joint repair	\$20.00	ln.ft.		1,600 Required				\$32,000.00	replacement
<b>Other:</b> Unit Ventilator Infill	\$6,500.00	lump sum		Required	Required			\$13,000.00	Infill at Unit Ventilator Outside Air Grilles
<b>Sum:</b>			\$169,952.50	\$123,060.00	\$29,392.50	\$17,500.00	\$0.00		



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**Facility Assessment**

**I. Structure: Floors and Roofs**

Description: The original building (except the gymnasium) and the 1963 additions are cast-in-place concrete frame. The shops at the north end (1963) have a precast concrete roof. The gymnasium and the 1999 addition are steel framing.

Rating: 1 Satisfactory

Recommendations: No repairs required.

Item	Cost	Unit	Whole Building	Original (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
				65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



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J. General Finishes

**Description:** Interior walls consist of painted concrete masonry units or structural glazed facing tile. The paint colors used are compatible with the 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. Lockers appear adequately sized, and they generally function well. Doors do not have accessible hardware, and many have non-safety glass. Toilet partitions are the original metal units and are in fair condition. The cafeteria and kitchen have sufficient space and are nicely arranged.

**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 should be replaced. 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.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
Complete Replacement of Finishes (excludes casework) (High):	\$12.60	sq.ft. (of entire building addition)					Required	\$5,115.60	(high school, per building area, with removal of existing)
Complete Replacement of Finishes and Casework (High):	\$17.70	sq.ft. (of entire building addition)		Required	Required	Required		\$2,472,212.10	(high school, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		10 Required	8 Required			\$18,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	Required			\$27,158.80	(per building area)
Resilient Wood/Synthetic Flooring	\$12.85	sq.ft. (Qty)		8,722 Required				\$112,077.70	(tear-out and replace per area)
Bleacher Replacement	\$110.00	per seat		549 Required				\$60,390.00	(based on current enrollment)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		12,514 Required	8,947 Required			\$128,766.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Walk-in Coolers/Freezers:	\$29,818.00	per unit		1 Required				\$29,818.00	
Reach-in Refrigerator/Freezer:	\$6,433.00	per unit		2 Required				\$12,866.00	
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)
<b>Other:</b> Replace Wood Tiered Risers	\$45,000.00	lump sum		Required				\$45,000.00	Replace Wood Tiered Risers in Lecture Room
<b>Sum:</b>				\$3,299,954.20	\$1,903,264.30	\$1,322,916.00	\$68,658.30	\$5,115.60	



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## K. Interior Lighting

**Description:** Lay-in, surface-mounted, and pendent-mounted fluorescent fixtures with T8 lamps and electronic ballasts are provided in most areas with the exception of the gymnasium. The gymnasium has pendent-mounted, high bay, HID fixtures. The computer lab and the new science wing have 2x4, 4-lamp lay-in fixtures with acrylic lenses. The cafeteria and performing arts center have 1x4, 2-lamp surface-mounted fixtures. Typical classrooms have either 2x4 lay-in or 1x4 stem-mounted louvered fixtures. The measured footcandles were: computer lab - 90, science room - 95, second floor classrooms - 74, corridors - 14, library - 53, performing arts - 40, cafeteria - 60, gymnasium - 35, and vocal room - 41. The cafeteria lighting and the corridor lighting is controlled by motion detectors.

**Rating:** 3 Needs Replacement

**Recommendations:** Provide for the complete lighting system replacement in areas where new fire protection and ducted HVAC systems will be installed.

Item	Cost	Unit	Whole Building	Original (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
Complete Building Lighting Replacement	\$5.00	sq.ft. (of entire building addition)		65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>		
Sum:			\$700,395.00	\$326,670.00	\$352,300.00	\$19,395.00	\$2,030.00	\$700,395.00	Includes demo of existing fixtures



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L. Security Systems

Description: The security system consists of four (4) cameras monitoring exterior doors and motion detectors in the corridors. Additionally, there are motion detectors in the computer lab and in the greenhouse. Although not observed, exterior lighting reportedly is adequate for building security.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft²	Addition 1 (1963) 70,460 ft²	Addition 2 (1999) 3,879 ft²	Elevator Addition (2013) 406 ft²	Sum	Comments
Security System:	\$1.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$259,146.15	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$140,079.00	(complete, area of building)
Sum:			\$399,225.15	\$186,201.90	\$200,811.00	\$11,055.15	\$1,157.10		



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### M. Emergency/Egress Lighting

**Description:** The exit sign and the emergency/egress lighting utilize battery back-up fixtures. There appear to be a sufficient number of exit and emergency/egress fixtures to adequately light the corridors. Emergency/egress lighting was not prevalent in other areas of the building as now mandated by OBC and OSDM.

**Rating:** 3 Needs Replacement

**Recommendations:** Additional emergency/egress lighting is needed to meet OBC and OSDM standards.

Item	Cost	Unit	Whole Building	Original (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>	\$140,079.00	(complete, area of building)
Sum:			\$140,079.00	\$65,334.00	\$70,460.00	\$3,879.00	\$406.00		

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N. Fire Alarm

**Description:** The fire alarm system is by Simplex, and it consists of a zoned fire alarm control panel (FACP) located in the boiler room, manual fire alarm pull stations near the building exits, and audible wall-mounted alarm horns in the corridors. The system does not meet A.D.A. or OSDM requirements. The main FACP is in good condition and can likely be re-used. Audible 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 (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
Fire Alarm System:	\$1.75	sq.ft. (of entire building addition)		Required	Required	Required		\$244,427.75	(complete new system, including removal of existing)
Sum:			\$244,427.75	\$114,334.50	\$123,305.00	\$6,788.25	\$0.00		

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O. Handicapped Access

**Description:** The interior doors do not have A.D.A. compliant hardware. The building has two floors and a basement on five levels. On the first floor, ramps have been provided. Handicapped access to the locker rooms in the basement is technically infeasible. There are no A.D.A. compliant water coolers. The toilet rooms for students and staff are not fully compliant 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. 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 (1958) 65,334 ft²	Addition 1 (1963) 70,460 ft²	Addition 2 (1999) 3,879 ft²	Elevator Addition (2013) 406 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	\$28,015.80	(per building area)
Elevators:	\$42,000.00	each		2 Required				\$84,000.00	(per stop, \$84,000 minimum)
Toilet/Urinals/Sinks:	\$1,500.00	unit		22 Required	15 Required			\$55,500.00	(replacement ADA)
Toilet Partitions:	\$1,000.00	stall		8 Required	6 Required			\$14,000.00	(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		94 Required	95 Required			\$245,700.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
<b>Sum:</b>			\$434,715.80	\$267,766.80	\$166,092.00	\$775.80	\$81.20		



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P. Site Condition

**Description:** The site is located in a quiet residential neighborhood and is a short distance from Euclid Avenue. The site is adequately landscaped and shows no signs of erosion. Well equipped athletic facilities for baseball, football, tennis, and track are located on-site. Retaining walls in two locations lack handrails for safety. There is sufficient asphalt-paved parking in fair condition. The concrete sidewalks are in fair condition and connect all building exits and site features. Curb cuts are provided where needed. The bus drop-off area is combined with the visitor parking area. Other pedestrian and vehicular access to and through the site are fairly well laid out.

**Rating:** 2 Needs Repair

**Recommendations:** Provide minor crack repair and a new wearing course on all asphalt pavement. Provide hand/guard rails on top of retaining wall for safety.

Item	Cost	Unit	Whole Building	Original (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
Asphalt Paving / New Wearing Course:	\$0.56	sq.ft. (Qty)		8,920 Required	8,920 Required			\$9,990.40	(includes minor crack repair in less than 5% of paved area)
Bus Drop-Off for High	\$68.75	per student		436 Required				\$29,975.00	(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)		681 Required	681 Required			\$6,387.78	(5 inch exterior slab)
Exterior Hand / Guard Rails:	\$43.00	in.ft.		120 Required				\$5,160.00	
Provide Concrete Dumpster Pad:	\$2,400.00	each		3 Required				\$7,200.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required				\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required		\$209,509.50	Include this one or the next. (Each addition should have this item)
<b>Other:</b> Demolish Gas House	\$5,000.00	lump sum		Required				\$5,000.00	Demolish Masonry Building housing abandoned natural gas meter.
<b>Sum:</b>				\$323,222.68	\$203,525.09	\$113,879.09	\$5,818.50	\$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 (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
				65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>		
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 (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
				65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

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S. Exterior Doors

Description: The original, painted, hollow-metal doors with exit hardware are generally in fair condition, but are requiring greater expenditures in repairs. The overhead door is not energy-efficient.

Rating: 3 Needs Replacement

Recommendations: Replace all exit doors with FRP doors for durability, and provide new exit hardware. Install a new, secure, energy-efficient overhead door for the auto-repair area.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft²	Addition 1 (1963) 70,460 ft²	Addition 2 (1999) 3,879 ft²	Elevator Addition (2013) 406 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,000.00	per leaf		3 Required	0 Required			\$6,000.00	(includes removal of existing)
Overhead doors and hardware:	\$2,500.00	per leaf			2 Required			\$5,000.00	(8 x 10 sectional, manual operation)
Sum:			\$11,000.00	\$6,000.00	\$5,000.00	\$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. There is breaching insulation that is reported ACM. There is asbestos containing cement board. 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. Remove the breaching insulation. Remove the asbestos containing cement board. 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 (1958) 65,334 ft²	Addition 1 (1963) 70,460 ft²	Addition 2 (1999) 3,879 ft²	Elevator Addition (2013) 406 ft²	Sum	Comments
<i>Environmental Hazards Form</i>									
Boiler/Furnace Insulation Removal	\$10.00	sq.ft. (Qty)		375 Required	0 Required			\$3,750.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required			\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required			\$5,000.00	
Pipe Insulation Removal	\$10.00	sq.ft.		160 Required	0 Required			\$1,600.00	
Pipe Fitting Insulation Removal	\$20.00	each		606 Required	0 Required			\$12,120.00	
Cement Board Removal	\$5.00	sq.ft. (Qty)		752 Required	0 Required			\$3,760.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		34,236 Required	0 Required			\$102,708.00	See J
<b>Other:</b> EHA ACM Other	\$1.00	per unit		21,600 Required				\$21,600.00	Window Caulking and Glazing
<b>Other:</b> EHA ACM Other	\$1.00	per unit			14,100 Required			\$14,100.00	Window Caulking and Glazing
<b>Sum:</b>			\$169,638.00	\$155,538.00	\$14,100.00	\$0.00	\$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). The 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 (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		65,334 Required	70,460 Required	3,879 Required	406 Required	\$448,252.80	(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	0 Required		\$10,000.00	
<b>Other:</b> Backflow Preventer	\$5,000.00	per unit		1 Required				\$5,000.00	Backflow Preventer
<b>Other:</b> Safety Glazing	\$150.00	each		77 Required	72 Required			\$22,350.00	Safety glazing in existing doors
<b>Sum:</b>			\$505,602.80	\$250,618.80	\$241,272.00	\$12,412.80	\$1,299.20		

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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 4 years to 30 years. CEFPI score is 6.

Rating: 3 Needs Replacement

Recommendations: Replace older furnishings in the original 1958 building and the 1963 additions.

Item	Cost	Unit	Whole Building	Original (1958)	Addition 1 (1963)	Addition 2 (1999)	Elevator Addition (2013)	Sum	Comments
CEFPI Rating 0 to 3	\$5.00	sq.ft. (of entire building addition)		65,334 ft <sup>2</sup>	70,460 ft <sup>2</sup>	3,879 ft <sup>2</sup>	406 ft <sup>2</sup>		
				Required	Required	Required		\$698,365.00	
Sum:			\$698,365.00	\$326,670.00	\$352,300.00	\$19,395.00	\$0.00		



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W. Technology

**Description:** The technology system consists of administrative telephones, televisions in the library and in the instructional areas, and a cable television system from a central patch panel. 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. The 1999 addition does comply.

Item	Cost	Unit	Whole Building	Original (1958) 65,334 ft <sup>2</sup>	Addition 1 (1963) 70,460 ft <sup>2</sup>	Addition 2 (1999) 3,879 ft <sup>2</sup>	Elevator Addition (2013) 406 ft <sup>2</sup>	Sum	Comments
Non-OSDM Compliant:	\$5.77	sq.ft. (of entire building addition)		Required	Required			\$783,531.38	
HS portion of building with total SF 100,000 to 133,600	\$8.54	sq.ft. (Qty)		65,334 Required	70,460 Required	3,879 Required	406 Required	\$1,196,274.66	
<b>Sum:</b>			\$1,979,806.04	\$934,929.54	\$1,008,282.60	\$33,126.66	\$3,467.24		



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X. Construction Contingency / Non-Construction Cost

<b>Renovation Costs (A-W)</b>		<b>\$18,565,573.47</b>
7.00%	Construction Contingency	\$1,299,590.14
<b>Subtotal</b>		<b>\$19,865,163.61</b>
16.29%	Non-Construction Costs	\$3,236,035.15
<b>Total Project</b>		<b>\$23,101,198.77</b>

Construction Contingency	\$1,299,590.14
Non-Construction Costs	\$3,236,035.15
<b>Total for X.</b>	<b>\$4,535,625.30</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$5,959.55
Soil Borings / Phase I Envir. Report	0.10%	\$19,865.16
Agency Approval Fees (Bldg. Code)	0.25%	\$49,662.91
Construction Testing	0.40%	\$79,460.65
Printing - Bid Documents	0.15%	\$29,797.75
Advertising for Bids	0.02%	\$3,973.03
Builder's Risk Insurance	0.12%	\$23,838.20
Design Professional's Compensation	7.50%	\$1,489,887.27
CM Compensation	6.00%	\$1,191,909.82
Commissioning	0.60%	\$119,190.98
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$222,489.83
<b>Total Non-Construction Costs</b>	<b>16.29%</b>	<b>\$3,236,035.15</b>

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School Facility Appraisal

**Name of Appraiser** Jeff Tuckerman **Date of Appraisal** 2003-01-15  
**Building Name** Wickliffe High School  
**Street Address** 2255 Rockefeller Rd  
**City/Town, State, Zip Code** Wickliffe, OH 44092  
**Telephone Number(s)** 440-944-0800  
**School District** Wickliffe City

**Setting:** Small City  
 Site-Acreage 66.00  
 Grades Housed 9-12  
 Number of Teaching Stations 40  
 Student Enrollment 469  
 Dates of Construction 1958,1963,1999,2013

Building Square Footage 140,079  
 Student Capacity 901  
 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\_High\_School\_2003\_Assessment\_10\_05\_18\_Desktop\_Update

1.0 The School Site	Points Allocated	Points
1.1 <b>Site is large enough</b> to meet educational needs as defined by state and local requirements  <i>A high school site needs a minimum of 35 acres plus one acre per 100 students to satisfy OSDM requirements. For this school, 44 acres are required, and the site is 66 acres.</i>	25	25
1.2 <b>Site is easily accessible</b> and conveniently located for the present and future population  <i>The site is large and in a good location.</i>	20	16
1.3 <b>Location</b> is removed from undesirable business, industry, traffic, and natural hazards  <i>The site is located in a quiet residential neighborhood.</i>	10	10
1.4 Site is <b>well landscaped and developed</b> to meet educational needs  <i>There is adequate landscaping.</i>	10	8
1.5 ES Well equipped <b>playgrounds are separated</b> from streets and parking areas MS Well equipped <b>athletic and intermural areas are separated</b> from streets and parking HS Well equipped <b>athletic areas</b> are adequate with sufficient solid-surface parking  <i>There are well equipped athletic areas and sufficient parking.</i>	10	10
1.6 <b>Topography</b> is varied enough to provide desirable appearance and without steep inclines  <i>There are no steep inclines. Railings are needed at two locations due to high drops.</i>	5	3
1.7 Site has stable, well drained <b>soil free of erosion</b>  <i>There is no visible erosion.</i>	5	4
1.8 Site is suitable for <b>special instructional needs</b> , e.g., outdoor learning  <i>There are no outdoor learning areas. The city park is utilized as an outdoor learning area.</i>	5	1
1.9 <b>Pedestrian services</b> include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes  <i>There is a good system of walks.</i>	5	4
1.10 ES/MS Sufficient <b>on-site, solid surface parking</b> for faculty and staff is provided HS Sufficient <b>on-site, solid surface parking</b> is provided for faculty, students, staff and community  <i>There is sufficient parking.</i>	5	4
<b>TOTAL - 1.0 The School Site</b>	100	85

Suitability Appraisal of **2.0 Structural and Mechanical Features** for Wickliffe\_High\_School\_2003\_Assessment\_10\_05\_18\_Desktop\_Update

<b>2.0 Structural and Mechanical Features</b>	Points Allocated	Points
<b>Structural</b>		
2.1 Structure meets all <b>barrier-free</b> requirements both externally and internally <i>There are ramps and stairs but no elevator. Door knobs are not A.D.A. compliant.</i>	15	9
2.2 <b>Roofs</b> appear sound, have positive drainage, and are weather tight <i>The roofs appear to be fine. They are EPDM and were installed eight years ago. Tear-off cove samples have been taken. A report is due at the end of the month.</i>	15	12
2.3 <b>Foundations</b> are strong and stable with no observable cracks	10	10
2.4 <b>Exterior and interior walls</b> have sufficient expansion joints and are free of deterioration	10	6
2.5 <b>Entrances and exits</b> are located so as to permit efficient student traffic flow <i>There is good flow through the building.</i>	10	8
2.6 <b>Building "envelope"</b> generally provides for energy conservation (see criteria) <i>The building envelope consists of a concrete structure with brick infill and aluminum awning windows and storefront windows. There is no insulated glass. There is little energy conservation.</i>	10	2
2.7 Structure is <b>free of friable asbestos</b> and <b>toxic materials</b> <i>There is some ACM pipe insulation in the basement and tunnels. There is some 9x9 resilient flooring.</i>	10	3
2.8 Interior walls permit sufficient <b>flexibility</b> for a variety of class sizes <i>All walls are masonry and permit no flexibility.</i>	10	4
<b>Mechanical/Electrical</b>		
2.9 <b>Adequate light sources</b> are well maintained, and properly placed and are not subject to overheating	15	12
2.10 <b>Internal water supply</b> is adequate with sufficient pressure to meet health and safety requirements <i>The facility appears to have all copper piping for distribution and cast iron for service piping.</i>	15	12
2.11 Each teaching/learning area has adequate convenient <b>wall outlets</b> , phone and computer cabling for technology applications	15	9
2.12 <b>Electrical controls</b> are safely protected with <b>disconnect switches</b> easily accessible	10	8
2.13 <b>Drinking fountains</b> are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Some portions of the building are not well supplied with drinking fountains.</i>	10	8
2.14 Number and size of <b>restrooms meet requirements</b> <i>The number and size of restrooms meets requirements.</i>	10	8
2.15 <b>Drainage systems</b> are properly maintained and meet requirements	10	8

2.16 <b>Fire alarms, smoke detectors, and sprinkler systems</b> are properly maintained and meet requirements	10	2
<i>There is no sprinkler system. The building has standpipe instead. The fire alarm system is pull stations and horns. New horns/strobes are required per A.D.A.</i>		
2.17 <b>Intercommunication system</b> consists of a central unit that allows dependable <b>two-way communication</b> between the office and instructional areas	10	4
<i>There is a P.A. system, but it only facilitates one-way communication. Some rooms are capable of two-way communication.</i>		
2.18 <b>Exterior water supply</b> is sufficient and available for normal usage	5	4
<i>Adequacy has not been determined for a fully sprinkled building.</i>		
<hr/>		
<b>TOTAL - 2.0 Structural and Mechanical Features</b>	<b>200</b>	<b>129</b>

Suitability Appraisal of 3.0 Plant Maintainability for Wickliffe\_High\_School\_2003\_Assessment\_10\_05\_18\_Desktop\_Update

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 <b>Windows, doors, and walls</b> are of material and finish requiring minimum maintenance</p> <p><i>There are aluminum windows which need to be reglazed and hollow metal doors that are in fair condition.</i></p>	15	9
<p>3.2 <b>Floor surfaces</b> throughout the building require minimum care</p> <p><i>There is terrazzo in areas, VAT/VCT in areas, and concrete in areas.</i></p>	15	12
<p>3.3 <b>Ceilings and walls</b> throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>The ceilings are primarily suspended acoustic panel.</i></p>	10	8
<p>3.4 <b>Built-in equipment</b> is designed and constructed for ease of maintenance</p> <p><i>There is a little amount of built-in equipment.</i></p>	10	8
<p>3.5 <b>Finishes and hardware</b>, with compatible keying system, are of durable quality</p> <p><i>The door hardware is old, and there are three separate keying systems.</i></p>	10	4
<p>3.6 <b>Restroom fixtures</b> are wall mounted and of quality finish</p> <p><i>Restroom fixtures, including teachers restrooms, are wall-mounted and are generally in good quality.</i></p>	10	8
<p>3.7 Adequate <b>custodial storage space</b> with water and drain is accessible throughout the building</p> <p><i>Adequate custodial areas are spread throughout the building.</i></p>	10	8
<p>3.8 Adequate <b>electrical outlets and power</b>, to permit routine cleaning, are available in every area</p> <p><i>There is a good arrangement of electrical outlets.</i></p>	10	8
<p>3.9 <b>Outdoor light fixtures, electrical outlets</b>, equipment, and other fixtures are accessible for repair and replacement</p>	10	8
<b>TOTAL - 3.0 Plant Maintainability</b>	100	73



Suitability Appraisal of 4.0 Building Safety and Security for Wickliffe\_High\_School\_2003\_Assessment\_10\_05\_18\_Desktop\_Update

<b>4.0 Building Safety and Security</b>	Points Allocated	Points
<b>Site Safety</b>		
4.1 <b>Student loading areas</b> are segregated from other vehicular traffic and pedestrian walkways <i>Traffic lines up in the main front parking lot.</i>	15	6
4.2 <b>Walkways</b> , both on and offsite, are available for safety of pedestrians <i>There is a good system of walks.</i>	10	8
4.3 <b>Access streets</b> have sufficient signals and signs to permit safe entrance to and exit from school area <i>There is no traffic signalization.</i>	5	5
4.4 <b>Vehicular entrances and exits</b> permit safe traffic flow <i>There is good traffic flow.</i>	5	4
4.5 <b>ES Playground equipment</b> is free from hazard MS Location and types of <b>intramural equipment</b> are free from hazard HS <b>Athletic field equipment</b> is properly located and is free from hazard <i>It is free from hazards.</i>	5	4
<b>Building Safety</b>		
4.6 <b>The heating unit(s)</b> is located away from student occupied areas <i>The heating unit is in the boiler room, a good location.</i>	20	16
4.7 Multi-story buildings have at least <b>two stairways</b> for student egress <i>Good.</i>	15	12
4.8 <b>Exterior doors</b> open outward and are equipped with panic hardware <i>All exterior doors are in compliance.</i>	10	10
4.9 <b>Emergency lighting</b> is provided throughout the entire building with exit signs on separate electrical circuits <i>Some emergency lighting is provided but is inadequate. There are adequate exit signs.</i>	10	8
4.10 <b>Classroom doors</b> are recessed and open outward <i>Doors are semi-recessed and swing outward.</i>	10	6
4.11 <b>Building security systems</b> are provided to assure uninterrupted operation of the educational program <i>Exterior doors are kept locked. There is no keypad entry. There are teachers who monitor the building. There are four (4) cameras observing the exterior doors, and there are motion detectors in the hallways, the computer room, and in the gymnasium.</i>	10	8
4.12 <b>Flooring</b> (including ramps and stairways) is maintained in a non-slip condition <i>The flooring is kept clean and is well maintained.</i>	5	4
4.13 <b>Stair risers</b> (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>All the stairs comply. There are some ramp areas for handicapp accessibility.</i>	5	4
4.14 <b>Glass</b> is properly located and protected with wire or safety material to prevent accidental student injury <i>The glass is generally not wire or safety. As doors are replaced, they are safety compliant.</i>	5	2
4.15 <b>Fixed Projections</b> in the traffic areas do not extend more than eight inches from the corridor wall	5	2

*The doors extend approximately sixteen inches.*

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress 5 4

*All areas comply.*

**Emergency Safety**

Points Allocated

Points

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

*There are stand pipes with hoses, fire extinguishers, and pull stations. All are properly located.*

4.18 There are at least **two independent exits** from any point in the building 15 12

*All rooms with more than a fifty (50) person occupancy comply.*

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

*The structure complies and consists of glazed block, concrete masonry units, drywall, and steel lockers.*

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 which has insufficient horns and strobes. Other types of alarms, such as weather alerts, duress, and intruder alerts are announced via the P.A. system.*

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**TOTAL - 4.0 Building Safety and Security** 200 139

Suitability Appraisal of 5.0 Educational Adequacy for Wickliffe\_High\_School\_2003\_Assessment\_10\_05\_18\_Desktop\_Update

<b>5.0 Educational Adequacy</b>	Points Allocated	Points
 <b>Academic Learning Space</b>		
5.1 <b>Size of academic learning areas</b> meets desirable standards	25	21
<i>The academic core space appears to be sufficient for the current student enrollment. However, if the building were to reach full capacity, more space would need to be dedicated to academics.</i>		
5.2 <b>Classroom space</b> permits arrangements for small group activity	15	3
<i>No small group activity areas are provided in classrooms.</i>		
5.3 <b>Location of academic learning areas</b> is near related educational activities and away from disruptive noise	10	8
<i>Okay.</i>		
5.4 <b>Personal space</b> in the classroom away from group instruction allows privacy time for individual students	10	0
<i>No personal space is provided in classrooms.</i>		
5.5 <b>Storage for student materials</b> is adequate	10	8
<i>Lockers are a nice size.</i>		
5.6 <b>Storage for teacher materials</b> is adequate	10	6
<i>There is a fair amount of storage for teachers.</i>		
 <b>Special Learning Space</b>		
5.7 <b>Size of special learning area(s)</b> meets standards	15	12
<i>There are numerous special learning areas. See the plans for more detail. Approximately 25-30 students from other districts take specialized learning classes at this facility.</i>		
5.8 <b>Design of specialized learning area(s)</b> is compatible with instructional need	10	8
<i>Okay.</i>		
5.9 <b>Library/Resource/Media Center</b> provides appropriate and attractive space	10	8
<i>There is a nice, large, and well-stocked library.</i>		
5.10 <b>Gymnasium (or covered P.E. area)</b> adequately serves physical education instruction	5	4
<i>There is a football stadium with a track and field, tennis courts, basketball courts, and a nice gymnasium.</i>		
5.11 <b>ES Pre-kindergarten and kindergarten space</b> is appropriate for age of students and nature of instruction MS/HS <b>Science</b> program is provided sufficient space and equipment	10	10
<i>The science program was remodeled in 1999.</i>		
5.12 <b>Music Program</b> is provided adequate sound treated space	5	4
<i>The band and vocal areas are nice.</i>		
5.13 <b>Space for art</b> is appropriate for special instruction, supplies, and equipment	5	4
<i>There are two art classrooms.</i>		
 <b>School Facility Appraisal</b>		
5.14 <b>Space for technology education</b> permits use of state-of-the-art equipment	5	4
<i>There are several computer classrooms.</i>		

5.15 Space for <b>small groups and remedial instruction</b> is provided adjacent to classrooms	5	0
<i>There are no small group spaces.</i>		
5.16 <b>Storage for student and teacher material</b> is adequate	5	3
<i>Storage is generally adequate.</i>		
<b>Support Space</b>	<b>Points Allocated</b>	<b>Points</b>
5.17 <b>Teacher's lounge and work areas</b> reflect teachers as professionals	10	8
<i>The teachers lounge and work area is located on the second floor in the old home economics classroom.</i>		
5.18 <b>Cafeteria/Kitchen</b> is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	8
<i>There is a nice kitchen with a large cafeteria. There are two lunch periods.</i>		
5.19 <b>Administrative offices</b> provided are consistent in appearance and function with the maturity of the students served	5	2
<i>The administrative offices are poorly laid out. The principal and the assistant principal are not provided with any privacy.</i>		
5.20 <b>Counselor's office</b> insures privacy and sufficient storage	5	3
<i>There are two counselors. Their space is okay.</i>		
5.21 <b>Clinic</b> is near administrative offices and is equipped to meet requirements	5	4
<i>The clinic is located at the end of the administrative offices. There is office space provided for the RN. There are two beds.</i>		
5.22 <b>Suitable reception space</b> is available for students, teachers, and visitors	5	3
<i>The reception space is approximately 8' x 16' and has a counter.</i>		
5.23 <b>Administrative personnel</b> are provided <b>sufficient work space and privacy</b>	5	2
<i>The space for the administrative personnel is totally open to the reception space. They have no privacy. There is a fair amount of counter space.</i>		
<b>TOTAL - 5.0 Educational Adequacy</b>	<b>200</b>	<b>133</b>

Suitability Appraisal of 6.0 Environment for Education for Wickliffe\_High\_School\_2003\_Assessment\_10\_05\_18\_Desktop\_Update

6.0 Environment for Education	Points Allocated	Points
<b>Exterior Environment</b>		
6.1 Overall <b>design is aesthetically pleasing</b> to age of students	15	12
6.2 Site and building are <b>well landscaped</b> <i>The landscaping is fair.</i>	10	8
6.3 <b>Exterior noise and poor environment</b> do not disrupt learning <i>The site is in a residential neighborhood.</i>	10	10
6.4 <b>Entrances and walkways are sheltered</b> from sun and inclement weather <i>The entrances are sheltered.</i>	10	8
6.5 <b>Building materials</b> provide attractive color and texture <i>The design is fair.</i>	5	4
<b>Interior Environment</b>		
6.6 <b>Color schemes, building materials, and decor</b> provide an impetus to learning <i>The paint is a compatible color with the glazed block.</i>	20	16
6.7 <b>Year around comfortable temperature and humidity</b> are provided throughout the building <i>Air conditioning is limited to the administrative offices, the science wing, the performing arts center, the computer rooms, and the cafeteria. There is no air conditioning in the academic areas. All areas are heated. Winter temperatures are generally okay.</i>	15	9
6.8 <b>Ventilating system</b> provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The two (2) penthouse air handling units could supply adequate ventilation air to the classrooms, although air flow readings are needed to verify this. Several areas, such as the gymnasium and locker rooms, have dedicated ventilation units.</i>	15	9
6.9 <b>Lighting system</b> provides proper intensity, diffusion, and distribution of illumination	15	12
6.10 <b>Drinking fountains and restroom facilities</b> are conveniently located <i>There is a good amount of these facilities, and they comply.</i>	15	12
6.11 <b>Communication among students</b> is enhanced by commons area(s) for socialization <i>There is one common area which is not used.</i>	10	8
6.12 <b>Traffic flow</b> is aided by appropriate foyers and corridors <i>There is good flow.</i>	10	8
6.13 <b>Areas for students to interact</b> are suitable to the age group <i>Student interaction is only in the corridors. Other spaces are needed.</i>	10	8
6.14 <b>Large group areas are designed</b> for effective management of students	10	8
6.15 <b>Acoustical treatment</b> of ceilings, walls, and floors provides effective sound control <i>The only acoustical treatment is the suspended acoustic panel ceilings.</i>	10	6

6.16 <b>Window design</b> contributes to a pleasant environment	10	8
<i>Windows provide adequate light and ventilation.</i>		
6.17 <b>Furniture and equipment</b> provide a pleasing atmosphere	10	2
<i>The furniture and equipment are fair.</i>		
<hr/>		
<b>TOTAL - 6.0 Environment for Education</b>	200	148

# LEED Observation Notes

**School District:** Wickliffe City  
**County:** Lake  
**School District IRN:** 45088  
**Building:** Wickliffe High School  
**Building IRN:** 41202

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## 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)

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## Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

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## Energy & Atmosphere

*Buildings in the US account for more than 30% of the total energy use and for approximately 60% of electricity. 75% of energy is derived from the burning of fossil fuels, which releases 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)

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## Material & Resources

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

(source: LEED Reference Guide, 2001:167)

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## Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

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## Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

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***Justification for Allocation of Points***

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

**9-12**

**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. Fire sprinkler system
- 3.
- 4.
- 5.
- 6.

[Back to Assessment Summary](#)



# Environmental Hazards Assessment Cost Estimates

<b>Owner:</b>	Wickliffe City
<b>Facility:</b>	Wickliffe High School
<b>Date of Initial Assessment:</b>	Jan 15, 2003
<b>Date of Assessment Update:</b>	Oct 9, 2018
<b>Cost Set:</b>	2018

<b>District IRN:</b>	45088
<b>Building IRN:</b>	41202
<b>Firm:</b>	Hammond Construction

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1958 Original	65,334	\$169,638.00	\$159,638.00
1963 Addition 1	70,460	\$0.00	\$0.00
1999 Addition 2	3,879	\$0.00	\$0.00
2013 Elevator Addition	406	\$0.00	\$0.00
<b>Total</b>	<b>140,079</b>	<b>\$169,638.00</b>	<b>\$159,638.00</b>
Total with Regional Cost Factor (103.60%)	—	\$175,744.97	\$165,384.97
Regional Total with Soft Costs & Contingency	—	\$218,679.99	\$205,789.01

**Environmental Hazards(Enhanced) - Wickliffe City (45088) - Wickliffe High School (41202) - Original**

**Owner:** Wickliffe City **Bldg. IRN:** 41202  
**Facility:** Wickliffe High 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	Reported Asbestos-Containing Material	375	\$10.00	\$3,750.00
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	160	\$10.00	\$1,600.00
6. Pipe Fitting Insulation Removal	Reported Asbestos-Containing Material	606	\$20.00	\$12,120.00
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	Reported Asbestos-Containing Material	752	\$5.00	\$3,760.00
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	34236	\$3.00	\$102,708.00
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	\$21,600.00
36. (Sum of Lines 1-35)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$145,538.00
37. (Sum of Lines 1-35)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$145,538.00

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

C. Lead-Based Paint (LBP) - Renovation Only <input type="checkbox"/> Addition Constructed after 1980	
1. Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$5,000.00
2. Special Engineering Fees for LBP Mock-Ups	\$5,000.00
3. (Sum of Lines 1-2)	<b>Total Cost for Lead-Based Paint Mock-Ups</b> \$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. 65334	0	\$0.10	\$0.00

E. Other Environmental Hazards/Remarks <input type="checkbox"/> None Reported	
Description	Cost Estimate
1. Boiler Gasket Rope is Reported ACM	\$0.00
2. Electric Transformers (owned by the utility company) - Assumed PCB-Containing Oil	\$0.00
3. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Renovation</b> \$0.00
4. (Sum of Lines 1-2)	<b>Total Cost for Other Environmental Hazards - Demolition</b> \$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A36, B1, C3, D1, and E3	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$155,538.00
2. A37, B1, D1, and E4	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$145,538.00

\* 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 High School (41202) - Addition 1**

**Owner:** Wickliffe City **Bldg. IRN:** 41202  
**Facility:** Wickliffe High 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		\$14,100.00	
36. (Sum of Lines 1-35)	<b>Total Asb. Hazard Abatement Cost for Renovation Work</b>			\$14,100.00	
37. (Sum of Lines 1-35)	<b>Total Asb. Hazard Abatement Cost for Demolition Work</b>			\$14,100.00	

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 70460	0	\$0.10	\$0.00

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1. A36, B1, C3, D1, and E1	<b>Total Cost for Env. Hazards Work - Renovation</b>	\$14,100.00
2. A37, B1, D1, and E2	<b>Total Cost for Env. Hazards Work - Demolition</b>	\$14,100.00

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