

Building Information - Buckeye Local SD (45856) - Edgewood High School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Rural
Assessment Name	Edgewood_High_School_2008_Assessment_April_2019_EEA_02_11_20
Assessment Date (on-site; non-EEA)	2008-04-14
Kitchen Type	Full Kitchen
Cost Set:	2019
Building Name	Edgewood High School
Building IRN	9936
Building Address	2428 Blake Rd
Building City	Ashtabula
Building Zipcode	44004
Building Phone	(440) 997-5301
Acreage	49.00
Current Grades:	9-12
Teaching Stations	43
Number of Floors	2
Student Capacity	744
Current Enrollment	511
Enrollment Date	2019-04-25
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	26
Historical Register	NO
Building's Principal	Michael Notar
Building Type	High

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Building Pictures - Buckeye Local SD(45856) - Edgewood High School(9936)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

124,318 Total Existing Square Footage

1961,1961,1972 Building Dates

9-12 Grades

511 Current Enrollment

43 Teaching Stations

49.00 Site Acreage

Edgewood High School is a 124,318 sq.ft. facility located in a rural residential and agricultural setting on a relatively flat 49-acre site with moderate tree and shrub type landscaping. The site is bordered by moderately traveled county roads. Average classroom size is slightly undersized at 860 sq.ft. when compared to the 900 sq.ft. Ohio School Design Manual guideline. The overall facility's ventilation system is not capable of providing Ohio Building Code fresh air requirements. No foundation walls were exposed at the time of this assessment. The overall facility has a combination of a brick veneer on a masonry load bearing wall system and a steel framed system. Interior walls are concrete masonry unit, glazed block and metal stud framed partitions with gypsum board. Floor construction of the base floor of the overall facility is concrete slab-on-grade type construction. Floor construction of the intermediate floors of the 1961 original construction is metal deck steel joist type construction. Roof construction of the overall facility is metal deck on steel joist type construction. The facility contains security cameras and motion sensors. The facility contains a fire alarm system but does not contain an automatic fire suppression system. The building has ADA accessibility compliant features, but is not ADA compliant throughout. Multiple entrances onto the site provide proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is separated from other vehicular traffic. Adequate parking for staff, visitors, and students is provided. Parking for the disabled is not adequately provided. Athletic facilities are comprised of multipurpose fields, football field and track facility, baseball field, and softball field. Site features are suitable for outdoor instruction, though no related equipment has been provided. The building contains four corridor security grilles which when in the closed position create dead-end corridor conditions. The site is shared with the district bus maintenance facility.

No Significant Findings

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Building Construction Information - Buckeye Local SD (45856) - Edgewood High School (9936)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
(01) 1961 Original Construction	1961	no	2	110,862	no	no
(02) 1961 Auditorium	1961	no	1	7,764	yes	no
(03) 1972 Addition (Media Center)	1972	no	1	5,692	no	no

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Building Component Information - Buckeye Local SD (45856) - Edgewood High School (9936)

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
(01) 1961 Original Construction (1961)		20416		10199	908		4253	2043						
(02) 1961 Auditorium (1961)	7764													
(03) 1972 Addition (Media Center) (1972)					3279									
Total	7,764	20,416	0	10,199	4,187	0	4,253	2,043	0	0	0	0	0	0
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Edgewood High School (9936)

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)				
Name: Edgewood High School				Contact: Michael Notar						
Address: 2428 Blake Rd Ashtabula, OH 44004				Phone: (440) 997-5301						
Bldg. IRN: 9936				Date Prepared: 2008-04-14		By: ARL				
				Date Revised: 2020-02-13		By: Jeff Tuckerman				
Current Grades	9-12	Acreage:	49.00	Suitability Appraisal Summary						
Proposed Grades	N/A	Teaching Stations:	43							
Current Enrollment	511	Classrooms:	26							
Projected Enrollment	N/A									
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category
(01) 1961 Original Construction	1961	no	2	110,862	<u>1.0 The School Site</u>	100	79	79%	Satisfactory	
(02) 1961 Auditorium	1961	no	1	7,764	<u>2.0 Structural and Mechanical Features</u>	200	101	51%	Borderline	
(03) 1972 Addition (Media Center)	1972	no	1	5,692	<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline	
Total				124,318	<u>4.0 Building Safety and Security</u>	200	119	60%	Borderline	
					<u>5.0 Educational Adequacy</u>	200	120	60%	Borderline	
					<u>6.0 Environment for Education</u>	200	139	70%	Satisfactory	
					<u>LEED Observations</u>	—	—	—	—	
					<u>Commentary</u>	—	—	—	—	
					Total	1000	626	63%	Borderline	
					Enhanced Environmental Hazards Assessment Cost Estimates					
					C=Under Contract					
					Renovation Cost Factor					
					Cost to Renovate (Cost Factor applied)					
					104.88%					
					\$25,106,454.31					
					<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: 2019										
A.	<u>Heating System</u>			3	\$4,305,594.00					
B.	<u>Roofing</u>			3	\$770,188.10					
C.	<u>Ventilation / Air Conditioning</u>			1	\$0.00					
D.	<u>Electrical Systems</u>			3	\$2,017,681.14					
E.	<u>Plumbing and Fixtures</u>			2	\$520,017.00					
F.	<u>Windows</u>			3	\$983,340.00					
G.	<u>Structure: Foundation</u>			1	\$0.00					
H.	<u>Structure: Walls and Chimneys</u>			2	\$231,487.50					
I.	<u>Structure: Floors and Roofs</u>			1	\$0.00					
J.	<u>General Finishes</u>			3	\$3,957,495.22					
K.	<u>Interior Lighting</u>			3	\$808,067.00					
L.	<u>Security Systems</u>			3	\$678,624.30					
M.	<u>Emergency/Egress Lighting</u>			2	\$12,750.00					
N.	<u>Fire Alarm</u>			3	\$279,715.50					
O.	<u>Handicapped Access</u>			3	\$485,413.60					
P.	<u>Site Condition</u>			3	\$1,054,593.20					
Q.	<u>Sewage System</u>			3	\$167,850.00					
R.	<u>Water Supply</u>			2	\$6,750.00					
S.	<u>Exterior Doors</u>			3	\$76,500.00					
T.	<u>Hazardous Material</u>			3	\$468,537.80					
U.	<u>Life Safety</u>			3	\$537,226.60					
V.	<u>Loose Furnishings</u>			3	\$757,601.00					
W.	<u>Technology</u>			3	\$1,118,862.00					
X.	<u>Construction Contingency / Non-Construction Cost</u>			-	\$4,699,972.93					
Total					\$23,938,266.89					

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(01) 1961 Original Construction (1961) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)	
Name: Edgewood High School				Contact: Michael Notar			
Address: 2428 Blake Rd Ashtabula, OH 44004				Phone: (440) 997-5301			
Bldg. IRN: 9936				Date Prepared: 2008-04-14		By: ARL	
				Date Revised: 2020-02-13		By: Jeff Tuckerman	
Current Grades	9-12	Acreage:	49.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	43				
Current Enrollment	511	Classrooms:	26				
Projected Enrollment	N/A						
(01) 1961 Original Construction	1961	no	2	110,862			
<u>(02) 1961 Auditorium</u>	1961	no	1	7,764			
<u>(03) 1972 Addition (Media Center)</u>	1972	no	1	5,692			
Total				124,318			
*HA	=	Handicapped Access					
*Rating	=1	Satisfactory					
	=2	Needs Repair					
	=3	Needs Replacement					
*Const P/S	=	Present/Scheduled Construction					
FACILITY ASSESSMENT				Dollar			
Cost Set: 2019				Assessment			
		Rating					
A.	<u>Heating System</u>	3	\$3,880,170.00				
B.	<u>Roofing</u>	3	\$567,384.90				
C.	<u>Ventilation / Air Conditioning</u>	1	\$0.00				
D.	<u>Electrical Systems</u>	3	\$1,799,290.26				
E.	<u>Plumbing and Fixtures</u>	2	\$520,017.00				
F.	<u>Windows</u>	3	\$983,340.00				
G.	<u>Structure: Foundation</u>	1	\$0.00				
H.	<u>Structure: Walls and Chimneys</u>	2	\$209,887.50				
I.	<u>Structure: Floors and Roofs</u>	1	\$0.00				
J.	<u>General Finishes</u>	3	\$3,254,050.86				
K.	<u>Interior Lighting</u>	3	\$720,603.00				
L.	<u>Security Systems</u>	3	\$626,818.70				
M.	<u>Emergency/Egress Lighting</u>	2	\$5,850.00				
N.	<u>Fire Alarm</u>	3	\$249,439.50				
O.	<u>Handicapped Access</u>	3	\$465,822.40				
P.	<u>Site Condition</u>	3	\$1,016,141.00				
Q.	<u>Sewage System</u>	3	\$167,850.00				
R.	<u>Water Supply</u>	2	\$6,750.00				
S.	<u>Exterior Doors</u>	3	\$76,500.00				
T.	<u>Hazardous Material</u>	3	\$384,016.20				
U.	<u>Life Safety</u>	3	\$487,439.40				
V.	<u>Loose Furnishings</u>	3	\$720,603.00				
W.	<u>Technology</u>	3	\$997,758.00				
X.	<u>Construction Contingency / Non-Construction Cost</u>	-	\$4,187,287.88				
Total			\$21,327,019.60				
				Renovation Cost Factor			
				Cost to Renovate (Cost Factor applied)			
				104.88%			
				\$22,367,778.15			
				<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>			
				Enhanced Environmental Hazards Assessment Cost Estimates			
				C=Under Contract			
				Commentary			
				Total			
				1000			
				626			
				63%			
				Borderline			

(02) 1961 Auditorium (1961) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)			
Name: Edgewood High School				Contact: Michael Notar					
Address: 2428 Blake Rd Ashtabula, OH 44004				Phone: (440) 997-5301					
Bldg. IRN: 9936				Date Prepared: 2008-04-14		By: ARL			
				Date Revised: 2020-02-13		By: Jeff Tuckerman			
Current Grades	9-12	Acreage:	49.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	43						
Current Enrollment	511	Classrooms:	26						
Projected Enrollment	N/A								
				Section	Points Possible	Points Earned	Percentage	Rating	Category
				<u>Cover Sheet</u>	—	—	—	—	—
<u>(01) 1961 Original Construction</u>				<u>1.0 The School Site</u>	100	79	79%	Satisfactory	
<u>(02) 1961 Auditorium</u>				<u>2.0 Structural and Mechanical Features</u>	200	101	51%	Borderline	
<u>(03) 1972 Addition (Media Center)</u>				<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline	
Total				<u>4.0 Building Safety and Security</u>	200	119	60%	Borderline	
				<u>5.0 Educational Adequacy</u>	200	120	60%	Borderline	
				<u>6.0 Environment for Education</u>	200	139	70%	Satisfactory	
				<u>LEED Observations</u>	—	—	—	—	
				<u>Commentary</u>	—	—	—	—	
				Total	1000	626	63%	Borderline	
				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				Rating	Dollar Assessment				
Cost Set: 2019									
A.	Heating System	3	\$271,740.00	-					
B.	Roofing	3	\$119,130.80	-					
C.	Ventilation / Air Conditioning	1	\$0.00	-					
D.	Electrical Systems	3	\$126,009.72	-					
E.	Plumbing and Fixtures	2	\$0.00	-					
F.	Windows	3	\$0.00	-					
G.	Structure: Foundation	1	\$0.00	-					
H.	Structure: Walls and Chimneys	2	\$21,600.00	-					
I.	Structure: Floors and Roofs	1	\$0.00	-					
J.	General Finishes	3	\$593,418.00	-					
K.	Interior Lighting	3	\$50,466.00	-					
L.	Security Systems	3	\$29,891.40	-					
M.	Emergency/Egress Lighting	2	\$2,600.00	-					
N.	Fire Alarm	3	\$17,469.00	-					
O.	Handicapped Access	3	\$9,352.80	-					
P.	Site Condition	3	\$0.00	-					
Q.	Sewage System	3	\$0.00	-					
R.	Water Supply	2	\$0.00	-					
S.	Exterior Doors	3	\$0.00	-					
T.	Hazardous Material	3	\$64,231.40	-					
U.	Life Safety	3	\$28,726.80	-					
V.	Loose Furnishings	3	\$0.00	-					
W.	Technology	3	\$69,876.00	-					
X.	Construction Contingency / Non-Construction Cost	-	\$343,126.48	-					
Total					\$1,747,638.40				

(03) 1972 Addition (Media Center) (1972) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)					
Name: Edgewood High School				Contact: Michael Notar							
Address: 2428 Blake Rd Ashtabula, OH 44004				Phone: (440) 997-5301							
Bldg. IRN: 9936				Date Prepared: 2008-04-14		By: ARL					
				Date Revised: 2020-02-13		By: Jeff Tuckerman					
Current Grades	9-12	Acreage:	49.00	Suitability Appraisal Summary							
Proposed Grades	N/A	Teaching Stations:	43								
Current Enrollment	511	Classrooms:	26								
Projected Enrollment	N/A										
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating	Category	
(01) 1961 Original Construction	1961	no	2	110,862	<u>Cover Sheet</u>	—	—	—	—	—	
(02) 1961 Auditorium	1961	no	1	7,764	<u>1.0 The School Site</u>	100	79	79%	Satisfactory		
(03) 1972 Addition (Media Center)	1972	no	1	5,692	<u>2.0 Structural and Mechanical Features</u>	200	101	51%	Borderline		
Total				124,318	<u>3.0 Plant Maintainability</u>	100	68	68%	Borderline		
	*HA	=	Handicapped Access		<u>4.0 Building Safety and Security</u>	200	119	60%	Borderline		
	*Rating	=	1 Satisfactory		<u>5.0 Educational Adequacy</u>	200	120	60%	Borderline		
		=	2 Needs Repair		<u>6.0 Environment for Education</u>	200	139	70%	Satisfactory		
		=	3 Needs Replacement		<u>LEED Observations</u>	—	—	—	—	—	
	*Const P/S	=	Present/Scheduled Construction		<u>Commentary</u>	—	—	—	—	—	
FACILITY ASSESSMENT				Rating	Dollar Assessment	Renovation Cost Factor					
Cost Set: 2019						104.88%					
						Cost to Renovate (Cost Factor applied)					
						\$905,753.01					
						<i>The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.</i>					
A.	Heating System		3	\$153,684.00							
B.	Roofing		3	\$83,672.40							
C.	Ventilation / Air Conditioning		1	\$0.00							
D.	Electrical Systems		3	\$92,381.16							
E.	Plumbing and Fixtures		2	\$0.00							
F.	Windows		3	\$0.00							
G.	Structure: Foundation		1	\$0.00							
H.	Structure: Walls and Chimneys		2	\$0.00							
I.	Structure: Floors and Roofs		1	\$0.00							
J.	General Finishes		3	\$110,026.36							
K.	Interior Lighting		3	\$36,998.00							
L.	Security Systems		3	\$21,914.20							
M.	Emergency/Egress Lighting		2	\$4,300.00							
N.	Fire Alarm		3	\$12,807.00							
O.	Handicapped Access		3	\$10,238.40							
P.	Site Condition		3	\$38,452.20							
Q.	Sewage System		3	\$0.00							
R.	Water Supply		2	\$0.00							
S.	Exterior Doors		3	\$0.00							
T.	Hazardous Material		3	\$20,290.20							
U.	Life Safety		3	\$21,060.40							
V.	Loose Furnishings		3	\$36,998.00							
W.	Technology		3	\$51,228.00							
X.	Construction Contingency / Non-Construction Cost		-	\$169,558.58							
Total					\$863,608.90						

Facility Assessment

A. Heating System

Description: Heating system consists of eight natural gas fired hot water boilers installed in 1985 that are in fair condition. Combustion air does not meet OBC requirements. Two natural gas fired roof top air units provide make up air to two science rooms when fume hoods are operating. The media center and several support areas are served by a split system (D/X and hot water), air rooftop handler installed in 1982. Space comfort heating is provided via unit ventilators. Heating water system pumps and piping specialties were installed in 1961 and are in fair condition. Controls are combination DDC/pneumatic. DDC system was installed in 2002 and is linked to a central monitor in the Junior High School. The computer labs contain rooftop mounted condensing units supplying packaged wall mounted air conditioners. The administrative office area contains pad mounted condensing units and a combination of wall mounted and window mounted air conditioning units. Heating system is near the end of its service life. The system is not capable of providing Ohio Building Code fresh air requirements. According to school officials, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Provide new overall heating system, including air conditioning, to meet Ohio School Design Manual guidelines. Provide funding to convert existing non-ducted system (1961 original construction and 1961 auditorium) to ducted air system.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
HVAC System Replacement:	\$27.00	sq.ft. (of entire building addition)		Required	Required	Required	\$3,356,586.00	(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		\$949,008.00	(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:			\$4,305,594.00	\$3,880,170.00	\$271,740.00	\$153,684.00		



Natural gas boilers



Classroom unit ventilators

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Facility Assessment

B. Roofing

Description: The roof over the 1961 original construction is a combination of an asphalt built-up ballasted system, (no installation date was available at time of assessment), and is in good to fair condition, and an EPDM fully adhered membrane system that was installed in 2005, 2006, and 2007, and is in good condition. The roof over the 1961 auditorium is an asphalt built-up ballasted system, (no installation date was available at time of assessment), and is in good to fair condition. The roof over the 1972 addition is an EPDM fully adhered membrane system that was installed in 2007, and is in good condition. There are no district reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by a combination of access door, roof hatch, and access ladder that are in good condition. There were observations of standing water on the roof. Metal cap flashings and copings are in good condition. Roof storm drainage is addressed through a combined system of roof drains, gutters, and downspouts, which are properly located, and in good condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure. April 2019 Update: The OFCC guidelines for single ply membrane roofing is if that roof system exceeds 7 years it is recommended it be replaced. The roof over the 1972 Media Center Addition that was installed in 2007 now exceeds the 7 year replacement guidelines. Additional roof insulation will be required for all roof areas to meet LEED Silver Certification Energy Efficiency Requirements.

Rating: 3 Needs Replacement

Recommendations: The asphalt built-up roofing system over the 1961 original construction and the 1961 auditorium requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. To facilitate the school's compliance with OBC, provide new overflow roof drains in areas of roof replacement. April 2019 Update: Replace the roof on the 1972 Media Center Addition. Provide additional roof insulation on 1961 Original Building, 1961 Auditorium Addition and 1972 Media Center Addition.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		50,607 Required	7,764 Required	5,692 Required	\$640,630.00	(unless under 10,000 sq.ft.)
Roof Insulation:	\$4.70	sq.ft. (Qty)		5,067 Required	7,764 Required	5,692 Required	\$87,058.10	(tapered insulation for limited area use to correct ponding)
Other: Overflow Roof Drain Assembly	\$2,500.00	per unit		15 Required	2 Required		\$42,500.00	New overflow roof drain assembly.
Sum:			\$770,188.10	\$567,384.90	\$119,130.80	\$83,672.40		



Typical roof drain condition



Typical roof hatch condition

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Facility Assessment

C. Ventilation / Air Conditioning

Description: Heating system consists of eight natural gas fired hot water boilers installed in 1985 that are in fair condition. Combustion air does not meet OBC requirements. Two natural gas fired roof top air units provide make up air to two science rooms when fume hoods are operating. The media center and several support areas are served by a split system (D/X and hot water), air rooftop handler installed in 1982. Space comfort heating is provided via unit ventilators. Heating water system pumps and piping specialties were installed in 1961 and are in fair condition. Controls are combination DDC/pneumatic. DDC system was installed in 2002 and is linked to a central monitor in the Junior High School. The computer labs contain rooftop mounted condensing units supplying packaged wall mounted air conditioners. The administrative office area contains pad mounted condensing units and a combination of wall mounted and window mounted air conditioning units. Heating system is near the end of its service life. The system is not capable of providing Ohio Building Code fresh air requirements. The facility does contain a shop area with a dust collection system. The existing dust collection system is in adequate condition.

Rating: 1 Satisfactory

Recommendations: Provide an air conditioning system throughout the overall facility to meet Ohio School Design Manual guidelines. Funding included in Item A - Heating System.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961)	(02) 1961 Auditorium (1961)	(03) 1972 Addition (Media Center) (1972)	Sum	Comments
				110,862 ft ²	7,764 ft ²	5,692 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Rooftop packaged chiller unit



Packaged wall mounted air conditioning unit

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Facility Assessment

D. Electrical Systems

Description: The electrical system for the overall facility consists of a 208v, 1400-amp, 3-phase, wire system fair condition. The system was installed with the original construction in 1961. The transformer is owned by the utility company and is located in the building in a transformer vault. The panel system is in poor condition. The panel system was installed in 1961 and cannot be expanded for additional capacity. Classrooms are equipped with adequate electrical outlets as several upgrades have provided additional surface mounted electrical receptacles. Corridors of the building are equipped with adequate electrical outlets for building maintenance. The exterior of the building is not equipped with adequate electrical outlets for building maintenance. The facility does not contain lightning protection with grounding. April 2019 Update: The individual line items for Transformer Removal, New Pad Mounted Transformer, Lightening Protection and Building Grounding are included in the scope and budget for complete System Replace and those individual line items should be deleted.

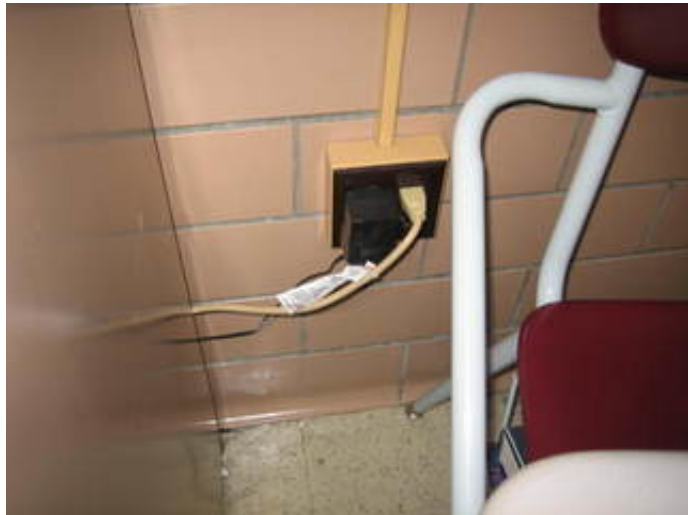
Rating: 3 Needs Replacement

Recommendations: The entire electrical system requires replacement to meet Ohio School Design Manual guidelines for classroom capacity, the addition of an air conditioning system and due to age. The emergency generator for life safety systems is included in the entire electrical system replacement funded in this Item D - Electrical. Remove vault mounted transformer and provide new pad mounted transformer. Provide building lightning protection and grounding. April 2019 Update: Delete the individual line items for Transformer Removal, New Pad Mounted Transformer, Lightning Protection and Building Grounding.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	Required	\$2,017,681.14	(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:			\$2,017,681.14	\$1,799,290.26	\$126,009.72	\$92,381.16		



Main distribution panel



Additional classroom receptacles

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Facility Assessment

E. Plumbing and Fixtures

Description: A back flow preventer is not provided. The facility does not contain a water treatment system. Domestic supply piping is copper in adequate condition. Sanitary waste piping is cast-iron in adequate condition. The domestic water heater is a natural gas unit with separate storage tank and is in fair condition. The school contains 4 large group restrooms for boys, 4 large group restrooms for girls, 2 locker room restrooms for boys, 1 locker room restroom for girls, and 2 restrooms for staff. Condition of fixtures is good. The facility is equipped with 6 non-ADA drinking fountains, as well as 4 ADA electric water coolers, in good condition. Special education classroom is not equipped with the required restroom facilities. Kitchen is equipped with the required restroom facilities and fixtures are in good condition. Health clinic is equipped with the required restroom facilities, and fixtures are in good condition. Due to existing grade configuration, there are no kindergarten / pre-K classrooms. Kitchen fixtures consist of 1 single, 1 double, and 1 3-well sinks, as well as 1 lavatory, 1 dishwasher, and 1 garbage disposal unit, which are in good condition. The school meets the OBC requirements for fixtures except for lavatories and electric water coolers. ADA requirements are not met for fixtures and drinking fountains (see Item O). Custodial closets are properly located and are adequately provided with required service sink which is in good condition. Science classrooms / project laboratories are not equipped with required compressed air connection but are equipped with required utility sink, gas / connections, and safety shower / eyewash station in good condition. Adequate exterior hose bibbs are provided. April 2019 Update: Due to age and condition the sanitary waste piping warrants replacement in the 1961 Original Building.

Rating: 2 Needs Repair

Recommendations: Provide back flow preventer at water service entry. To facilitate the school's compliance with OBC and OSDM guidelines provide new lavatories, new electric water coolers, and new compressed air connections. Due to condition and OSFC standards, replace faucets and valves. See Item O for replacement of fixtures related to ADA requirements. No work required in the 1961 auditorium and 1972 addition. April 2019 Update: Provide for replacing the sanitary piping in the 1961 Original Building.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required			\$5,000.00	
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required			\$388,017.00	(remove / replace)
Sink:	\$2,500.00	unit		33 Required			\$82,500.00	(new)
Electric water cooler:	\$3,000.00	unit		6 Required			\$18,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		23 Required			\$11,500.00	(average cost to remove/replace)
HIGH BAY/INDUSTRIAL SPACE - LAB TYPES 5,6,7 - Compressed Air Connections	\$15,000.00	per system		1 Required			\$15,000.00	
Sum:			\$520,017.00	\$520,017.00	\$0.00	\$0.00		



Typical fixture condition



Typical fixture condition

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Facility Assessment

F. Windows

Description: The overall facility is equipped with aluminum frame windows with a single glazed type window system, which was installed in 1961, and is in poor condition. Window system seals are in fair to poor condition, with moderate air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in fair condition. The window system is not equipped with insect screens on operable windows. Aluminum frame curtain wall systems are found in the original construction, in fair condition. This facility does not feature any glass block windows. A few windows have been replaced with insulated window panels, but are installed on non-thermally broken aluminum frames. The exterior doors in the overall facility are equipped with hollow metal framed sidelights and transoms with a single glazed window system, in fair to poor condition. The school does contain 42 acrylic bubble type skylights in fair to poor condition. Window security grilles are not provided for ground floor windows. There is not a greenhouse associated with this school.

Rating: 3 Needs Replacement

Recommendations: Provide a new insulated window system with integral blinds to meet with Ohio School Design Manual requirements. Replace curtain wall systems, transoms, and sidelights in the original construction with insulated window systems. Replace skylights in the original construction due to age and condition. No work is required in the 1961 auditorium and 1972 media center addition, as no windows exist in these areas.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
Insulated Glass/Panels:	\$70.00	sq.ft. (Qty)		5,122 Required			\$358,540.00	(includes blinds)
Skylights:	\$125.00	sq.ft. (Qty)		672 Required			\$84,000.00	(remove and replace)
Translucent Panels:	\$125.00	sq.ft. (Qty)		480 Required			\$60,000.00	(remove and replace)
Curtain Wall/Storefront System:	\$80.00	sq.ft. (Qty)		6,010 Required			\$480,800.00	(remove and replace)
Sum:			\$983,340.00	\$983,340.00	\$0.00	\$0.00		



Curtain wall window system



Typical non-insulated windows

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Facility Assessment

G. Structure: Foundation

Description: Although no exposed foundation wall was available at time of assessment, exterior walls displayed no signs of significant differential foundation settlement, cracking, or leaking, indicating that foundations are in good condition. The district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration. April 2019 Update: Signs of building settlement/movement in several areas of the 1961 Original Building that need to be investigated by a Structural Engineer.

Rating: 1 Satisfactory

Recommendations: No work required. April 2019 Update: District engage in the services of a Structural Engineer to provide a report on the building settlement/movement observed.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961)	(02) 1961 Auditorium (1961)	(03) 1972 Addition (Media Center) (1972)	Sum	Comments
				110,862 ft ²	7,764 ft ²	5,692 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The overall facility has a combination of a brick veneer on a masonry load bearing wall system and a steel framed system, which displayed no locations of significant deterioration, and is in good condition. The exterior masonry appears to have inappropriately spaced but adequately caulked control joints in good condition. Control joints are not provided at lintel locations at doors and windows. The school has sufficient expansion joints, and they are in good condition. The exterior masonry has not been cleaned and sealed in recent years, and show minor evidence of mortar deterioration. Interior walls are concrete masonry unit, glazed block and metal stud framed partitions with gypsum board, and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Soffits are in good condition. Window sills are a combination of stone and an element of the aluminum window system, and are in good condition. Exterior lintels are steel, and are in good condition. Chimneys are in good condition. Canopies over entrances are steel framed with metal deck type construction, and are in good condition. April 2019 Update: The tuckpointing sf quantities for the 1961 Original Building is inadequate and should be increased. Installation of the new HVAC system will require removal of the cabinet unit heaters and masonry infill will be required at the outside air grilles. Movement and significant masonry cracks observed on the east elevation.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required throughout the overall facility. Provide exterior masonry cleaning and sealing as required throughout the overall facility. Sawcut and caulk new appropriately spaced control joints in existing exterior masonry throughout the overall facility. No work required in the 1972 addition. April 2019 Update: Increase tuckpointing sf quantity in the 1961 Original Building from 350 sf to 3,839 sf. Provide masonry infill at unit ventilator outside air grilles. Provide budget to repair masonry cracks at east elevation. Recommended the district hire a Structural Engineer to investigate the cracking and settlement creating this issue.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Tuckpointing:	\$7.50	sq.ft. (Qty)		3,839 Required			\$28,792.50	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		38,394 Required	8,640 Required		\$70,551.00	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		38,394 Required	8,640 Required		\$47,034.00	(wall surface)
Install Control Joints	\$60.00	ln.ft.		296 Required			\$17,760.00	
Other: Masonry Repairs	\$50,000.00	allowance		Required			\$50,000.00	Masonry Repairs
Other: Structural Engineer	\$10,000.00	allowance		Required			\$10,000.00	Structural Engineer Analysis
Other: Unit Ventilator Infill	\$49.00	sq.ft. (Qty)		150 Required			\$7,350.00	Unit Ventilator Infill to include CMU back-up, insulation, vapor barrier and face brick.
Sum:			\$231,487.50	\$209,887.50	\$21,600.00	\$0.00		



Typical exterior wall condition



Typical stone sill

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is concrete slab-on-grade type construction, and is in good condition. There is no crawl space. The floor construction of the intermediate floors of the 1961 original construction is metal deck steel joist type construction and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the overall facility is metal deck on steel joist type construction, and is in good condition.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961)	(02) 1961 Auditorium (1961)	(03) 1972 Addition (Media Center) (1972)	Sum	Comments
				110,862 ft ²	7,764 ft ²	5,692 ft ²		
Sum:			\$0.00	\$0.00	\$0.00	\$0.00		



Typical metal deck roof structure



Typical metal deck roof structure

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Facility Assessment

J. General Finishes

Description: The overall facility features conventionally partitioned classrooms with VAT flooring, acoustical tile ceilings, and glazed block and plaster type wall finishes, which are in fair to poor condition. Corridors have terrazzo flooring, lay-in ceilings, and glazed block and plaster type wall finishes, which are in fair condition. Restrooms have terrazzo flooring, acoustical tile ceilings, and glazed block wall finishes, which are in fair to poor condition. Toilet partitions are marble type construction with metal doors, and are in poor condition. Classroom casework consists of miscellaneous wood and metal shelving units, is inadequately provided, and in poor condition. Classrooms are provided with adequate chalkboards, markerboards, and tackboards, which are in fair condition. The lockers, located in the corridor, are adequately provided, and in fair condition. The facility is equipped with wood non-louvered interior doors that are partially recessed without proper ADA clearances, and are provided with a combination of ADA compliant and non-compliant hardware. The gymnasium space has wood flooring, exposed bar joist and metal deck type ceiling, and painted block and glazed block type wall finishes, which are in fair condition. Gymnasium telescoping stands are wood type construction in fair to poor condition. Gymnasium basketball backboards are manually operated, and are in good condition. The media center, located in the 1972 addition, has VAT flooring, lay-in ceilings, and plaster type wall finishes, and they are in fair condition. Student dining, located in the original construction, has terrazzo flooring, lay-in and acoustical tile ceilings, and plaster and brick type wall finishes, which are in fair to poor condition. The existing kitchen is full service, is undersized based on the current enrollment, and the existing equipment has an unknown installation date, and is in poor condition. A walk-in cooler and freezer are located within the kitchen space, and are in fair to poor condition. April 2019 Update: Additional wall insulation required at 1961 Original Building and 1961 Auditorium Addition to meet LEED Silver Certifications Energy Efficiency Requirements. The fixed seating in the 1961 Auditorium and carpeting are old and worn and warrant replacement. Plaster ceiling patch requires to facilitate installation of fire protection system. The stage curtain at the 1961 Auditorium requires fire treatment. Sound system and new lighting required in 1961 Auditorium.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, K, L, M, N, T, U, and due to condition. Provide plaster refinishing due to condition and work outlined in Items A, C, D, E, K, L, M, N, T, and U. Funding for replacement of interior doors is provided in Item O, including doors here noted as being in poor condition. Provide for repairs to terrazzo flooring due to condition. Provide for removal and replacement of wood flooring in the gymnasium due to age and condition. Provide for replacement of bleachers in the gymnasium due to age and condition. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment. April 2019 Update: Provide for additional wall insulation at at 1961 Original Building and 1961 Auditorium Addition. Provide for carpet replacement and replacement of new seats in 1961 Auditorium. Replace sound system and lighting in 1961 Fixed Seat Auditorium. Provide for plaster ceiling patch following installation of fire protection system. Provide for fire treatment/fire dipping of stage curtain at the 1961 Auditorium.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Paint:	\$2.00	sq.ft. (of entire building addition)			Required		\$15,528.00	(partial finish - floor area/prep and installation)
Carpet:	\$4.00	sq.ft. (Qty)			2,900 Required		\$11,600.00	(partial finish - tear-out and replace per area)
Complete Replacement of Finishes and Casework (High):	\$19.33	sq.ft. (of entire building addition)		Required		Required	\$2,252,988.82	(high school, per building area, with removal of existing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required			\$22,172.40	(per building area)
Plaster refinishing:	\$14.00	sq.ft. (Qty)		5,543 Required			\$77,602.00	
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		300 Required			\$7,500.00	(floor area affected; max. area to be 300 sf)
Bleacher Replacement	\$110.00	per seat		721 Required			\$79,310.00	(based on current enrollment)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		38,394 Required	8,640 Required		\$282,204.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		2,043 Required			\$388,170.00	(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: Auditorium Seating	\$325.00	per unit			866 Required		\$281,450.00	Replace fixed seat auditorium
Other: Lighting	\$125,000.00	allowance			Required		\$125,000.00	Auditorium Lighting
Other: Plaster Repair	\$8,000.00	allowance			Required		\$8,000.00	Plaster Repair following fire protection installation
Other: Sound System	\$100,000.00	allowance			Required		\$100,000.00	New Sound System
Other: Wood Floor Replacement	\$30.00	sq.ft. (Qty)		10,199 Required			\$305,970.00	Provide for removal and replacement of wood flooring in the gymnasium due to age and condition.
Sum:			\$3,957,495.22	\$3,254,050.86	\$593,418.00	\$110,026.36		



Typical corridor finishes



Typical classroom finishes

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Facility Assessment

K. Interior Lighting

Description: The typical classrooms in the overall facility are equipped with 1x4 surface mount fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 65 FC, thus complying with the 50 FC recommended by the OSDM. The typical corridors in the overall facility are equipped with single tube surface mount fluorescent fixtures with dual level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 27 FC, thus complying with the 20 FC recommended by the OSDM. The gymnasium space is equipped with pendant mercury vapor type lighting, in fair condition, providing an average illumination of 85 FC, thus complying with the 60 FC recommended by the OSDM. The media center is equipped with 1x4 lay-in fluorescent fixture type lighting in fair condition, providing an average illumination of 48 FC, which is less than the 50 FC recommended by the OSDM. The student dining space is equipped with 1x4 lay-in fluorescent fixture type lighting with multi level switching. Student dining fixtures are in fair condition, providing an average illumination of 42 FC, which is less than the 50 FC recommended by the OSDM. The kitchen spaces are equipped with 1x4 surface mount fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in fair condition, providing an average illumination of 60 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition. The typical administrative spaces in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not fully compliant with Ohio School Design Manual requirements due to age and condition, and inadequate lighting levels.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of lighting system due to condition, lighting levels, and installation of systems outlined in Items A, C, D, J, L, M, N, and U.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		Required	Required	Required	\$808,067.00	Includes demo of existing fixtures
Sum:			\$808,067.00	\$720,603.00	\$50,466.00	\$36,998.00		



Typical corridor lighting



Typical classroom lighting

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Facility Assessment

L. Security Systems

Description: The overall facility contains a security system consisting of security cameras at corridors and entrances and motion sensors. The security cameras are monitored in the administrative office areas. The existing security system is in fair condition. The exterior security lighting consists of wall, soffit (at the exterior doors) and pole mounted light fixtures at the drives and parking areas. Exterior security lighting is in fair condition and provides inadequate coverage. April 2019 Update: Security control point required at main entry to control visitor entry. Complete security system replacement required due to above ceiling work. Complete replacement of exterior lighting required.

Rating: 3 Needs Replacement

Recommendations: Provide additional building security systems as desired from the district to more thoroughly protect the building during school hours and after school hours. Provide additional exterior security lighting to meet Ohio School Design Manual guidelines. April 2019 Update: Provide budget for security vestibule. Delete partial system replacement and add complete replacement. Delete partial site lighting replacement and add complete exterior lighting replacement

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Security System:	\$2.85	sq.ft. (of entire building addition)		Required	Required	Required	\$354,306.30	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	\$124,318.00	(complete, area of building)
Other: Security Vestibule	\$200,000.00	allowance		Required			\$200,000.00	Security Vestibule
Sum:			\$678,624.30	\$626,818.70	\$29,891.40	\$21,914.20		



Corridor mounted security cameras



Security camera monitor

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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility does contain an emergency/egress lighting system with battery backup within the individual wall mounted units. The system is in fair condition but has areas within the egress path that are not properly illuminated. There are areas within the egress paths that do not have clear sight to exit signage.

Rating: 2 Needs Repair

Recommendations: Emergency power generator is funded under Item D - Electrical. Provide additional exit signage as required to satisfy local fire and building officials as well as Ohio Building Code. Provide exit signage on separate electrical circuits. Supplement battery backup wall mounted emergency lighting fixtures to increase lighting levels in corridors and egress paths to at least 1.5 foot candles in all areas.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Component: New Exit Sign	\$300.00	each		9 Required	4 Required	12 Required	\$7,500.00	
Component: New Emergency Light	\$350.00	each		9 Required	4 Required	2 Required	\$5,250.00	
Sum:			\$12,750.00	\$5,850.00	\$2,600.00	\$4,300.00		



Ceiling mounted exit signage



Emergency lighting fixture

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Facility Assessment

N. Fire Alarm

Description: The overall facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull stations are mounted at exits. Horns and strobes are neither mounted in classrooms nor visible in all corridors. Mechanical equipment does not contain automatic fire alarm devices. The system does not have additional zone capabilities. The system is not adequately provided throughout the facility. The fire alarm system does not meet NFPA requirements and Ohio School Design Manual guidelines.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of fire alarm system consisting of manual fire alarm pull stations mounted at required heights, remote annunciator panels, automatic fire detection devices in all air devices and mechanical equipment, and horn/strobe devices located in all occupied spaces to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
Fire Alarm System:	\$2.25	sq.ft. (of entire building addition)		Required	Required	Required	\$279,715.50	(complete new system, including removal of existing)
Sum:			\$279,715.50	\$249,439.50	\$17,469.00	\$12,807.00		



Corridor mounted horn/strobe device



Fire alarm pull station

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are mostly compliant. There is an accessible route through the building which does include protruding objects. Ground and floor surfaces are compliant. Ramps and stairs do not meet all ADA requirements, and are insufficient due to railing configurations. This multistory building has a compliant elevator that accesses every floor. Stage is leveled with main corridors. Interior doors are recessed, are mostly provided adequate clearances, and are mostly provided with ADA-compliant hardware. 19 ADA-compliant toilets are required, and 1 is currently provided. 19 ADA-compliant lavatories are required, and 1 is currently provided. 9 ADA-compliant urinals are required, and 0 are currently provided. 5 ADA-compliant showers are required, and 0 are currently provided. 16 ADA-compliant electric water coolers are required, and 6 are currently provided. Toilet partitions are marble, wood, and metal, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health clinic restroom is not compliant with ADA requirements. ADA signage is not provided on the interior and the exterior of the building. April 2019 Update: The interior doors are old, worn and have air transfer louvers that will not be compatible with the new HVAC system and will not meet current building code. The shower rooms have a concrete curb that to not allow ADA access to the showers.

Rating: 3 Needs Replacement

Recommendations: Provide new ADA-compliant signage, power assist door opener, electric water coolers, toilets, lavatories, urinals, showers, toilet partitions, and mirrors, as well as replace showers, and rework narrow door openings to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Exterior door hardware issues are corrected in Item S. Stair railing issues are addressed under Item U. Toilet accessories are addressed under Item J. April 2019 Update: Replace all the interior doors. Rework shower room curb and floor drains to provide for ADA access to showers.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	\$24,863.60	(per building area)
Electric Water Coolers:	\$3,000.00	unit		10 Required			\$30,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		45 Required			\$171,000.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		10 Required			\$10,000.00	(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		138 Required	6 Required	7 Required	\$196,300.00	(standard 3070 wood door, HM frame, door/light, includes hardware)
Other: ADA Mirrors	\$350.00	per unit		18 Required			\$6,300.00	New ADA compliant mirror.
Other: ADA Shower	\$6,800.00	per unit		2 Required			\$13,600.00	ADA Shower w/o partitions - demo existing fixture, provide ADA accessories and restore finishes
Other: ADA Shower	\$1,950.00	per unit		3 Required			\$5,850.00	ADA shower replacement.
Other: Rework Shower Curbs	\$20,000.00	allowance		Required			\$20,000.00	Rework Shower Curbs and Floor Drains
Sum:			\$485,413.60	\$465,822.40	\$9,352.80	\$10,238.40		



Typical signage



Typical electric water cooler

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Facility Assessment

P. Site Condition

Description: The 49 acre relatively flat site is located in a rural residential and agricultural setting with moderate tree and shrub type landscaping. The site is shared with the district bus maintenance facility. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled county roads. Multiple entrances onto the site provide proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a curbside bus loading and unloading zone in front of the school, which is separated from other vehicular traffic. Staff, visitor, and student parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 305 parking places, which provides adequate parking for staff members, visitors, and students. Parking for the disabled is not adequately provided. The site and parking lot drainage design, consisting of sheet drainage, swales, catch basins, and storm sewers provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs in poor condition are not located as required. Trash pick-up and service drive pavement is heavy duty, and is not equipped with a concrete pad area for dumpsters. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair to poor condition. The athletic facilities are comprised of multipurpose fields, football field and track facility, baseball field, and softball field, and are in fair condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. April 2019 Update: Large swales and ditches run through the site creating extensive site erosion.

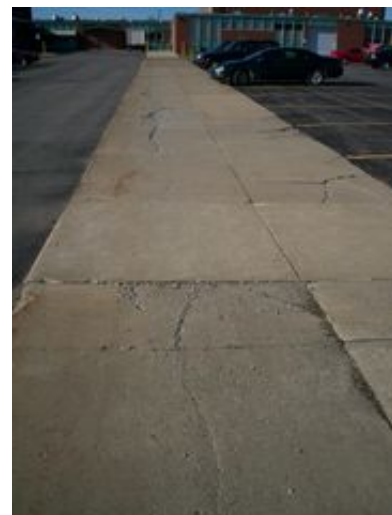
Rating: 3 Needs Replacement

Recommendations: Provide for replacement of asphalt pavement in poor condition. Provide for replacement of concrete sidewalks in poor condition. Provide for replacement of concrete curbs and additional curbs to delineate vehicular traffic patterns, and to meet OSDM guidelines. Provide heavy duty concrete pavement at the dumpster pad. Provide site contingency allowances for unforeseen conditions. April 2019 Update: Provide for soil stabilization.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		20,250 Required		972 Required	\$649,393.20	(including drainage / tear out for heavy duty asphalt)
Concrete Curb:	\$20.00	ln.ft.		4,914 Required		236 Required	\$103,000.00	(new)
Concrete Sidewalk:	\$5.00	sq.ft. (Qty)		15,267 Required		733 Required	\$80,000.00	(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 <u>or</u> the previous. (Applies for whole building, so only one addition should have this item)
Other: Heavy Duty Concrete Pavement	\$12.00	sq.ft. (Qty)		573 Required		27 Required	\$7,200.00	Provide heavy duty concrete pavement at dumpster pad.
Other: Soil Stabilization	\$2.50	sq.ft. (Qty)		6,000 Required			\$15,000.00	Soil Stabilization
Sum:			\$1,054,593.20	\$1,016,141.00	\$0.00	\$38,452.20		



Concrete sidewalk in poor condition



Concrete sidewalk in poor condition

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Facility Assessment

Q. Sewage System

Description: District reports no problems with the sanitary sewage main. Building is served by an on-site sanitary sewage treatment plant. The system is approximately 25+ years old. The system is in poor condition. District reports several problems with the system.

Rating: 3 Needs Replacement

Recommendations: Remove and replace on-site sewage treatment system based upon current student enrollment of building at funding levels indicated below. Remove and replace on-site sanitary sewer main.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
On-Site Sewage Treatment System:	\$225.00	per student		721 Required			\$162,225.00	(per student at middle/high)
Sewage Main:	\$45.00	ln.ft.		125 Required			\$5,625.00	(include excavation and backfilling)
Sum:			\$167,850.00	\$167,850.00	\$0.00	\$0.00		



Waste water treatment plant

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Facility Assessment

R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is non-galvanized. Domestic supply piping is non-galvanized. The water supply does not contain a back flow preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life Safety. Install back flow preventer to meet OBC requirements. Back flow preventer funded under Item E - Plumbing and Fixtures. Replace domestic water main. Provide funding for water quality testing.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft²	(02) 1961 Auditorium (1961) 7,764 ft²	(03) 1972 Addition (Media Center) (1972) 5,692 ft²	Sum	Comments
Domestic Water Main	\$50.00	n.ft.		125 Required			\$6,250.00	(new)
Water Quality Test	\$500.00	allowance		Required			\$500.00	(includes 2 tests)
Sum:			\$6,750.00	\$6,750.00	\$0.00	\$0.00		



Water service entry

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Facility Assessment

S. Exterior Doors

Description: Typical exterior doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical exterior doors feature no vision panels. Entrance doors in the overall facility are aluminum type construction, installed on aluminum frames, and in fair to poor condition. Entrance doors feature single glazed wired glass and tempered glass vision panels. Overhead doors are wood and metal type in fair to poor condition. April 2019 Update: There are 4 overhead doors that need to be replaced.

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines, and due to condition. Replacement of single glazed door vision panels, transoms, and sidelights is addressed in Item F. No work is required in the 1961 auditorium and 1972 media center addition, as no exterior doors are located in these areas. April 2019 Update: Increase overhead door replacement from 3 to 4.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,500.00	per leaf		25 Required			\$62,500.00	(includes removal of existing)
Overhead doors and hardware:	\$3,500.00	per leaf		4 Required			\$14,000.00	(8 x 10 sectional, manual operation)
Sum:			\$76,500.00	\$76,500.00	\$0.00	\$0.00		



Overhead door



Exterior door

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Facility Assessment

T. Hazardous Material

Description: The district provided the assessment team with their three-year reinspection report compiled in March 2007 by Monit-Air Group, Inc. The report indicates that hazardous material is present within the building. According to school district personnel, the site does not contain underground fuel tanks.

Rating: 3 Needs Replacement

Recommendations: Remove all hazardous material indicated on the Environmental Hazards Assessment Form attached within this report.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
<i>Environmental Hazards Form</i>				EEHA Form	EEHA Form	EEHA Form	—	
Tank Insulation Removal	\$8.00	sq.ft. (Qty)		200 Required	0 Required	0 Required	\$1,600.00	
Duct Insulation Removal	\$8.00	sq.ft. (Qty)		240 Required	0 Required	0 Required	\$1,920.00	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		110,862 Required	7,764 Required	5,692 Required	\$12,431.80	
Pipe Insulation Removal	\$10.00	sq.ft.		800 Required	0 Required	0 Required	\$8,000.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	sq.ft.		2,220 Required	1,885 Required	115 Required	\$63,300.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		1 Required	0 Required	0 Required	\$2,000.00	
Flexible Duct Connection Removal	\$100.00	each		12 Required	0 Required	0 Required	\$1,200.00	
Acoustical Plaster Removal	\$7.00	sq.ft. (Qty)		7,000 Required	0 Required	0 Required	\$49,000.00	See J
Laboratory Table/Counter Top Removal	\$100.00	each		70 Required	0 Required	0 Required	\$7,000.00	See J
Cement Board Removal	\$5.00	sq.ft. (Qty)		1,050 Required	0 Required	0 Required	\$5,250.00	
Electric Cord Insulation Removal	\$1.00	sq.ft.		0 Required	100 Required	0 Required	\$100.00	
Light (Reflector) Fixture Removal	\$50.00	each		2 Required	0 Required	0 Required	\$100.00	See K
Door and Window Panel Removal	\$100.00	each		33 Required	0 Required	0 Required	\$3,300.00	See J & F
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		8,880 Required	7,540 Required	460 Required	\$33,760.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		140 Required	0 Required	0 Required	\$42,000.00	
Window Component (Compound, Tape, or Caulk) - Reno Only	\$300.00	each		140 Required	0 Required	0 Required	\$42,000.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		40,000 Required	0 Required	5,692 Required	\$137,076.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		2,000 Required	0 Required	0 Required	\$2,000.00	See J
Other: EHA ACM Other	\$1.00	per unit		16,500 Required			\$16,500.00	Chalkboard Mastic
Other: EHA ACM Other	\$1.00	per unit			20,000 Required		\$20,000.00	Fire Curtain
Other: EHA Other Hazard	\$1.00	per unit		10,000 Required			\$10,000.00	ACM duct insulation observed in wood shop above ceiling in wood shop hallway. May be present in other inaccessible areas/above ceilings
Sum:			\$468,537.80	\$384,016.20	\$64,231.40	\$20,290.20		



VAT in classrooms



Asbestos label in boiler room

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Facility Assessment

U. Life Safety

Description: Building contains four (4) corridor security grilles which when in the closed position create dead-end corridor conditions. The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed and the handrails do not meet requirements. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are an adequate number of fire extinguishers. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system. April 2019 Update: Budget for fire extinguisher cabinets is inadequate. Backflow Preventer required for new dedicated water line.

Rating: 3 Needs Replacement

Recommendations: Provide for removal of corridor security grilles to eliminate dead-end corridor conditions when they are in the closed position. Provide an automatic fire suppression system to meet Ohio School Design Manual guidelines. Provide interior stairwell enclosures to meet Ohio School Design Manual guidelines. Provide new handrails at interior stairways to meet Ohio School Design Manual guidelines. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General Finishes. April 2019 Update: Increase fire cabinet cost/unit from \$0.12 to \$0.50. Provide for backflow preventer.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		110,862 Required	7,764 Required	5,692 Required	\$397,817.60	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		6 Required			\$30,000.00	(includes associated doors, door frames and hardware)
Water Main	\$50.00	ln.ft.		125 Required			\$6,250.00	(new)
Handrails:	\$5,000.00	level		6 Required			\$30,000.00	
Other: Backflow Preventer	\$5,000.00	allowance		Required			\$5,000.00	Backflow Preventer for new dedicated water line
Other: Fire extinguishers and cabinets	\$0.50	sq.ft. (of entire building addition)		Required	Required	Required	\$62,159.00	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Remove corridor security gates	\$1,500.00	each		4 Required			\$6,000.00	Provide for removal of corridor security grilles to eliminate dead-end corridor conditions when they are in the closed position.
Sum:			\$537,226.60	\$487,439.40	\$28,726.80	\$21,060.40		



Non-enclosed stair with non-compliant handrails



Corridor security gate

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Facility Assessment

V. Loose Furnishings

Description: The typical classroom furniture is mismatched, and in generally fair to poor condition, consisting of miscellaneous student desks & chairs, miscellaneous teacher desks & chairs, miscellaneous file cabinets, reading table, computer workstation, miscellaneous bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual required elements. April 2019 Update: The loose furnishings budget should be increased.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture. April 2019 Update: Increase the loos furnishings from \$4/sf to \$6.50/sf

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961)	(02) 1961 Auditorium (1961)	(03) 1972 Addition (Media Center) (1972)	Sum	Comments
CEFPI Rating 0 to 3	\$6.50	sq. ft. (of entire building addition)		110,862 ft ²	7,764 ft ²	5,692 ft ²		
Sum:			\$757,601.00	\$720,603.00	\$0.00	\$36,998.00	\$757,601.00	



Student desk and chair in classroom



Teacher desk and chair in classroom

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Facility Assessment

W. Technology

Description: The typical classroom is not equipped with four technology data ports for student use as required by the Ohio School Design Manual. The instructor or teacher area is equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. The building contains two (2) stand alone computer labs. The teaching stations provide through a call switch/button system for two-way communication to the administration area.

Rating: 3 Needs Replacement

Recommendations: Provide technology upgrades, wiring and systems per Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	(01) 1961 Original Construction (1961) 110,862 ft ²	(02) 1961 Auditorium (1961) 7,764 ft ²	(03) 1972 Addition (Media Center) (1972) 5,692 ft ²	Sum	Comments
HS portion of building with total SF 100,000 to 133,600	\$9.00	sq.ft. (Qty)		110,862 Required	7,764 Required	5,692 Required	\$1,118,862.00	
Sum:			\$1,118,862.00	\$997,758.00	\$69,876.00	\$51,228.00		



Business computer lab



Security data collection system

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$19,238,293.96
7.00%	Construction Contingency	\$1,346,680.58
Subtotal		\$20,584,974.54
16.29%	Non-Construction Costs	\$3,353,292.35
Total Project		\$23,938,266.89

Construction Contingency	\$1,346,680.58
Non-Construction Costs	\$3,353,292.35
Total for X.	\$4,699,972.93

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$6,175.49
Soil Borings / Phase I Envir. Report	0.10%	\$20,584.97
Agency Approval Fees (Bldg. Code)	0.25%	\$51,462.44
Construction Testing	0.40%	\$82,339.90
Printing - Bid Documents	0.15%	\$30,877.46
Advertising for Bids	0.02%	\$4,116.99
Builder's Risk Insurance	0.12%	\$24,701.97
Design Professional's Compensation	7.50%	\$1,543,873.09
CM Compensation	6.00%	\$1,235,098.47
Commissioning	0.60%	\$123,509.85
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$230,551.71
Total Non-Construction Costs	16.29%	\$3,353,292.35

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School Facility Appraisal

Name of Appraiser Jeff Tuckerman **Date of Appraisal** 2008-04-14
Building Name Edgewood High School
Street Address 2428 Blake Rd
City/Town, State, Zip Code Ashtabula, OH 44004
Telephone Number(s) (440) 997-5301
School District Buckeye Local SD

Setting: Rural

Site-Acreage	49.00	Building Square Footage	124,318
Grades Housed	9-12	Student Capacity	744
Number of Teaching Stations	43	Number of Floors	2
Student Enrollment	511		
Dates of Construction	1961,1961,1972		

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 Edgewood_High_School_2008_Assessment_April_2019_EEA_02_11_20

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>The site is 49 acres compared to 42 acres required by the OSDM.</i></p>	25	25
<p>1.2 Site is easily accessible and conveniently located for the present and future population</p> <p><i>The school is centrally located within the school district, and is easily accessible. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, with appropriate separation of car and bus traffic.</i></p>	20	16
<p>1.3 Location is removed from undesirable business, industry, traffic, and natural hazards</p> <p><i>The site is adjacent to residential and agricultural uses, and there are no undesirable features adjacent to the school site.</i></p>	10	8
<p>1.4 Site is well landscaped and developed to meet educational needs</p> <p><i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope. The site has not been developed with outdoor learning spaces and athletic fields to enhance the learning environment.</i></p>	10	6
<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>Athletic facilities include multi-purpose fields, softball field, baseball field, football field, including a track, and tennis courts, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.</i></p>	10	8
<p>1.6 Topography is varied enough to provide desirable appearance and without steep inclines</p> <p><i>The site is relatively flat with slopes for positive drainage, and is desirable.</i></p>	5	4
<p>1.7 Site has stable, well drained soil free of erosion</p> <p><i>Soils appear to be stable and well drained, and no erosion was observed.</i></p>	5	4
<p>1.8 Site is suitable for special instructional needs, e.g., outdoor learning</p> <p><i>The site has not been developed to accommodate outdoor learning.</i></p>	5	2
<p>1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes</p> <p><i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes. Sidewalks are in fair to poor condition.</i></p>	5	3
<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>Adequate parking is provided for faculty, staff, student and community events, and is located on asphalt pavement in fair to poor condition.</i></p>	5	3
TOTAL - 1.0 The School Site	100	79

Suitability Appraisal of 2.0 Structural and Mechanical Features for Edgewood_High_School_2008_Assessment_April_2019_EEA_02_11_20

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all barrier-free requirements both externally and internally <i>Entire building is not ADA-compliant.</i>	15	4
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The asphalt built-up roofing system over the 1961 original construction and the 1961 auditorium requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition.</i>	15	6
2.3 Foundations are strong and stable with no observable cracks <i>Foundations are in good condition with no observable cracks.</i>	10	9
2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration <i>Exterior and interior walls are in good to fair condition, have sufficient expansion joints, and are in need of cleaning, sealing and tuckpointing.</i>	10	6
2.5 Entrances and exits are located so as to permit efficient student traffic flow <i>Exits are properly located to allow safe egress from the building.</i>	10	8
2.6 Building "envelope" generally provides for energy conservation (see criteria) <i>Age of construction indicates minimal insulation.</i>	10	3
2.7 Structure is free of friable asbestos and toxic materials <i>The building is reported to contain asbestos and other hazardous materials.</i>	10	2
2.8 Interior walls permit sufficient flexibility for a variety of class sizes <i>Interior walls throughout the facility are fixed walls and are not flexible.</i>	10	6
Mechanical/Electrical		
2.9 Adequate light sources are well maintained, and properly placed and are not subject to overheating <i>Light sources provide inadequate lighting in some areas. Fixtures are well maintained in most areas. Light fixtures do not appear to be subject to overheating.</i>	15	6
2.10 Internal water supply is adequate with sufficient pressure to meet health and safety requirements <i>Internal water supply will not support a future fire suppression system, but is adequate for current requirements.</i>	15	7
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have an inadequate number of outlets and data jacks for technology applications.</i>	15	8
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are not adequately provided to allow for safe servicing of equipment.</i>	10	3
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled <i>Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.</i>	10	4
2.14 Number and size of restrooms meet requirements <i>The number and size of restrooms meet OBC requirements.</i>	10	8
2.15 Drainage systems are properly maintained and meet requirements <i>Drainage systems appear to be properly maintained and meet requirements.</i>	10	8

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	5
<i>The fire alarm system does not meet requirements. Smoke detectors are minimally provided. The facility is not sprinkled.</i>		
2.17 Intercommunication system consists of a central unit that allows dependable two-way communication between the office and instructional areas	10	6
<i>Two way communication is provided by speakers and call buttons in the classrooms.</i>		
2.18 Exterior water supply is sufficient and available for normal usage	5	2
<i>Exterior hose bibs are inadequately provided around the exterior of the facility.</i>		
<hr/>		
TOTAL - 2.0 Structural and Mechanical Features	200	101

Suitability Appraisal of 3.0 Plant Maintainability for Edgewood_High_School_2008_Assessment_April_2019_EEA_02_11_20

3.0 Plant Maintainability	Points Allocated	Points
<p>3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance</p> <p><i>Interior doors are stained wood requiring maintenance. Walls are painted plaster requiring maintenance.</i></p>	15	8
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>Flooring throughout the facility consists of VAT, carpet, and terrazzo. VAT requires special care and maintenance.</i></p>	15	9
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Acoustical tile and lay-in ceilings are not easily cleaned or resistant to stain. Glazed block is easily cleaned and resistant to stain.</i></p>	10	6
<p>3.4 Built-in equipment is designed and constructed for ease of maintenance</p> <p><i>Casework consists of miscellaneous wood and metal shelving units in poor condition.</i></p>	10	4
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Door hardware varies throughout the facility, some meet ADA requirements, while others do not meet ADA requirements.</i></p>	10	6
<p>3.6 Restroom fixtures are wall mounted and of quality finish</p> <p><i>Fixtures are floor and wall mounted and are of good quality.</i></p>	10	9
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Custodial storage space is adequately located throughout the facility, including provisions for water and drains.</i></p>	10	9
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>Electrical outlets are adequately provided in corridors and allow for convenient routine cleaning.</i></p>	10	9
<p>3.9 Outdoor light fixtures, electrical outlets, equipment, and other fixtures are accessible for repair and replacement</p> <p><i>Outdoor light fixtures are wall and pole mounted requiring lifts and ladders to service. Electrical outlets are inadequately provided around the exterior of the facility.</i></p>	10	8
TOTAL - 3.0 Plant Maintainability	100	68

Suitability Appraisal of 4.0 Building Safety and Security for Edgewood_High_School_2008_Assessment_April_2019_EEA_02_11_20

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways <i>Student loading is separated from vehicular traffic and pedestrian walkways.</i>	15	12
4.2 Walkways , both on and offsite, are available for safety of pedestrians <i>Walkways are adequately provided on-site for pedestrian safety. No off-site sidewalks are required for this rural school site.</i>	10	8
4.3 Access streets have sufficient signals and signs to permit safe entrance to and exit from school area <i>School signs and signals are located as required on adjacent access streets.</i>	5	4
4.4 Vehicular entrances and exits permit safe traffic flow <i>Buses and other vehicular traffic use separate entrance and exit points to the site, allowing for safe vehicular traffic flow.</i>	5	3
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>Athletic fields are adequately equipped and appear to be free from hazard.</i>	5	4
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>Heating boilers are located in rooms that are not accessible by students. Unit ventilators are located in the classrooms and other learning areas.</i>	20	15
4.7 Multi-story buildings have at least two stairways for student egress <i>The building has multiple stairways, which are not enclosed, and are not ADA and OBC compliant.</i>	15	6
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open outward but are not ADA compliant.</i>	10	6
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency light fixtures and exit signs are not on separate circuits and are inadequately provided.</i>	10	5
4.10 Classroom doors are recessed and open outward <i>Classroom doors are adequately recessed, most are provided with proper ADA clearances, and open outward.</i>	10	8
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Security cameras monitored in the administrative reception area are provided throughout.</i>	10	6
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>VAT flooring is damaged and in poor condition throughout the facility.</i>	5	2
4.13 Stair risers (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16 <i>Stair treads and risers are properly designed and meet requirements.</i>	5	4
4.14 Glass is properly located and protected with wire or safety material to prevent accidental student injury <i>Glass at door transoms and sidelights is protected for safety.</i>	5	4
4.15 Fixed Projections in the traffic areas do not extend more than eight inches from the corridor wall <i>Classroom doorways are not completely recessed and impede traffic flow.</i>	5	2

4.16 Traffic areas terminate at an exit or a stairway leading to an egress	5	1
<i>Building contains four (4) corridor security grilles which when in the closed position create dead-end corridor conditions.</i>		
Emergency Safety	Points Allocated	Points
4.17 Adequate fire safety equipment is properly located	15	6
<i>The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are inadequately provided.</i>		
4.18 There are at least two independent exits from any point in the building	15	3
<i>Building contains four (4) corridor security grilles which when in the closed position create dead-end corridor conditions.</i>		
4.19 Fire-resistant materials are used throughout the structure	15	12
<i>The overall facility has a combination of brick veneer on a masonry load bearing wall system and a steel framed system. Interior walls are concrete masonry units, glazed block and metal stud framed partitions with gypsum board.</i>		
4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided	15	8
<i>The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in all required areas.</i>		
<hr/> TOTAL - 4.0 Building Safety and Security	<hr/> 200	<hr/> 119

Suitability Appraisal of 5.0 Educational Adequacy for Edgewood_High_School_2008_Assessment_April_2019_EEA_02_11_20

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 Size of academic learning areas meets desirable standards <i>The average classroom is 860 SF compared to 900 SF required by the OSDM.</i>	25	15
5.2 Classroom space permits arrangements for small group activity <i>Classrooms are large enough to allow effective small group activity spaces.</i>	15	11
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions.</i>	10	8
5.4 Personal space in the classroom away from group instruction allows privacy time for individual students <i>Undersized classrooms do not permit privacy time for individual students.</i>	10	6
5.5 Storage for student materials is adequate <i>Lockers, located in the corridor, are adequately provided for student storage.</i>	10	8
5.6 Storage for teacher materials is adequate <i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</i>	10	4
Special Learning Space		
5.7 Size of special learning area(s) meets standards <i>Special education classrooms are undersized compared to standards.</i>	15	3
5.8 Design of specialized learning area(s) is compatible with instructional need <i>There are no specific support spaces such as a resource center or a restroom.</i>	10	4
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The library is not visually appealing and does not provide natural light.</i>	10	4
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The gymnasium space is adequately sized and equipped for physical education instruction.</i>	5	4
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Science classrooms are appropriately sized and equipped for effective science instruction except for compressed air connections.</i>	10	8
5.12 Music Program is provided adequate sound treated space <i>The music room is designed appropriately, including acoustic panels on walls and ceilings.</i>	5	4
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The art room is appropriately designed for instruction and includes sufficient space for storage of supplies and equipment.</i>	5	4
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>The facility is provided with computer labs for student use.</i>	5	3
5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	2

No spaces have been provided adjacent to classrooms for small groups or remedial instruction.

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

Lockers, located in the corridor, are adequately provided for student storage. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.

Support Space Points Allocated Points

5.17 **Teacher's lounge and work areas** reflect teachers as professionals 10 4

The teacher's lounge does not reflect a professional environment. Limited work space is provided for preparation of teacher materials.

5.18 **Cafeteria/Kitchen** is attractive with sufficient space for seating/dining, delivery, storage, and food preparation 10 6

The student dining space is 4,253 SF compared to 4,206 SF recommended in the OSDM. The kitchen space is 2,043 SF compared to 2,774 SF recommended in the OSDM. The student dining space is located in a "commons" type area and has limited visual appeal.

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

Administrative offices are adequately provided for high school aged students.

5.20 **Counselor's office** insures privacy and sufficient storage 5 3

The space provided for the counselor does insure privacy, but lacks sufficient storage space.

5.21 **Clinic** is near administrative offices and is equipped to meet requirements 5 4

The clinic is located adjacent to the administrative offices and is provided with required equipment.

5.22 **Suitable reception space** is available for students, teachers, and visitors 5 4

Reception space is adequate in size and placed adjacent to the front entry door for supervision.

5.23 **Administrative personnel** are provided **sufficient work space and privacy** 5 4

Administrative personnel have private offices directly off internal office corridor which provides privacy.

TOTAL - 5.0 Educational Adequacy 200 120

Suitability Appraisal of 6.0 Environment for Education for Edgewood_High_School_2008_Assessment_April_2019_EEA_02_11_20

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall design is aesthetically pleasing to age of students <i>The building is a period 1960 design which has an aesthetic appeal.</i>	15	11
6.2 Site and building are well landscaped <i>The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope. The site has not been developed with outdoor learning spaces and athletic fields to enhance the learning environment.</i>	10	6
6.3 Exterior noise and poor environment do not disrupt learning <i>The site is adjacent to residential and agricultural uses, and there are no undesirable features adjacent to the school site.</i>	10	8
6.4 Entrances and walkways are sheltered from sun and inclement weather <i>Exits are sheltered from sun and inclement weather with shallow roof coverings. Walks are not sheltered.</i>	10	7
6.5 Building materials provide attractive color and texture <i>Interior building materials consist of glazed block, brick, painted block and painted plaster which does provide an attractive color and texture.</i>	5	4
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>School colors are reflected in the athletic areas. The use of repeated colors and materials gives the building some unity and a sense of consistency, which enhances the learning environment.</i>	20	17
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>The facility is partially air conditioned to provide year-round temperature and humidity control.</i>	15	9
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement <i>The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i>	15	10
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination <i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination.</i>	15	6
6.10 Drinking fountains and restroom facilities are conveniently located <i>Drinking fountains and restroom facilities are conveniently located.</i>	15	12
6.11 Communication among students is enhanced by commons area(s) for socialization <i>There are areas for students to gather in the student dining areas, auditorium, and gymnasium, as well as a small gathering area at the entrance to the school and grassy areas behind the school.</i>	10	9
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Classroom doorways are not recessed and impede traffic flow.</i>	10	6
6.13 Areas for students to interact are suitable to the age group <i>There are areas for students to gather in the student dining areas, auditorium, and gymnasium, as well as a small gathering area at the entrance to the school and grassy areas behind the school all of which suit the age of the students.</i>	10	8
6.14 Large group areas are designed for effective management of students <i>The gymnasium and auditorium are adequately designed to manage large groups of students.</i>	10	8

6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	6
<i>Limited consideration has been given to acoustical treatment of classrooms and corridors.</i>		
6.16 Window design contributes to a pleasant environment	10	7
<i>The windows are fairly well designed to contribute to a pleasant environment.</i>		
6.17 Furniture and equipment provide a pleasing atmosphere	10	5
<i>Classroom furniture is mismatched and in fair to poor condition.</i>		
<hr/>		
TOTAL - 6.0 Environment for Education	200	139

LEED Observation Notes

School District: Buckeye Local SD
County: Ashtabula
School District IRN: 45856
Building: Edgewood High School
Building IRN: 9936

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

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: **Edgewood High School**

9-12

Building features that clearly exceed criteria:

1. Building contains an auditorium.
2. Building is very well maintained.
3. Large site provides athletic and learning opportunities.
4. Wood shop area is well equipped and large in size.
- 5.
- 6.

Building features that are non-existent or very inadequate:

1. Building is not ADA compliant.
2. Building is not fire suppressed.
3. Building is not fully air conditioned.
- 4.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Buckeye Local SD
Facility:	Edgewood High School
Date of Initial Assessment:	Apr 14, 2008
Date of Assessment Update:	Feb 13, 2020
Cost Set:	2019

District IRN:	45856
Building IRN:	9936
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1961 (01) 1961 Original Construction	110,862	\$404,016.20	\$394,016.20
1961 (02) 1961 Auditorium	7,764	\$44,231.40	\$44,231.40
1972 (03) 1972 Addition (Media Center)	5,692	\$20,290.20	\$20,290.20
Total	124,318	\$468,537.80	\$458,537.80
Total with Regional Cost Factor (104.88%)	—	\$491,402.44	\$480,914.44
Regional Total with Soft Costs & Contingency	—	\$611,453.54	\$598,403.29

