

Building Information - Buckeye Local SD (45856) - Ridgeview Elementary School

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Ridgeview_Elementary_2008_Assessment_April_2019_Update_EEA_02_11_20
Assessment Date (on-site; non-EEA)	2008-04-14
Kitchen Type	Full Kitchen
Cost Set:	2019
Building Name	Ridgeview Elementary School
Building IRN	31682
Building Address	3456 Liberty St
Building City	Ashtabula
Building Zipcode	44004
Building Phone	(440) 997-7321
Acreage	9.36
Current Grades:	K-5
Teaching Stations	27
Number of Floors	2
Student Capacity	381
Current Enrollment	398
Enrollment Date	2019-04-25
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	17
Historical Register	NO
Building's Principal	Danyel Ryan
Building Type	Elementary

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Building Pictures - Buckeye Local SD(45856) - Ridgeview Elementary School(31682)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

- 49,584** Total Existing Square Footage
- 1957** Building Dates
- K-5** Grades
- 398** Current Enrollment
- 27** Teaching Stations
- 9.36** Site Acreage

Ridgeview Elementary School is a 49,584 sq.ft. building located in a small town residential and commercial setting on a flat 8-acre site with moderate tree and shrub type landscaping. The site is bordered by lightly traveled city streets. Average classroom is undersized at 726 sq.ft. when compared to the 900 sq.ft. Ohio School Design Manual guideline. The facility's ventilation system is not capable of providing Ohio Building Code fresh air requirements. The overall facility is equipped with concrete masonry unit foundation walls on concrete footings. The overall facility has a combination of steel framed structure and brick veneer on a masonry load bearing wall system. Interior walls are masonry and plaster. Floor construction of the base floor of the overall facility is a combination of concrete slab-on-grade and metal deck with concrete topping over a crawl space type construction. Crawl space is located under two story section of the facility. Roof construction of the overall facility is metal deck on steel joist type construction. The overall facility contains entry mounted security cameras, door contacts, motion sensors, and electric door strike. 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. Two entrances onto the site facilitate 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 and visitors is provided. Parking for the disabled is not adequately provided. The playground area is partially fenced for security, and is provided with adequate separation from vehicular traffic. Athletic facilities are comprised of a multipurpose field and softball field. Site features are suitable for outdoor instruction, though no related equipment has been provided. A separate, detached greenhouse is located on the south side of the school.

No Significant Findings

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Building Construction Information - Buckeye Local SD (45856) - Ridgeview Elementary School (31682)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
(01) Original Construction	1957	no	2	49,584	no	no

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Building Component Information - Buckeye Local SD (45856) - Ridgeview Elementary School (31682)

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) Original Construction (1957)		10785		3238	1518		2309	1029						
Total	0	10,785	0	3,238	1,518	0	2,309	1,029	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 - Ridgeview Elementary School (31682)

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)	
Name: Ridgeview Elementary School				Contact: Danyel Ryan			
Address: 3456 Liberty St Ashtabula, OH 44004				Phone: (440) 997-7321			
Bldg. IRN: 31682				Date Prepared: 2008-04-14		By: ARL	
				Date Revised: 2020-02-13		By: Jeff Tuckerman	
Current Grades		K-5	Acreage:		9.36		
Proposed Grades		N/A	Teaching Stations:		27		
Current Enrollment		398	Classrooms:		17		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
(01) Original Construction		1957	no	2	49,584		
Total				49,584			
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2019				Rating	Dollar Assessment		
A.	Heating System	3	\$1,735,440.00 -				
B.	Roofing	3	\$766,384.80 -				
C.	Ventilation / Air Conditioning	1	\$0.00 -				
D.	Electrical Systems	3	\$804,748.32 -				
E.	Plumbing and Fixtures	2	\$401,188.00 -				
F.	Windows	3	\$880,490.00 -				
G.	Structure: Foundation	1	\$0.00 -				
H.	Structure: Walls and Chimneys	2	\$91,743.00 -				
I.	Structure: Floors and Roofs	1	\$0.00 -				
J.	General Finishes	3	\$1,418,831.20 -				
K.	Interior Lighting	3	\$322,296.00 -				
L.	Security Systems	3	\$290,898.40 -				
M.	Emergency/Egress Lighting	3	\$49,584.00 -				
N.	Fire Alarm	3	\$111,564.00 -				
O.	Handicapped Access	3	\$215,016.80 -				
P.	Site Condition	3	\$699,986.60 -				
Q.	Sewage System	1	\$0.00 -				
R.	Water Supply	2	\$500.00 -				
S.	Exterior Doors	3	\$65,000.00 -				
T.	Hazardous Material	1	\$148,158.40 -				
U.	Life Safety	3	\$283,460.80 -				
V.	Loose Furnishings	3	\$223,128.00 -				
W.	Technology	2	\$694,176.00 -				
X.	Construction Contingency / Non-Construction Cost	-	\$2,248,221.40 -				
Total				\$11,450,815.72			
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
Cover Sheet							
1.0 The School Site		100	65	65%	Borderline		
2.0 Structural and Mechanical Features		200	102	51%	Borderline		
3.0 Plant Maintainability		100	60	60%	Borderline		
4.0 Building Safety and Security		200	127	64%	Borderline		
5.0 Educational Adequacy		200	72	36%	Poor		
6.0 Environment for Education		200	94	47%	Poor		
LEED Observations		—	—	—	—		
Commentary		—	—	—	—		
Total		1000	520	52%	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.							

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(01) Original Construction (1957) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)	
Name: Ridgeview Elementary School				Contact: Danyel Ryan			
Address: 3456 Liberty St Ashtabula, OH 44004				Phone: (440) 997-7321			
Bldg. IRN: 31682				Date Prepared: 2008-04-14		By: ARL	
				Date Revised: 2020-02-13		By: Jeff Tuckerman	
Current Grades		K-5	Acreage:		9.36		
Proposed Grades		N/A	Teaching Stations:		27		
Current Enrollment		398	Classrooms:		17		
Projected Enrollment		N/A					
(01) Original Construction		1957 no	Number of Floors		Current Square Feet		49,584
Total							49,584
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2019				Rating	Dollar Assessment		
A.	Heating System	3	\$1,735,440.00			-	
B.	Roofing	3	\$766,384.80			-	
C.	Ventilation / Air Conditioning	1	\$0.00			-	
D.	Electrical Systems	3	\$804,748.32			-	
E.	Plumbing and Fixtures	2	\$401,188.00			-	
F.	Windows	3	\$880,490.00			-	
G.	Structure: Foundation	1	\$0.00			-	
H.	Structure: Walls and Chimneys	2	\$91,743.00			-	
I.	Structure: Floors and Roofs	1	\$0.00			-	
J.	General Finishes	3	\$1,418,831.20			-	
K.	Interior Lighting	3	\$322,296.00			-	
L.	Security Systems	3	\$290,898.40			-	
M.	Emergency/Egress Lighting	3	\$49,584.00			-	
N.	Fire Alarm	3	\$111,564.00			-	
O.	Handicapped Access	3	\$215,016.80			-	
P.	Site Condition	3	\$699,986.60			-	
Q.	Sewage System	1	\$0.00			-	
R.	Water Supply	2	\$500.00			-	
S.	Exterior Doors	3	\$65,000.00			-	
T.	Hazardous Material	1	\$148,158.40			-	
U.	Life Safety	3	\$283,460.80			-	
V.	Loose Furnishings	3	\$223,128.00			-	
W.	Technology	2	\$694,176.00			-	
X.	Construction Contingency / Non-Construction Cost	-	\$2,248,221.40			-	
Total					\$11,450,815.72		
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage Rating Category	
<u>Cover Sheet</u>		—		—		—	
<u>1.0 The School Site</u>		100		65		65% Borderline	
<u>2.0 Structural and Mechanical Features</u>		200		102		51% Borderline	
<u>3.0 Plant Maintainability</u>		100		60		60% Borderline	
<u>4.0 Building Safety and Security</u>		200		127		64% Borderline	
<u>5.0 Educational Adequacy</u>		200		72		36% Poor	
<u>6.0 Environment for Education</u>		200		94		47% Poor	
<u>LEED Observations</u>		—		—		—	
<u>Commentary</u>		—		—		—	
Total		1000		520		52% Borderline	
Enhanced Environmental Hazards Assessment Cost Estimates							
C=Under Contract							
Renovation Cost Factor				104.88%			
Cost to Renovate (Cost Factor applied)				\$12,009,615.53			
<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

A. Heating System

Description: The existing system for the overall facility consists of four (4) DeDietrich natural gas fired water boilers that provide hot water to unit ventilators. The system is in fair condition. The unit ventilators are original to the 1957 original construction. The gas fired boilers were replaced in 2002. Existing controls are a combination of pneumatic and digital and were installed with the 1957 original construction and partially upgraded in 2002. The system is not capable of providing Ohio Building Code fresh air requirements. The facility contains window air conditioning units in the administrative office area. 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 to ducted air system.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957) 49,584 ft ²	Sum	Comments
HVAC System Replacement:	\$27.00	sq.ft. (of entire building addition)		Required	\$1,338,768.00	(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	\$396,672.00	(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:			\$1,735,440.00	\$1,735,440.00		



Four (4) hot water boilers



Unit ventilator

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Facility Assessment

B. Roofing

Description: The roof over the overall facility is a combination of a built-up asphalt ballasted system (no installation date was available at time of assessment), which is in fair condition, and an EPDM fully adhered membrane system that was installed in 2001, and is in good to fair 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 roof hatch and ladder that is good condition. There were no observations of standing water on the roof. Metal cap flashings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair to 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: Additional insulation will necessary to meet LEED Silver Certification Energy Efficiency Requirements.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility requires replacement to meet Ohio School Design Manual guidelines for age of system. To facilitate the school's compliance with OBC, provide new overflow roof drains in areas of roof replacement in the overall facility. April 2019 Update: Provide for additional roof insulation to meet LEED Silver Certification Energy Efficiency Requirements.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft ²		
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		49,584 Required	\$495,840.00	(unless under 10,000 sq.ft.)
Roof Insulation:	\$4.70	sq.ft. (Qty)		49,584 Required	\$233,044.80	(tapered insulation for limited area use to correct ponding)
Other: Overflow Roof Drain Assembly	\$2,500.00	per unit		15 Required	\$37,500.00	New overflow roof drain assembly.
Sum:			\$766,384.80	\$766,384.80		



Typical roof drain condition



Typical roofing condition

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The existing system for the overall facility consists of four (4) DeDietrich natural gas fired water boilers that provide hot water to unit ventilators. The system is in fair condition. The unit ventilators are original to the 1957 original construction. The gas fired boilers were replaced in 2002. Existing controls are a combination of pneumatic and digital and were installed with the 1957 original construction and partially upgraded in 2002. The system is not capable of providing Ohio Building Code fresh air requirements. The facility contains window air conditioning units in the administrative office area.

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) Original Construction (1957)	Sum	Comments
				49,584 ft²		
Sum:			\$0.00	\$0.00		



Window air conditioning unit



Gymnasium exhaust

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Facility Assessment

D. Electrical Systems

Description: The electrical system for the overall facility is twin 400-amp 240/120v, 3phase, Bulldog Electrical Products main disconnects in fair condition. The panels throughout the building are Cleveland Switchboard Panels installed with the 1957 original construction. The main disconnects were upgraded in the 1970's. The panel system is in poor condition and cannot be expanded for additional capacity. The transformer is owned by the utility company and located in a transformer vault within the building. Classrooms are not equipped with adequate electrical outlets. 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 condition and age. The emergency generator for life safety systems is included in the entire electrical system replacement funded in this Item D - Electrical. Install 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, Lightening Protection and Building Grounding.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957) 49,584 ft²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	\$804,748.32	(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:			\$804,748.32	\$804,748.32		



400 amp main disconnects

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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 fair condition.? Sanitary waste piping is cast-iron in adequate condition.The domestic water heater is a natural gas Laars unit with a large external water storage tank located in the main mechanical room.? The hot water heater was installed in 2006 and is in good condition.The school contains 2 large group restrooms for boys, 2 large group restrooms for girls, 1 locker room restroom for boys, 1 locker room restroom for girls, 2 restrooms associated with specialty classrooms, and 1 restroom for staff. Condition of fixtures is good. The facility is equipped with 6 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. Kindergarten / pre-K classrooms are equipped with the required restroom facilities, and fixtures are in good condition.Kitchen fixtures consist of 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 drinking fountains.? OSDM guideline requirements are not met for fixtures.? 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 are not equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash station.Adequate exterior hose bibbs are provided. April 2019 Update: Per the District Personnel, most of the domestic supply piping is galvanized. It was reported that there are ongoing issues with the sanitary waste piping and due to age and condition warrants replacement. The student population no longer included middle school students: therefore, the line items to replace the Safety Eyewash/Shower Stations and Compressed Air are no longer required. The domestic water heater is at the end of it's life expectancy and warrants replacement. District Personnel reported issues with the waterless urinals and they warrant replacement. Flush valves and faucets need replaced to meet LEDD water reduction requirements.

Rating: 2 Needs Repair

Recommendations: Provide back flow preventer at water service entry. To facilitate the school's compliance with OBC and OSDM guideline requirements, provide new electric water coolers, wash fountains, compressed air connections, gas connections, and eyewash / safety shower stations, Due to condition and OSDM guidelines, replace 14 faucets and valves. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on kitchen related equipment. April 2019 Update: Replace the domestic supply piping. Replace the sanitary waste piping. Delete lines items for replacing the Safety Eyewash/Shower Stations and Compressed Air piping. Replace the domestic water heater. Replace the waterless urinals. Replace flush valves and faucets.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		49,584 ft² 1 Required	\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$173,544.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	\$173,544.00	(remove / replace)
Domestic Water Heater:	\$5,100.00	per unit		1 Required	\$5,100.00	(remove / replace)
Toilet:	\$1,500.00	unit		8 Required	\$12,000.00	(remove / replace) See Item O
Electric water cooler:	\$3,000.00	unit		6 Required	\$18,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		28 Required	\$14,000.00	(average cost to remove/replace)
Sum:			\$401,188.00	\$401,188.00		



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 window system, which was installed in 1957, and is in fair to 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 to poor condition. The window system is not equipped with insect screens on operable windows. Aluminum frame curtain wall systems are found in the overall facility in fair to poor condition. There are glass block windows in the overall facility in fair condition. 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 not contain skylights. Window security grilles are not provided for ground floor windows. There is a greenhouse associated with this school, and it is in good condition.

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 system and glass block windows in the overall facility.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft ²		
Insulated Glass/Panels:	\$70.00	sq.ft. (Qty)		11,207 Required	\$784,490.00	(includes blinds)
Curtain Wall/Storefront System:	\$80.00	sq.ft. (Qty)		1,200 Required	\$96,000.00	(remove and replace)
Sum:			\$880,490.00	\$880,490.00		



Glass block and single glazed windows



Single glazed window system

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Facility Assessment

G. Structure: Foundation

Description: The overall facility is equipped with concrete masonry unit foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and 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.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft ²		
Sum:			\$0.00	\$0.00		



Typical concrete masonry unit foundation wall

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H. Structure: Walls and Chimneys

Description: The overall facility has a combination of steel framed structure and brick veneer on a masonry load bearing wall system, which displayed no locations of significant deterioration, and is in good condition. Control joints are not provided at lintel locations at doors and windows. The school does not contain expansion joints, and none are needed as there is no indication of exterior masonry cracking or separation. The exterior masonry has not been cleaned and sealed in recent years, and shows evidence of mortar deterioration in the two story portion of the building. Architectural exterior accent materials consist of metal and aluminum panels. Interior walls are masonry and plaster and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Soffits are in good condition. The window sills are an element of the aluminum window system, and are in good condition. The exterior lintels are steel, are rusting, but are in good structural condition. Chimneys are in good condition. April 2019 Update: Per the District Personnel the incinerator vents into the masonry chimney. The budget to scrape and paint the steel lintels is inadequate. The lintels at the upper windows at the gymnasium are beginning to show signs of deterioration and should be replaced. The sf quantity for tuckpointing is inadequate. 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. It was observed that horizontal and vertical wall cracks at the southwest stair and it's recommended a Structural Engineer evaluate this condition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required in the overall facility. Provide exterior masonry cleaning and sealing as required throughout the overall facility. Demolish existing chimney. April 2019 Update: Delete masonry chimney demolition line item. Increase the budget to scrape and paint the steel lintels from \$5/lf to \$10/lf. Replace the steel lintels at the upper windows at the gymnasium. Increase the sf quantity for tuckpointing from 117 sf to 1,881 sf. Provide budget to infill masonry following removal of outside are grilles. Provide allowance for Structural Engineer evaluate of southeast stair.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957) 49,584 ft²	Sum	Comments
Tuckpointing:	\$7.50	sq.ft. (Qty)		1,881 Required	\$14,107.50	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		18,813 Required	\$28,219.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		18,813 Required	\$18,813.00	(wall surface)
Lintel Replacement:	\$250.00	n.ft.		65 Required	\$16,250.00	(total removal and replacement including pinning and shoring)
Other: Infill at Unit Ventilator	\$49.00	sq.ft. (Qty)		117 Required	\$5,733.00	Infill at Unit Ventilator outside are grilles to include CMY back-up, insulation, vapor barrier and face brick
Other: Scrape and Paint Lintels	\$10.00	n.ft.		862 Required	\$8,620.00	scrape prep and paint steel lintels.
Sum:			\$91,743.00	\$91,743.00		



Typical exterior wall condition



Typical exterior wall condition

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Facility Assessment

I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the overall facility is a combination of concrete slab-on-grade and metal deck with concrete topping over a crawl space type construction, and is in good condition. Crawl space is located under two story section of the facility. Although the intermediate floor structure in this facility was not open for inspection at time of assessment, overall building structure type and condition of floors in the second floor indicate that structure is of metal deck on steel joist with concrete topping 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.

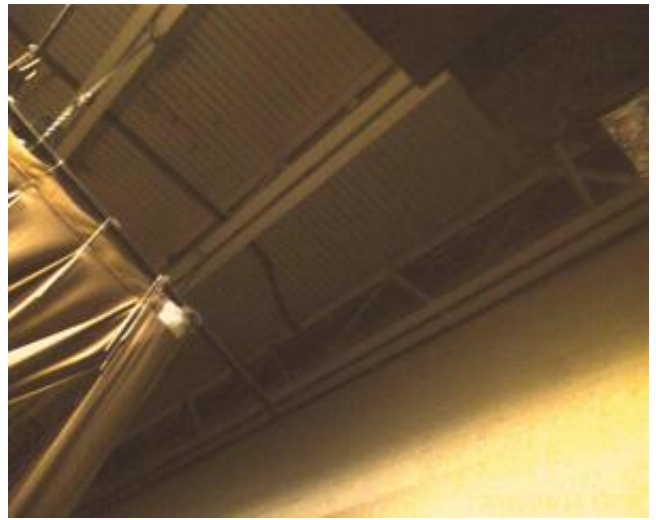
Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft ²		
Sum:			\$0.00	\$0.00		



Typical metal roof deck



Typical metal roof deck

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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, acoustical tile ceilings, and glazed block and plaster type wall finishes, which are in fair to poor condition. Restrooms have terrazzo flooring, plaster type ceilings, and glazed block type wall finishes, which are in fair to poor condition. Toilet partitions are stone type construction with metal and wood type doors that are in fair to poor condition. Classroom casework in the overall facility 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 corridors, are adequately provided, and in fair condition. The art program is not equipped with a kiln. The facility is equipped with wood non-louvered interior doors that are partially recessed with proper ADA clearances, and are equipped with a combination of non-ADA and ADA-compliant hardware, and are in fair condition. The gymnasium space has wood type flooring, plaster ceilings, and glazed block and painted block type wall finishes, which are in fair condition. Gymnasium basketball backboards are manually operated type, and are in fair to poor condition. The media center has carpet flooring, acoustical tile ceilings, and glazed block and plaster type wall finishes, and they are in fair condition. Student dining has sheet vinyl flooring, acoustical tile ceilings, and plaster type wall finishes, and they are in fair to poor condition. The existing kitchen is full service, is undersized based on current enrollment, and the existing equipment has an unknown installation date, and is in poor condition. A walk-in freezer is located on the building's exterior, and is in fair condition. A reach-in cooler is located within the kitchen space, and is in fair condition. April 2019 Update: Additional wall insulation required to meet LEED Silver Certification Energy Efficiency requirements. Operable partition wall in student dining is worn, dated and warrants replacement. The middle school portion of complete replacement is no longer applicable and should be changed to reflect elementary only. Floor and wall patch will be required following removal of floor mounted urinals.

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 funding for replacement of interior doors due to 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 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. Replace operable wall in student dining. Delete middle school line item for complete replacement and revise to reflect elementary. provide for floor and wall patch following removal of floor mounted urinals.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
Complete Replacement of Finishes and Casework (Elementary):	\$17.10	sq.ft. (of entire building addition)		49,584 ft² Required	\$847,886.40	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		18 Required	\$18,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required	\$9,916.80	(per building area)
Door, Frame, and Hardware:	\$1,300.00	each		72 Required	\$93,600.00	(non-ADA)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)		300 Required	\$7,500.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$3,200.00	each		2 Required	\$6,400.00	(non-electric)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		18,813 Required	\$112,878.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)		1,029 Required	\$195,510.00	(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: Floor and Wall Patch	\$10,000.00	lump sum		Required	\$10,000.00	Floor and Wall Patch following removal of floor mounted urinals
Other: Operable Partition Wall	\$20,000.00	lump sum		Required	\$20,000.00	Replace Operable Partition Wall in Student Dining
Other: Wood Floor Replacement	\$30.00	sq.ft. (Qty)		3,238 Required	\$97,140.00	Provide for removal and replacement of wood flooring in the gymnasium due to age and condition.
Sum:			\$1,418,831.20	\$1,418,831.20		



Typical classroom finishes



Typical corridor 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 28 FC, which is less than the 50 FC recommended by the OSDM. The typical corridors in the overall facility are equipped with 1x4 surface mount fluorescent fixtures with dual level switching. Corridor fixtures are in fair condition, providing an average illumination of 26 FC, thus complying with the 20 FC recommended by the OSDM. The gymnasium space is equipped with recessed fluorescent type lighting, in fair to poor condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 2x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 100 FC, thus complying with the 50 FC recommended by the OSDM. The student dining spaces are equipped with 1x4 surface mount fluorescent fixture type lighting with multi level switching. Student dining fixtures are in fair condition, providing an average illumination of 32 FC, which is less than the 50 FC recommended by the OSDM. The kitchen space is equipped with 1x4 surface mount fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in fair condition, providing an average illumination of 89 FC, thus complying with 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) Original Construction (1957)	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		49,584 ft ²		
Sum:			\$322,296.00	Required	\$322,296.00	Includes demo of existing fixtures



Typical classroom lighting



Typical corridor lighting

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Facility Assessment

L. Security Systems

Description: The overall facility contains a security system consisting of entry mounted security cameras that are monitored in the administrative office area, door contacts and motion sensors. The main entrance door contains an electric door strike monitored by the administrative staff. The existing security system is in fair condition. The exterior security lighting consists of minimal wall mounted light fixtures and soffit light fixtures at a few of the building exit doors. Exterior security lighting is in poor condition and does not provide adequate coverage. April 2019 Update: The main entry does not have adequate security control for visitor access. Complete security system 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. delete partial system replacement and add complete system replacement. Provide new exterior security lighting system to meet Ohio School Design Manual guidelines. April 2019 Update: Provide for a security vestibule.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft²		
Security System:	\$2.85	sq.ft. (of entire building addition)		Required	\$141,314.40	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	\$49,584.00	(complete, area of building)
Other: Security Vestibule	\$100,000.00	lump sum		Required	\$100,000.00	Security Vestibule
Sum:			\$290,898.40	\$290,898.40		



Corridor mounted motion sensor



Entrance security camera

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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility does contain an emergency/egress lighting system with a combination of battery backup within the fixture and fixtures without provisions for battery backup. The system is in poor condition and does not provide adequate illumination.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of emergency/egress lighting system to meet Ohio School Design Manual guidelines. Emergency power generator is funded under Item D - Electrical.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
Emergency/Egress Lighting	\$1.00	sq.ft. (of entire building addition)		49,584 ft ²		
				Required	\$49,584.00	(complete, area of building)
Sum:			\$49,584.00	\$49,584.00		



Ceiling mounted exit signage



Corridor mounted emergency lighting

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Facility Assessment

N. Fire Alarm

Description: The overall facility contains a fire alarm system in poor condition. Manual pull stations are mounted in corridors, but not at ADA compliant heights. Manual pull stations are not adjacent to exit doors. Horns and strobes are not mounted in classrooms, corridors, assembly areas or mechanical areas. 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) Original Construction (1957)	Sum	Comments
Fire Alarm System:	\$2.25	sq.ft. (of entire building addition)		49,584 ft ²		
Sum:			\$111,564.00	Required	\$111,564.00	(complete new system, including removal of existing)



Fire alarm pull mounted high on wall



Manual fire alarm bell

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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. The exterior entrances are ADA accessible. 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 equipped with an ADA power assist door, which is in good condition. Playground layout and equipping are mostly compliant. 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 and is in good condition. Access to the stage is not facilitated by a chair lift or ramp. Interior doors are recessed, are mostly provided adequate clearances, and are mostly provided with ADA-compliant hardware. 16 ADA-compliant toilets are required, and 1 is currently provided. 16 ADA-compliant lavatories are required, and 0 are currently provided. 6 ADA-compliant urinals are required, and 0 are currently provided. 4 ADA-compliant showers are required, and 0 are currently provided. 6 ADA-compliant electric water coolers are required, and 6 are currently provided. Toilet partitions are 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 and kindergarten classroom restrooms are not compliant with ADA requirements. Special education classrooms are not provided with the required restroom facility. ADA signage is not provided on the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide new ADA-compliant signage, chair lifts, 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 corrected under Item U. Toilet accessories are addressed under Item J.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957) 49,584 ft ²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	\$9,916.80	(per building area)
Lifts:	\$15,000.00	unit		1 Required	\$15,000.00	(complete)
Toilet/Urinals/Sinks:	\$3,800.00	unit		37 Required	\$140,600.00	(new ADA)
Replace Doors:	\$5,000.00	leaf		8 Required	\$40,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Other: ADA Mirror	\$350.00	per unit		16 Required	\$5,600.00	New ADA compliant mirror.
Other: ADA Shower Replacement	\$1,950.00	per unit		2 Required	\$3,900.00	ADA shower replacement.
Sum:			\$215,016.80	\$215,016.80		



Typical electric water cooler



Typical non ADA compliant signage

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Facility Assessment

P. Site Condition

Description: The 8 acre flat site is located in a small town residential and commercial setting with moderate tree and shrub type landscaping. There are no apparent problems with ponding. Limited areas of erosion were observed at edges of sidewalks and pavement. A separate, detached greenhouse is located on the south side of the school. The site is bordered by lightly traveled city streets. Two entrances onto the site facilitate 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 and visitor parking is facilitated by multiple asphalt parking lots in fair condition, containing 99 parking places, which provides adequate parking for staff members and visitors. Parking for the disabled is not adequately provided. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are not located as required. Trash pick-up and service drive pavement is heavy duty, is not equipped with a concrete pad area for dumpsters, and is in fair condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. The playground area is partially fenced for security, and is provided with adequate separation from vehicular traffic. The playground equipment is wood and metal type construction in fair to poor condition, placed to provide compliant fall zones, and on a compliant soft surface of insufficient depth, with a hard surface play area being provided on an asphalt surface. The athletic facilities are comprised of a multipurpose field and softball field, and are in fair condition. Guardrails, located at the ramp to the gymnasium basement, do not meet OBC requirements. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. April 2019 Update: Budget for playground equipment is inadequate. Asphalt is in poor condition. Fencing around playground equipment is in poor condition and should be replaced. The fencing around playground equipment is in poor condition and should be replaced. Soft surface playground required.

Rating: 3 Needs Replacement

Recommendations: Provide playground equipment to replace existing equipment. Provide for removal of playground equipment. Provide additional soft surface playground material to meet current safety requirements. Provide asphalt surface course for asphalt pavement in fair condition, including adequate provisions for the disabled. Provide for replacement of concrete sidewalks in poor condition. Provide concrete curbs to delineate vehicular traffic patterns, and to meet OSDM guidelines. Provide heavy duty concrete pavement at the dumpster pad. Provide soil stabilization measures to eliminate erosion. Provide for replacement of guardrails that do not meet OBC requirements. Provide site contingency allowances for unforeseen conditions. April 2019 Update: Revise sf quantity for playground equipment from 24,792 sf to 49,584 sf. Replace playground fencing. Replace heavy duty asphalt and light duty asphalt. Provide for soft surface playground surface.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957) 49,584 ft²	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		49,584 Required	\$74,376.00	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required	\$2,000.00	
New Asphalt Paving (heavy duty):	\$27.80	sq. yard		2,757 Required	\$76,644.60	
New Asphalt Paving (light duty):	\$25.80	sq. yard		7,000 Required	\$180,600.00	
Concrete Curb:	\$20.00	n.ft.		2,800 Required	\$56,000.00	(new)
Concrete Sidewalk:	\$5.00	sq.ft. (Qty)		6,200 Required	\$31,000.00	(5 inch exterior slab)
Stabilize soil erosion:	\$2.50	sq.ft. (Qty)		1,200 Required	\$3,000.00	(includes stripping and re-grading)
Exterior Hand / Guard Rails:	\$43.00	n.ft.		50 Required	\$2,150.00	
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required	\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	\$74,376.00	Include this one or the next. (Each addition should have this item)
Other: Fencing	\$20.00	n.ft.		1,400 Required	\$28,000.00	Replace fencing around playground
Other: Heavy Duty Concrete Pavement	\$12.00	sq.ft. (Qty)		320 Required	\$3,840.00	Provide heavy duty concrete pavement at dumpster pad.
Other: Soft Surface	\$100,000.00	lump sum		Required	\$100,000.00	Soft Surface Playground
Other: Soft Surface Playground Material	\$1.00	sq.ft. (Qty)		18,000 Required	\$18,000.00	Provide additional soft surface playground material to meet current safety requirements.
Sum:			\$699,986.60	\$699,986.60		



Wood playground equipment



Sidewalk and asphalt pavement

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Facility Assessment

Q. Sewage System

Description: Building is served by a city sanitary sewage system. District reports no problems with the sanitary sewage main.

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft²		
Sum:			\$0.00	\$0.00		

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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. District did not report problems with water quality within this facility.

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. Provide funding for water quality testing.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft ²		
Water Quality Test	\$500.00	allowance		Required	\$500.00	(includes 2 tests)
Sum:			\$500.00	\$500.00		



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 single glazed tempered glass vision panels or no vision panels. Entrance doors in the overall facility are hollow metal type construction, installed on hollow metal frames, and in fair to poor condition. Typical entrance doors feature single glazed tempered glass vision panels. There are no overhead doors in the facility.

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.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
				49,584 ft ²		
Door Leaf/Frame and Hardware	\$2,500.00	per leaf		26 Required	\$65,000.00	(includes removal of existing)
Sum:			\$65,000.00	\$65,000.00		



Exterior door system



Entrance doors

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Facility Assessment

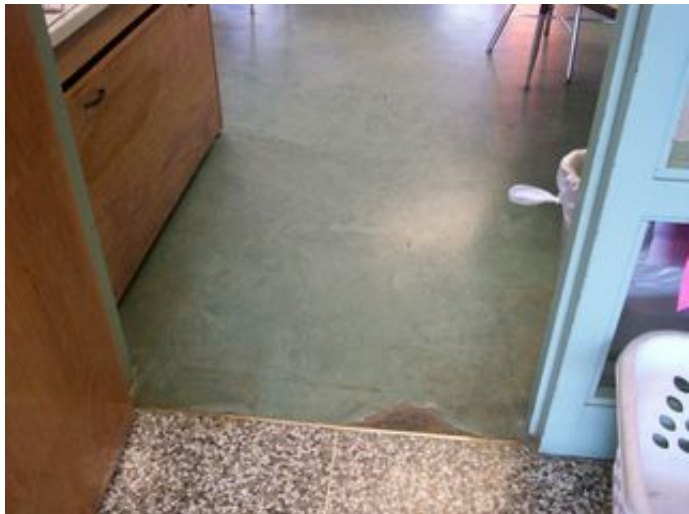
T. Hazardous Material

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

Rating: 1 Satisfactory

Recommendations: No work required

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
<i>Environmental Hazards Form</i>				49,584 ft ²		
				EEHA Form	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	\$5,000.00	
Special Engineering Fees for LBP Mock-Ups	\$1.00	per unit		5,000 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq. ft. (Qty)		49,584 Required	\$4,958.40	
Pipe Insulation Removal	\$10.00	in. ft.		200 Required	\$2,000.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	\$30.00	each		50 Required	\$1,500.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in. ft.		1,000 Required	\$15,000.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		1 Required	\$2,000.00	
Flexible Duct Connection Removal	\$100.00	each		2 Required	\$200.00	
Fire Door Removal	\$100.00	each		1 Required	\$100.00	See S
Decontamination of Crawlspace/Chase/Tunnel	\$3.00	sq. ft. (Qty)		2,000 Required	\$6,000.00	
Soil Removal	\$150.00	cubic yard		40 Required	\$6,000.00	See P
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq. ft. (Qty)		4,000 Required	\$8,000.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		130 Required	\$39,000.00	
Window Component (Compound, Tape, or Caulk) - Reno Only	\$300.00	each		130 Required	\$39,000.00	
Sink Undercoating Removal	\$100.00	each		24 Required	\$2,400.00	
Other: EHA ACM Other	\$1.00	per unit		12,000 Required	\$12,000.00	Chalkboard Mastic
Sum:			\$148,158.40	\$148,158.40		



VAT in classroom



VAT in classroom

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Facility Assessment

U. Life Safety

Description: The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed and only the handrails adjacent to the new elevator meet requirements. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are not an adequate number of fire extinguishers. Existing fire extinguishers are not adequately spaced. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system. April 2019 Update: Backflow Preventer required. square foot cost for fire extinguisher cabinets is inadequate.

Rating: 3 Needs Replacement

Recommendations: 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 at all locations except the stairs adjacent to the new elevator. 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: Provide Backflow Preventer for new dedicate water line. Revise square foot cost for fire extinguisher cabinets from \$0.12/sf to \$0.50/sf.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957) 49,584 ft ²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		49,584 Required	\$158,668.80	(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	in.ft.		900 Required	\$45,000.00	(new)
Handrails:	\$5,000.00	level		4 Required	\$20,000.00	
Other: Backflow Preventer	\$5,000.00	lump sum		Required	\$5,000.00	Backflow preventer for dedicate water line for fire suppression system.
Other: Fire extinguishers and cabinets	\$0.50	sq.ft. (of entire building addition)		Required	\$24,792.00	Provide fire extinguishers and cabinets.
Sum:			\$283,460.80	\$283,460.80		



Open stair and non-compliant rails



Kitchen hood fire suppression

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Facility Assessment

V. Loose Furnishings

Description: The typical classroom furniture is of relatively consistent design, and in generally fair condition, consisting of 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 6 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual required elements.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
CEFPI Rating	6	\$4.50/sq.ft. (of entire building addition)		49,584 ft ²		
Sum:			\$223,128.00	Required	\$223,128.00	



Teacher workstation in classroom



Student desk and chair in classroom

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Facility Assessment

W. Technology

Description: The typical classroom is 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 and one voice port. The teaching stations provide through a call switch/button system for two-way communication to the administration area. April 2019 Update: Middle school technology line item no longer necessary due to middle school students not attending.

Rating: 2 Needs Repair

Recommendations: Provide technology upgrades, wiring and systems per Ohio School Design Manual guidelines. April 2019 Update: Delete middle school line item and include total replacement for elementary students.

Item	Cost	Unit	Whole Building	(01) Original Construction (1957)	Sum	Comments
ES portion of building with total SF < 50,000	\$14.00	sq.ft. (Qty)		49,584 ft ²		
Sum:			\$694,176.00	49,584 Required	\$694,176.00	



Typical classroom computers



Media center computer lab

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$9,202,594.32
7.00%	Construction Contingency	\$644,181.60
Subtotal		\$9,846,775.92
16.29%	Non-Construction Costs	\$1,604,039.80
Total Project		\$11,450,815.72

Construction Contingency	\$644,181.60
Non-Construction Costs	\$1,604,039.80
Total for X.	\$2,248,221.40

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$2,954.03
Soil Borings / Phase I Envir. Report	0.10%	\$9,846.78
Agency Approval Fees (Bldg. Code)	0.25%	\$24,616.94
Construction Testing	0.40%	\$39,387.10
Printing - Bid Documents	0.15%	\$14,770.16
Advertising for Bids	0.02%	\$1,969.36
Builder's Risk Insurance	0.12%	\$11,816.13
Design Professional's Compensation	7.50%	\$738,508.19
CM Compensation	6.00%	\$590,806.56
Commissioning	0.60%	\$59,080.66
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$110,283.89
Total Non-Construction Costs	16.29%	\$1,604,039.80

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School Facility Appraisal

Name of Appraiser Jeff Tuckerman **Date of Appraisal** 2008-04-14
Building Name Ridgeview Elementary School
Street Address 3456 Liberty St
City/Town, State, Zip Code Ashtabula, OH 44004
Telephone Number(s) (440) 997-7321
School District Buckeye Local SD

Setting: Small City

Site-Acreage	9.36	Building Square Footage	49,584
Grades Housed	K-5	Student Capacity	381
Number of Teaching Stations	27	Number of Floors	2
Student Enrollment	398		
Dates of Construction	1957		

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 Ridgeview_Elementary_2008_Assessment_April_2019_Update_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 8 acres compared to 14 acres required by the OSDM.</i></p>	25	10
<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 commercial 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>Playground areas consist of wood and metal type play equipment, which is in fair to poor condition, and is located on wood fiber mulch which is an approved soft surface material. Play equipment is ADA accessible, and includes an accessible route to equipment. Fencing is partially provided to contain students within the play area, which is in fair condition, and provides proper separation of play areas from vehicular use areas.</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, although erosion was evident at edges of sidewalks and pavement.</i></p>	5	3
<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.</i></p>	5	4
<p>1.10 ES/MS Sufficient on-site, solid surface parking for faculty and staff is provided HS Sufficient on-site, solid surface parking is provided for faculty, students, staff and community</p> <p><i>Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement in fair condition.</i></p>	5	4
TOTAL - 1.0 The School Site	100	65

Suitability Appraisal of 2.0 Structural and Mechanical Features for Ridgeview_Elementary_2008_Assessment_April_2019_Update_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 roofs over the entire building are in good to fair condition and require replacement due to age and condition of systems.</i>	15	4
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, do not require additional control joints, and are in need of cleaning, sealing and tuck pointing.</i>	10	2
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	4
2.7 Structure is free of friable asbestos and toxic materials <i>The district's hazardous material report was not available for this 2008 assessment report. Specialized hazardous material assessment to occur at a later date.</i>	10	6
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	5
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have inadequate outlets but adequate data jacks for technology applications.</i>	15	10
2.12 Electrical controls are safely protected with disconnect switches easily accessible <i>Disconnect switches are provided in required easily accessible locations to allow for safe servicing of equipment.</i>	10	7
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, but meet ADA requirements. Drinking fountains are properly maintained.</i>	10	6
2.14 Number and size of restrooms meet requirements <i>The number and size of restrooms meet requirements.</i>	10	8
2.15 Drainage systems are properly maintained and meet requirements <i>District reports no problems with sanitary system.</i>	10	9
2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements	10	2

The fire alarm system does not meet requirements. Smoke detectors are not provided. The facility is not sprinkled.

2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas 10 4

The central intercommunication system provides reliable communication between the administration area and all teaching/learning areas, but is outdated and utilizes call buttons to call the administration area from the classrooms instead of a call button.

2.18 **Exterior water supply** is sufficient and available for normal usage 5 2

Exterior hose bibs are inadequately provided around the exterior of the facility.

TOTAL - 2.0 Structural and Mechanical Features 200 102

Suitability Appraisal of **3.0 Plant Maintainability** for Ridgeview_Elementary_2008_Assessment_April_2019_Update_EEA_02_11_20

3.0 Plant Maintainability	Points Allocated	Points
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance <i>Interior doors are stained requiring maintenance.</i>	15	7
3.2 Floor surfaces throughout the building require minimum care <i>Flooring throughout the facility consists of VAT, wood, carpet, and terrazzo. VAT requires special care and maintenance.</i>	15	9
3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain <i>Acoustical tile and plaster ceilings are not easily cleaned or resistant to stain. Glazed block is easily cleaned and resistant to stain. Plaster walls are not easily cleaned and resistant to stain.</i>	10	6
3.4 Built-in equipment is designed and constructed for ease of maintenance <i>Casework consists of miscellaneous wood and metal shelving units in poor condition.</i>	10	4
3.5 Finishes and hardware , with compatible keying system, are of durable quality <i>Door hardware varies throughout the facility, some does meet ADA requirements, while others do not meet ADA requirements.</i>	10	6
3.6 Restroom fixtures are wall mounted and of quality finish <i>Fixtures are floor and wall mounted and are of good quality.</i>	10	7
3.7 Adequate custodial storage space with water and drain is accessible throughout the building <i>Custodial space is centrally located in each major area of the building</i>	10	8
3.8 Adequate electrical outlets and power , to permit routine cleaning, are available in every area <i>Electrical outlets are adequately provided in corridors and allow for convenient routine cleaning.</i>	10	8
3.9 Outdoor light fixtures, electrical outlets , equipment, and other fixtures are accessible for repair and replacement <i>Outdoor light fixtures are inadequately provided but are accessible for repair and replacement. Electrical outlets are inadequately provided around the exterior of the facility.</i>	10	5
TOTAL - 3.0 Plant Maintainability	100	60

Suitability Appraisal of 4.0 Building Safety and Security for Ridgeview_Elementary_2008_Assessment_April_2019_Update_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 both on and off-site for pedestrian safety.</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	4
4.5 ES Playground equipment is free from hazard MS Location and types of intramural equipment are free from hazard HS Athletic field equipment is properly located and is free from hazard <i>Playground equipment consists of wood and metal type equipment in fair to poor condition, appears to be free from hazard, and is located on an approved soft surface material to an insufficient depth.</i>	5	3
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	9
4.8 Exterior doors open outward and are equipped with panic hardware <i>Exterior doors open outward but are not ADA compliant.</i>	10	3
4.9 Emergency lighting is provided throughout the entire building with exit signs on separate electrical circuits <i>Emergency lighting is provided but does not provide adequate lighting levels.</i>	10	3
4.10 Classroom doors are recessed and open outward <i>Classroom doors are partially recessed 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>Motion sensors, door contacts and entry cameras are provided.</i>	10	7
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	5	3

Classroom doorways are partially recessed and impede traffic flow.

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

Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a corridor leading to the exterior. There are no dead-end corridors in the building.

Emergency Safety Points Allocated Points

4.17 Adequate **fire safety equipment** is properly located 15 5

The facility is not sprinkled. Fire alarm devices are not provided adequately. Fire extinguishers are inadequately provided.

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

Multiple exits are provided from corridors throughout the facility. There are no dead-end corridors in the building.

4.19 **Fire-resistant materials** are used throughout the structure 15 13

The structure is a combination of masonry load bearing and steel framed systems with steel joist and concrete deck. Interior walls are masonry and plaster.

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided 15 4

The fire alarm is not equipped with automatic actuation devices and is not provided with visual indicating devices.

TOTAL - 4.0 Building Safety and Security 200 127

Suitability Appraisal of 5.0 Educational Adequacy for Ridgeview_Elementary_2008_Assessment_April_2019_Update_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 726 SF compared to 900 SF required by the OSDM.</i>	25	10
5.2 Classroom space permits arrangements for small group activity <i>Undersized classrooms do not allow sufficient space for effective small group activities.</i>	15	3
5.3 Location of academic learning areas is near related educational activities and away from disruptive noise <i>The gymnasium is properly isolated from the academic learning areas to reduce distractions. The music program is performed in the cafeteria.</i>	10	4
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	2
5.5 Storage for student materials is adequate <i>Lockers, located in the corridor, are adequately provided for student storage.</i>	10	6
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	2
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The library is undersized and not visually appealing although it is provided with natural light.</i>	10	2
5.10 Gymnasium (or covered P.E. area) adequately serves physical education instruction <i>The gymnasium is undersized for effective physical education instruction.</i>	5	2
5.11 ES Pre-kindergarten and kindergarten space is appropriate for age of students and nature of instruction MS/HS Science program is provided sufficient space and equipment <i>Pre-K and kindergarten spaces are undersized, and do not provide adequate instruction space. Science classrooms are undersized, and are not provided with required equipment.</i>	10	2
5.12 Music Program is provided adequate sound treated space <i>Music instruction is provided in the cafeteria without any sound treatment.</i>	5	1
5.13 Space for art is appropriate for special instruction, supplies, and equipment <i>The art room is undersized and does not provide sufficient space for storage of supplies and equipment.</i>	5	1
School Facility Appraisal		
5.14 Space for technology education permits use of state-of-the-art equipment <i>Space within the classrooms provide for student technology use.</i>	5	4

5.15 Space for small groups and remedial instruction is provided adjacent to classrooms	5	1
<i>No spaces have been provided adjacent to classrooms for small groups or remedial instruction.</i>		
5.16 Storage for student and teacher material is adequate	5	2
<i>Lockers, located in the corridor, are adequately provided for student storage. Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</i>		
Support Space	Points Allocated	Points
5.17 Teacher's lounge and work areas reflect teachers as professionals	10	6
<i>The teacher's lounge does not reflect a professional environment. Limited work space is provided for preparation of teacher materials.</i>		
5.18 Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation	10	6
<i>The student dining space is 2,309 SF compared to 3,000 SF recommended in the OSDM. The kitchen space is 1,029 SF compared to 1,685 SF recommended in the OSDM.</i>		
5.19 Administrative offices provided are consistent in appearance and function with the maturity of the students served	5	3
<i>Administrative offices are not adequately provided and are undersized for elementary school students.</i>		
5.20 Counselor's office insures privacy and sufficient storage	5	0
<i>No dedicated space is provided for the counselor.</i>		
5.21 Clinic is near administrative offices and is equipped to meet requirements	5	4
<i>The clinic is located within the administrative offices and is provided with required equipment.</i>		
5.22 Suitable reception space is available for students, teachers, and visitors	5	2
<i>Limited reception space is provided for students, teachers, and visitors.</i>		
5.23 Administrative personnel are provided sufficient work space and privacy	5	2
<i>The work space is not separated from the reception space.</i>		
<hr/>		
TOTAL - 5.0 Educational Adequacy	200	72

Suitability Appraisal of 6.0 Environment for Education for Ridgeview_Elementary_2008_Assessment_April_2019_Update_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>Building appears as a 1957 vintage school.</i>	15	8
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 commercial 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 not sheltered from sun and inclement weather.</i>	10	2
6.5 Building materials provide attractive color and texture <i>Interior building materials consist of glazed block, painted block, painted plaster and very monolithic in color.</i>	5	2
Interior Environment		
6.6 Color schemes, building materials, and decor provide an impetus to learning <i>Overall building design and materials reflect a dated appearance which does not enhance learning.</i>	20	5
6.7 Year around comfortable temperature and humidity are provided throughout the building <i>The facility is not air conditioned to provide year-round temperature and humidity control. Window air-conditioning units provide cooling to the administrative office area.</i>	15	4
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	5
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>No socialization and communication spaces have been provided throughout the facility except for a small commons and gymnasium.</i>	10	5
6.12 Traffic flow is aided by appropriate foyers and corridors <i>Classroom doorways are partially recessed and impede traffic flow.</i>	10	6
6.13 Areas for students to interact are suitable to the age group <i>No socialization and communication spaces have been provided throughout the facility except for a small commons and gymnasium.</i>	10	2
6.14 Large group areas are designed for effective management of students <i>The gymnasium is adequately designed to manage large groups of students.</i>	10	8
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control <i>Limited consideration has been given to acoustical treatment of classrooms and corridors.</i>	10	6

6.16 Window design contributes to a pleasant environment	10	3
<i>Typical classrooms contain a wall of non-thermally broken, non-insulated windows, providing uncontrolled natural lighting into classrooms.</i>		
6.17 Furniture and equipment provide a pleasing atmosphere	10	6
<i>Classroom furniture is relatively consistent in design and in fair condition.</i>		
<hr/>		
TOTAL - 6.0 Environment for Education	200	94

LEED Observation Notes

School District: Buckeye Local SD
County: Ashtabula
School District IRN: 45856
Building: Ridgeview Elementary School
Building IRN: 31682

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: **Ridgeview Elementary School**

K-5

Building features that clearly exceed criteria:

1. Site has a greenhouse for educational use.
2. Building is very well maintained.
3. Mechanical room has natural lighting.
- 4.
- 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 remotely located on an awkward entry drive.
- 4.
- 5.
- 6.

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Environmental Hazards Assessment Cost Estimates

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

District IRN:	45856
Building IRN:	31682
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1957 (01) Original Construction	49,584	\$148,158.40	\$138,158.40
Total	49,584	\$148,158.40	\$138,158.40
Total with Regional Cost Factor (104.88%)	—	\$155,388.53	\$144,900.53
Regional Total with Soft Costs & Contingency	—	\$193,350.41	\$180,300.16

