

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

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Kingsville_Elementary_School_2008_Assessment_04_15_19_EEA_02_11_20
Assessment Date (on-site; non-EEA)	2008-04-14
Kitchen Type	Full Kitchen
Cost Set:	2019
Building Name	Kingsville Elementary School
Building IRN	19125
Building Address	5875 Route 193, PO Box 17
Building City	Kingsville
Building Zipcode	44048
Building Phone	(440) 224-0281
Acreage	10.00
Current Grades:	K-5
Teaching Stations	30
Number of Floors	3
Student Capacity	398
Current Enrollment	317
Enrollment Date	2018-10-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	21
Historical Register	NO
Building's Principal	William Billington
Building Type	Elementary

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Building Pictures - Buckeye Local SD(45856) - Kingsville Elementary School(19125)

North elevation photo:



East elevation photo:



South elevation photo:



West elevation photo:



GENERAL DESCRIPTION

52,552 Total Existing Square Footage
1928,1956,1965,1975,1975 Building Dates
K-5 Grades
317 Current Enrollment
30 Teaching Stations
10.00 Site Acreage

Kingsville Elementary School is a 52,552 sq.ft. building located in a small town residential setting on a flat 10-acre site with moderate tree and shrub type landscaping. The site is bordered by a moderately traveled county road. The facility's average classroom size is undersized at 700 sq.ft when compared to the 900 sq.ft. Ohio School Design Manual guideline. The overall facility's existing ventilation system is not capable of providing Ohio Building Code fresh air requirements. The 1928 original construction and the 1956 addition are equipped with masonry foundation walls on concrete footings. The 1965 addition is equipped with cast-in-place concrete foundation walls on concrete footings. No exposed foundation walls were available at time of assessment for the 1975 addition. The overall facility has a combination of a steel framing system and a masonry load bearing wall system. Interior walls are concrete masonry units, glazed block, metal stud framed partitions with plaster and gypsum board. Floor construction of the base floor of the 1928 original construction is a combination of concrete slab-on-grade and a cast-in-place concrete slab over a crawl space type construction. Floor construction of the base floor of the 1956 addition is cast-in-place concrete slab over a crawl space type construction. The floor construction of the base floor of the 1965 and 1975 additions is concrete slab-on-grade type construction. Floor construction of the intermediate floors of the 1928 original construction is cast-in-place concrete masonry load bearing walls. Floor construction of the intermediate floors of the 1975 addition is metal deck on steel joist with concrete topping. There are no intermediate floors in the 1965 addition. Roof construction of the 1928 original construction is a combination of a cast-in-place concrete on load bearing walls and a wood deck on steel joist type construction. Wood deck portion of the roof structure is not provided with an adequate fire separation. The roof construction of the 1956 addition is metal lath on steel joist with concrete topping on masonry load bearing walls type construction. Roof construction of the 1965 and 1975 additions is metal deck on steel joist type construction. The overall facility contains a security system consisting of security cameras and motion sensors. The overall facility contains a fire alarm system but does not contain an automatic fire suppression system. The 1928 original construction contains four corridor security grilles which when in the closed position create dead-end corridor conditions. The building has ADA 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 not provided. There is a curbside bus loading and unloading zone in front of the school, which is separated from other vehicular traffic. Adequate parking is provided for staff and visitors. Parking for the disabled is not adequately provided. The playground area is not contained by fencing for security. The playground area is adequately separated from vehicular traffic. Athletic facilities are comprised of a multi-purpose field and softball field. The district provides a shelter and picnic tables on the site, which could be used for outdoor instruction. A portion of the building is used for the district warehouse.

No Significant Findings

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Building Construction Information - Buckeye Local SD (45856) - Kingsville Elementary School (19125)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
(01) Original Construction	1928	no	3	26,902	no	no
(02) 1956 Addition (Commons/Classrooms)	1956	no	2	10,636	no	no
(03) 1965 Addition (Classrooms)	1965	no	1	5,864	no	no
(04) 1975 Addition (Music)	1975	no	2	5,374	no	no
(05) 1975 Addition (District warehouse)	1975	no	1	3,776	yes	no

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Building Component Information - Buckeye Local SD (45856) - Kingsville Elementary School (19125)

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 (1928)		4749		3188										
(02) 1956 Addition (Commons/Classrooms) (1956)		1106			1011		1431	519						
(03) 1965 Addition (Classrooms) (1965)		1086												
(04) 1975 Addition (Music) (1975)		1778												
(05) 1975 Addition (District warehouse) (1975)														
Total	0	8,719	0	3,188	1,011	0	1,431	519	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

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Building Summary - Kingsville Elementary School (19125)

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)	
Name: Kingsville Elementary School				Contact: William Billington			
Address: 5875 Route 193, PO Box 17 Kingsville, OH 44048				Phone: (440) 224-0281			
Bldg. IRN: 19125				Date Prepared: 2008-04-14		By: ARL	
				Date Revised: 2020-02-13		By: Jeff Tuckerman	
Current Grades		K-5	Acreage:		10.00		
Proposed Grades		N/A	Teaching Stations:		30		
Current Enrollment		317	Classrooms:		21		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
(01) Original Construction		1928	no	3	26,902		
(02) 1956 Addition (Commons/Classrooms)		1956	no	2	10,636		
(03) 1965 Addition (Classrooms)		1965	no	1	5,864		
(04) 1975 Addition (Music)		1975	no	2	5,374		
(05) 1975 Addition (District warehouse)		1975	no	1	3,776		
Total				52,552			
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2019						C	
A.	Heating System	3	\$1,839,320.00		-		
B.	Roofing	3	\$463,886.00		-		
C.	Ventilation / Air Conditioning	1	\$0.00		-		
D.	Electrical Systems	3	\$852,918.96		-		
E.	Plumbing and Fixtures	3	\$481,364.00		-		
F.	Windows	3	\$921,270.00		-		
G.	Structure: Foundation	1	\$0.00		-		
H.	Structure: Walls and Chimneys	2	\$270,420.50		-		
I.	Structure: Floors and Roofs	2	\$114,913.50		-		
J.	General Finishes	3	\$2,075,223.60		-		
K.	Interior Lighting	3	\$341,588.00		-		
L.	Security Systems	2	\$273,497.20		-		
M.	Emergency/Egress Lighting	3	\$52,552.00		-		
N.	Fire Alarm	3	\$118,242.00		-		
O.	Handicapped Access	3	\$669,110.40		-		
P.	Site Condition	3	\$662,146.00		-		
Q.	Sewage System	3	\$359,200.00		-		
R.	Water Supply	3	\$11,750.00		-		
S.	Exterior Doors	3	\$66,000.00		-		
T.	Hazardous Material	3	\$313,495.20		-		
U.	Life Safety	3	\$336,192.40		-		
V.	Loose Furnishings	3	\$341,588.00		-		
W.	Technology	3	\$627,024.00		-		
X.	Construction Contingency / Non-Construction Cost	-	\$2,734,166.32		-		
Total				\$13,925,868.08			

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	72	72%	Satisfactory
2.0 Structural and Mechanical Features	200	108	54%	Borderline
3.0 Plant Maintainability	100	37	37%	Poor
4.0 Building Safety and Security	200	92	46%	Poor
5.0 Educational Adequacy	200	67	34%	Poor
6.0 Environment for Education	200	96	48%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	472	47%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract

Renovation Cost Factor
Cost to Renovate (Cost Factor applied) 104.88%

The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.

		\$14,605,450.44	
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Main Assessment Menu - Buckeye Local SD (45856) - Kingsville Elementary School (19125)

(01) Original Construction (1928) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)	
Name: Kingsville Elementary School				Contact: William Billington			
Address: 5875 Route 193, PO Box 17 Kingsville, OH 44048				Phone: (440) 224-0281			
Bldg. IRN: 19125				Date Prepared: 2008-04-14		By: ARL	
				Date Revised: 2020-02-13		By: Jeff Tuckerman	
Current Grades	K-5	Acreage:	10.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	30				
Current Enrollment	317	Classrooms:	21				
Projected Enrollment	N/A						
Addition		Date	HA	Number of Floors	Current Square Feet	Section	Points Possible
(01) Original Construction		1928	no	3	26,902	Cover Sheet	—
(02) 1956 Addition (Commons/Classrooms)		1956	no	2	10,636	1.0 The School Site	100
(03) 1965 Addition (Classrooms)		1965	no	1	5,864	2.0 Structural and Mechanical Features	200
(04) 1975 Addition (Music)		1975	no	2	5,374	3.0 Plant Maintainability	100
(05) 1975 Addition (District warehouse)		1975	no	1	3,776	4.0 Building Safety and Security	200
Total					52,552	5.0 Educational Adequacy	200
						6.0 Environment for Education	200
						LEED Observations	—
						Commentary	—
						Total	1000
							472
							47%
							Poor
						Enhanced Environmental Hazards Assessment Cost Estimates	
						C=Under Contract	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						104.88%	
						\$8,119,587.77	
						The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.	
FACILITY ASSESSMENT		Cost Set: 2019		Rating	Dollar Assessment		
A.	Heating System	3	\$941,570.00	-			
B.	Roofing	3	\$208,512.80	-			
C.	Ventilation / Air Conditioning	1	\$0.00	-			
D.	Electrical Systems	3	\$436,619.46	-			
E.	Plumbing and Fixtures	3	\$255,814.00	-			
F.	Windows	3	\$262,920.00	-			
G.	Structure: Foundation	1	\$0.00	-			
H.	Structure: Walls and Chimneys	2	\$217,187.50	-			
I.	Structure: Floors and Roofs	2	\$114,913.50	-			
J.	General Finishes	3	\$1,163,559.45	-			
K.	Interior Lighting	3	\$174,863.00	-			
L.	Security Systems	2	\$213,219.70	-			
M.	Emergency/Egress Lighting	3	\$26,902.00	-			
N.	Fire Alarm	3	\$60,529.50	-			
O.	Handicapped Access	3	\$503,580.40	-			
P.	Site Condition	3	\$418,661.30	-			
Q.	Sewage System	3	\$359,200.00	-			
R.	Water Supply	3	\$11,750.00	-			
S.	Exterior Doors	3	\$12,500.00	-			
T.	Hazardous Material	3	\$129,110.20	-			
U.	Life Safety	3	\$216,287.40	-			
V.	Loose Furnishings	3	\$174,863.00	-			
W.	Technology	3	\$319,224.00	-			
X.	Construction Contingency / Non-Construction Cost	-	\$1,520,001.28	-			
Total			\$7,741,788.49				

(02) 1956 Addition (Commons/Classrooms) (1956) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)		
Name: Kingsville Elementary School				Contact: William Billington				
Address: 5875 Route 193, PO Box 17 Kingsville, OH 44048				Phone: (440) 224-0281				
Bldg. IRN: 19125				Date Prepared: 2008-04-14		By: ARL		
				Date Revised: 2020-02-13		By: Jeff Tuckerman		
Current Grades	K-5	Acreage:	10.00	Suitability Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	30					
Current Enrollment	317	Classrooms:	21					
Projected Enrollment	N/A							
Addition				Section	Points Possible	Points Earned	Percentage	Rating Category
	Date	HA	Number of Floors	Current Square Feet	<u>Cover Sheet</u>	—	—	—
<u>(01) Original Construction</u>	1928	no	3	26,902	<u>1.0 The School Site</u>	100	72	72%
(02) 1956 Addition (Commons/Classrooms)	1956	no	2	10,636	<u>2.0 Structural and Mechanical Features</u>	200	108	54%
<u>(03) 1965 Addition (Classrooms)</u>	1965	no	1	5,864	<u>3.0 Plant Maintainability</u>	100	37	37%
<u>(04) 1975 Addition (Music)</u>	1975	no	2	5,374	<u>4.0 Building Safety and Security</u>	200	92	46%
<u>(05) 1975 Addition (District warehouse)</u>	1975	no	1	3,776	<u>5.0 Educational Adequacy</u>	200	67	34%
Total				52,552	<u>6.0 Environment for Education</u>	200	96	48%
					<u>LEED Observations</u>	—	—	—
					<u>Commentary</u>	—	—	—
	*HA =	Handicapped Access			Total	1000	472	47%
	*Rating =	=1 Satisfactory			Enhanced Environmental Hazards Assessment Cost Estimates			
		=2 Needs Repair			C=Under Contract			
		=3 Needs Replacement			Renovation Cost Factor			
	*Const P/S =	Present/Scheduled Construction			Cost to Renovate (Cost Factor applied)			
FACILITY ASSESSMENT				Rating	Dollar Assessment	104.88%		
Cost Set: 2019						\$2,676,584.62		
A.	<u>Heating System</u>		3	\$372,260.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			
B.	<u>Roofing</u>		3	\$78,174.60				
C.	<u>Ventilation / Air Conditioning</u>		1	\$0.00				
D.	<u>Electrical Systems</u>		3	\$172,622.28				
E.	<u>Plumbing and Fixtures</u>		3	\$78,952.00				
F.	<u>Windows</u>		3	\$319,060.00				
G.	<u>Structure: Foundation</u>		1	\$0.00				
H.	<u>Structure: Walls and Chimneys</u>		2	\$25,700.50				
I.	<u>Structure: Floors and Roofs</u>		2	\$0.00				
J.	<u>General Finishes</u>		3	\$452,270.65				
K.	<u>Interior Lighting</u>		3	\$69,134.00				
L.	<u>Security Systems</u>		2	\$24,994.60				
M.	<u>Emergency/Egress Lighting</u>		3	\$10,636.00				
N.	<u>Fire Alarm</u>		3	\$23,931.00				
O.	<u>Handicapped Access</u>		3	\$7,127.20				
P.	<u>Site Condition</u>		3	\$104,492.80				
Q.	<u>Sewage System</u>		3	\$0.00				
R.	<u>Water Supply</u>		3	\$0.00				
S.	<u>Exterior Doors</u>		3	\$5,000.00				
T.	<u>Hazardous Material</u>		3	\$60,508.60				
U.	<u>Life Safety</u>		3	\$49,353.20				
V.	<u>Loose Furnishings</u>		3	\$69,134.00				
W.	<u>Technology</u>		3	\$127,632.00				
X.	<u>Construction Contingency / Non-Construction Cost</u>		-	\$501,061.40				
Total					\$2,552,044.83			

Main Assessment Menu - Buckeye Local SD (45856) - Kingsville Elementary School (19125)

(03) 1965 Addition (Classrooms) (1965) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)			
Name: Kingsville Elementary School				Contact: William Billington					
Address: 5875 Route 193, PO Box 17 Kingsville, OH 44048				Phone: (440) 224-0281					
Bldg. IRN: 19125				Date Prepared: 2008-04-14		By: ARL			
				Date Revised: 2020-02-13		By: Jeff Tuckerman			
Current Grades	K-5	Acreage:	10.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	30						
Current Enrollment	317	Classrooms:	21						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
(01) Original Construction	1928	no	3	26,902	Cover Sheet	—	—	—	—
(02) 1956 Addition (Commons/Classrooms)	1956	no	2	10,636	1.0 The School Site	100	72	72%	Satisfactory
(03) 1965 Addition (Classrooms)	1965	no	1	5,864	2.0 Structural and Mechanical Features	200	108	54%	Borderline
(04) 1975 Addition (Music)	1975	no	2	5,374	3.0 Plant Maintainability	100	37	37%	Poor
(05) 1975 Addition (District warehouse)	1975	no	1	3,776	4.0 Building Safety and Security	200	92	46%	Poor
Total				52,552	5.0 Educational Adequacy	200	67	34%	Poor
					6.0 Environment for Education	200	96	48%	Poor
					LEED Observations	—	—	—	—
					Commentary	—	—	—	—
	*HA =	Handicapped Access			Total	1000	472	47%	Poor
	*Rating =	=1 Satisfactory			Enhanced Environmental Hazards Assessment Cost Estimates				
		=2 Needs Repair			C=Under Contract				
		=3 Needs Replacement			Renovation Cost Factor				
	*Const P/S =	Present/Scheduled Construction			Cost to Renovate (Cost Factor applied)				
FACILITY ASSESSMENT				Rating	Dollar Assessment				
Cost Set: 2019									
A.	Heating System		3	\$205,240.00	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				
B.	Roofing		3	\$98,200.80					
C.	Ventilation / Air Conditioning		1	\$0.00					
D.	Electrical Systems		3	\$95,172.72					
E.	Plumbing and Fixtures		3	\$67,048.00					
F.	Windows		3	\$132,370.00					
G.	Structure: Foundation		1	\$0.00					
H.	Structure: Walls and Chimneys		2	\$13,845.00					
I.	Structure: Floors and Roofs		2	\$0.00					
J.	General Finishes		3	\$192,914.40					
K.	Interior Lighting		3	\$38,116.00					
L.	Security Systems		2	\$13,780.40					
M.	Emergency/Egress Lighting		3	\$5,864.00					
N.	Fire Alarm		3	\$13,194.00					
O.	Handicapped Access		3	\$32,872.80					
P.	Site Condition		3	\$57,591.00					
Q.	Sewage System		3	\$0.00					
R.	Water Supply		3	\$0.00					
S.	Exterior Doors		3	\$27,500.00					
T.	Hazardous Material		3	\$47,486.40					
U.	Life Safety		3	\$21,696.80					
V.	Loose Furnishings		3	\$38,116.00					
W.	Technology		3	\$70,368.00					
X.	Construction Contingency / Non-Construction Cost		-	\$286,170.75					
Total					\$1,457,547.07				

Main Assessment Menu - Buckeye Local SD (45856) - Kingsville Elementary School (19125)

(04) 1975 Addition (Music) (1975) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)			
Name: Kingsville Elementary School				Contact: William Billington					
Address: 5875 Route 193, PO Box 17 Kingsville, OH 44048				Phone: (440) 224-0281					
Bldg. IRN: 19125				Date Prepared: 2008-04-14		By: ARL			
				Date Revised: 2020-02-13		By: Jeff Tuckerman			
Current Grades	K-5	Acreage:	10.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	30						
Current Enrollment	317	Classrooms:	21						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
(01) Original Construction	1928	no	3	26,902	Cover Sheet	—	—	—	—
(02) 1956 Addition (Commons/Classrooms)	1956	no	2	10,636	1.0 The School Site	100	72	72%	Satisfactory
(03) 1965 Addition (Classrooms)	1965	no	1	5,864	2.0 Structural and Mechanical Features	200	108	54%	Borderline
(04) 1975 Addition (Music)	1975	no	2	5,374	3.0 Plant Maintainability	100	37	37%	Poor
(05) 1975 Addition (District warehouse)	1975	no	1	3,776	4.0 Building Safety and Security	200	92	46%	Poor
Total				52,552	5.0 Educational Adequacy	200	67	34%	Poor
					6.0 Environment for Education	200	96	48%	Poor
					LEED Observations	—	—	—	—
					Commentary	—	—	—	—
	*HA =	Handicapped Access			Total	1000	472	47%	Poor
	*Rating =	=1 Satisfactory			Enhanced Environmental Hazards Assessment Cost Estimates				
		=2 Needs Repair			C=Under Contract				
		=3 Needs Replacement			Renovation Cost Factor				
	*Const P/S =	Present/Scheduled Construction			Cost to Renovate (Cost Factor applied)				
FACILITY ASSESSMENT				Rating	Dollar Assessment				
Cost Set: 2019									
A.	Heating System		3	\$188,090.00	-	The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.			
B.	Roofing		3	\$78,997.80	-				
C.	Ventilation / Air Conditioning		1	\$0.00	-				
D.	Electrical Systems		3	\$87,220.02	-				
E.	Plumbing and Fixtures		3	\$53,118.00	-				
F.	Windows		3	\$147,420.00	-				
G.	Structure: Foundation		1	\$0.00	-				
H.	Structure: Walls and Chimneys		2	\$11,675.00	-				
I.	Structure: Floors and Roofs		2	\$0.00	-				
J.	General Finishes		3	\$205,559.50	-				
K.	Interior Lighting		3	\$34,931.00	-				
L.	Security Systems		2	\$12,628.90	-				
M.	Emergency/Egress Lighting		3	\$5,374.00	-				
N.	Fire Alarm		3	\$12,091.50	-				
O.	Handicapped Access		3	\$119,774.80	-				
P.	Site Condition		3	\$81,400.90	-				
Q.	Sewage System		3	\$0.00	-				
R.	Water Supply		3	\$0.00	-				
S.	Exterior Doors		3	\$12,500.00	-				
T.	Hazardous Material		3	\$57,487.40	-				
U.	Life Safety		3	\$34,883.80	-				
V.	Loose Furnishings		3	\$34,931.00	-				
W.	Technology		3	\$64,488.00	-				
X.	Construction Contingency / Non-Construction Cost		-	\$303,563.97	-				
Total					\$1,546,135.59				

Main Assessment Menu - Buckeye Local SD (45856) - Kingsville Elementary School (19125)

(05) 1975 Addition (District warehouse) (1975) Summary

District: Buckeye Local SD				County: Ashtabula		Area: Northeastern Ohio (8)				
Name: Kingsville Elementary School				Contact: William Billington						
Address: 5875 Route 193, PO Box 17 Kingsville, OH 44048				Phone: (440) 224-0281						
Bldg. IRN: 19125				Date Prepared: 2008-04-14		By: ARL				
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Proposed Grades	N/A	Teaching Stations:	30							
Current Enrollment	317	Classrooms:	21							
Projected Enrollment	N/A									
Addition		Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
(01) Original Construction		1928	no	3	26,902	Cover Sheet	—	—	—	—
(02) 1956 Addition (Commons/Classrooms)		1956	no	2	10,636	1.0 The School Site	100	72	72%	Satisfactory
(03) 1965 Addition (Classrooms)		1965	no	1	5,864	2.0 Structural and Mechanical Features	200	108	54%	Borderline
(04) 1975 Addition (Music)		1975	no	2	5,374	3.0 Plant Maintainability	100	37	37%	Poor
(05) 1975 Addition (District warehouse)		1975	no	1	3,776	4.0 Building Safety and Security	200	92	46%	Poor
Total					52,552	5.0 Educational Adequacy	200	67	34%	Poor
						6.0 Environment for Education	200	96	48%	Poor
						LEED Observations	—	—	—	—
						Commentary	—	—	—	—
						Total	1000	472	47%	Poor
						Enhanced Environmental Hazards Assessment Cost Estimates				
						C=Under Contract				
						Renovation Cost Factor				
						Cost to Renovate (Cost Factor applied)				
						104.88%				
						\$659,015.67				
						The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				
FACILITY ASSESSMENT										
Cost Set: 2019										
					Dollar					
					Assessment					
					C					
A.	Heating System			3	\$132,160.00	-				
B.	Roofing			3	\$0.00	-				
C.	Ventilation / Air Conditioning			1	\$0.00	-				
D.	Electrical Systems			3	\$61,284.48	-				
E.	Plumbing and Fixtures			3	\$26,432.00	-				
F.	Windows			3	\$59,500.00	-				
G.	Structure: Foundation			1	\$0.00	-				
H.	Structure: Walls and Chimneys			2	\$2,012.50	-				
I.	Structure: Floors and Roofs			2	\$0.00	-				
J.	General Finishes			3	\$60,919.60	-				
K.	Interior Lighting			3	\$24,544.00	-				
L.	Security Systems			2	\$8,873.60	-				
M.	Emergency/Egress Lighting			3	\$3,776.00	-				
N.	Fire Alarm			3	\$8,496.00	-				
O.	Handicapped Access			3	\$5,755.20	-				
P.	Site Condition			3	\$0.00	-				
Q.	Sewage System			3	\$0.00	-				
R.	Water Supply			3	\$0.00	-				
S.	Exterior Doors			3	\$8,500.00	-				
T.	Hazardous Material			3	\$18,902.60	-				
U.	Life Safety			3	\$13,971.20	-				
V.	Loose Furnishings			3	\$24,544.00	-				
W.	Technology			3	\$45,312.00	-				
X.	Construction Contingency / Non-Construction Cost			-	\$123,368.91	-				
Total					\$628,352.09					

Facility Assessment

A. Heating System

Description: The existing system for the overall facility consists of two (2) natural gas fired low pressure Kewanee Boiler Co. steam boilers installed in 1972 and a pre 1960 Kewanee Boiler Co. steam boiler. Boilers are in poor condition. Combustion air does not meet OBC requirements. Part of the steam goes to a converter which sends hot water to several areas. Space heating is provided via radiators and unit ventilators (steam and hot water). Controls are a combination DDC/pneumatic. The DDC system was installed in 2002 and is linked to a central monitor at the junior high school. The heating system is past its service life and does not meet OSDM requirements. The building contains partial air conditioning from window units in the 1975 district warehouse addition and from pad and roof mounted condensing units. The condensing units supply split system D/X wall and ceiling mounted units in the computer lab, media center and administrative office area. These units do not have outside air capability. 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 (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
HVAC System Replacement:	\$27.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$1,418,904.00	(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	Required	Required	Required	\$420,416.00	(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:			\$1,839,320.00	\$941,570.00	\$372,260.00	\$205,240.00	\$188,090.00	\$132,160.00		



Natural gas steam boilers



Classroom unit ventilator and radiator

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Facility Assessment

B. Roofing

Description: The roof over the overall facility is an EPDM fully adhered membrane system that was installed in 2001, 2002, and 2004, 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 roof hatch and access ladder that are in good condition. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in good condition. Roof storm drainage in the 1928 original construction, and the 1975 addition, is addressed through a system of roof drains. Roof storm drainage in the 1956 addition is addressed through a system of scuppers and downspouts. Roof storm drainage in the 1965 addition, is addressed through a system of gutter and downspouts. Roof drains are properly located and in good condition throughout the overall facility. 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.

Rating: 3 Needs Replacement

Recommendations: The roof over the 1928 original construction and the 1965 addition requires replacement to meet Ohio School Design Manual guidelines for age of system. To facilitate the schools compliance with OBC, provide new overflow roof drains in areas of roof replacement in the 1928 original construction.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
Membrane (all types / fully adhered):	\$10.00	sq.ft. (Qty)		12,824 Required	5,318 Required	5,864 Required	5,374 Required		\$293,800.00	(unless under 10,000 sq.ft.)
Overflow Roof Drains and Piping:	\$3,000.00	each				4 Required			\$12,000.00	
Roof Insulation:	\$4.70	sq.ft. (Qty)		12,824 Required	5,318 Required	5,864 Required	5,374 Required		\$138,086.00	(tapered insulation for limited area use to correct ponding)
Other: Overflow Roof Drain Assembly	\$2,500.00	per unit		8 Required					\$20,000.00	New overflow roof drain assembly.
Sum:			\$463,886.00	\$208,512.80	\$78,174.60	\$98,200.80	\$78,997.80	\$0.00		



Typical EPDM roofing system



Typical EPDM roofing system

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Facility Assessment

C. Ventilation / Air Conditioning

Description: The existing system for the overall facility consists of two (2) natural gas fired low pressure Kewanee Boiler Co. steam boilers installed in 1972 and a pre 1960 Kewanee Boiler Co. steam boiler. Boilers are in poor condition. Combustion air does not meet OBC requirements. Part of the steam goes to a converter which sends hot water to several areas. Space heating is provided via radiators and unit ventilators (steam and hot water). Controls are a combination DDC/pneumatic. The DDC system was installed in 2002 and is linked to a central monitor at the junior high school. The heating system is past its service life and does not meet OSDM requirements. The building contains partial air conditioning from window units in the 1975 district warehouse addition and from pad and roof mounted condensing units. The condensing units supply split system D/X wall and ceiling mounted units in the computer lab, media center and administrative office area. These units do not have outside air capability.

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 (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Ceiling mounted air conditioning unit



Pad mounted condensing unit

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Facility Assessment

D. Electrical Systems

Description: The electrical system for the overall facility consists of twin Federal Pacific 240v, 400-amp, 3-pole main disconnects. The system was upgraded in 1956 and is in fair condition. The panel system is in poor condition as upgrades were not made within the original construction during the main distribution upgrades. The panel system cannot be expanded for additional capacity. The transformer is owned by the utility company and located in a transformer vault at the rear of the building. Classrooms have been upgraded with additional receptacles but are not equipped with adequate electrical outlets. Corridors and the exterior of the building are not equipped with adequate electrical outlets for building maintenance. The facility does not contain lightning protection with grounding.

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. Install new pad mounted transformer. Provide building lightning protection and grounding.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
System Replacement:	\$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$852,918.96	(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:			\$852,918.96	\$436,619.46	\$172,622.28	\$95,172.72	\$87,220.02	\$61,284.48		



Transformer vault



Main electrical 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 partially galvanized in poor condition. Sanitary waste piping is cast-iron in fair condition. The two (2) domestic water heaters are natural gas 75 gallon units located in the basement mechanical room and are in adequate condition. The school contains 4 large group restrooms for boys, 4 large group restrooms for girls, and 2 restrooms for staff. Condition of fixtures is poor. The facility is equipped with 4 non-ADA drinking fountains, as well as 4 ADA electric water coolers, in good condition. Special education classroom is equipped with the required restroom facilities, and fixtures are in poor condition. Kitchen is not equipped with the required restroom facilities. Health clinic is equipped with the required restroom facilities, and fixtures are in fair condition. Kindergarten / pre-K classrooms are not equipped with the required restroom facilities. Kitchen fixtures consist of 2 single, 1 3-well sinks, and 1 dishwasher, which are in poor condition. The school meets the OBC requirements 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 bibs are not provided.

Rating: 3 Needs Replacement

Recommendations: Provide back flow preventer at water service entry. Replace domestic supply due to presence of galvanized piping. To facilitate the school's compliance with OBC and OSDM guidelines, provide new electric water coolers, eyewash/safety shower stations, gas connections, and compressed air connections. Due to condition and OSDM guidelines, replace faucets and valves, urinals, and lavatories, and toilets. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on kitchen related equipment.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Back Flow Preventer:	\$5,000.00	unit		1 Required					\$5,000.00	
Domestic Supply Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$183,932.00	(remove / replace)
Sanitary Waste Piping:	\$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$183,932.00	(remove / replace)
Toilet:	\$1,500.00	unit		18 Required	1 Required	9 Required	4 Required		\$48,000.00	(remove / replace) See Item O
Urinal:	\$1,500.00	unit		12 Required		5 Required	3 Required		\$30,000.00	(remove / replace)
Sink:	\$1,500.00	unit		9 Required					\$13,500.00	(remove / replace)
Electric water cooler:	\$3,000.00	unit			1 Required	1 Required	1 Required		\$9,000.00	(double ADA)
Replace faucets and flush valves	\$500.00	per unit		8 Required		4 Required	4 Required		\$8,000.00	(average cost to remove/replace)
Sum:			\$481,364.00	\$255,814.00	\$78,952.00	\$67,048.00	\$53,118.00	\$26,432.00		



Typical fixture condition



Typical fixture condition

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Facility Assessment

F. Windows

Description: The 1928 original construction and 1956 addition are equipped with a combination of a wood frame single glazed window system, with an unknown installation date, in poor condition, and a non-thermally broken vinyl frame double glazed window system, installed in 2005, in good condition. Older wood window seals are in poor condition with frequent air and water infiltration being experienced. Hardware is in poor condition. Windows feature surface mounted blinds in poor condition. Windows are not equipped with insect screens on operable windows. New vinyl window seals are in good condition with no air or water infiltration being experienced. Hardware is in good condition. Windows feature surface mounted blinds in good condition. Windows are equipped with insect screens on operable windows. The 1965 addition is equipped with non-thermally broken steel frame windows with a single glazed window system, installed in 1965, in poor condition. Window system seals are in poor condition with moderate air and water infiltration being experienced. Hardware is in fair to poor condition. Windows feature surface mounted blinds in fair condition. Windows are not equipped with insect screens on operable windows. The 1975 addition is equipped with non-thermally broken aluminum frame windows with a single glazed window system, installed in 1975, in poor condition. Window system seals are in fair to poor condition with moderate air and water infiltration being experienced. Hardware is in fair to poor condition. Windows feature surface mounted blinds in fair condition. Windows are not equipped with insect screens on operable windows. This facility is not equipped with any curtain wall systems. This facility does not feature any glass block windows. The exterior doors in the overall facility are equipped with non-thermally broken hollow metal and aluminum frame sidelights and transoms with single glazed window systems, in fair to poor condition. The school does contain 2 acrylic bubble type aluminum frame skylights in good 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 window transoms and sidelight in exterior doors of the overall facility with approved safety glass.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
Insulated Glass/Panels:	\$70.00	sq.ft. (Qty)		3,756 Required	4,558 Required	1,891 Required	2,106 Required	850 Required	\$921,270.00	(includes blinds)
Sum:			\$921,270.00	\$262,920.00	\$319,060.00	\$132,370.00	\$147,420.00	\$59,500.00		



Typical windows in the 1975 addition



Vinyl windows in the original construction and 1956 addition

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Facility Assessment

G. Structure: Foundation

Description: The 1928 original construction and the 1956 addition are equipped with masonry foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. The 1965 addition is equipped with cast-in-place concrete foundation walls on concrete footings, which displayed no locations of significant differential settlement, cracking, or leaking, and are in good condition. Although no exposed foundation walls were available at time of assessment for the 1975 addition, exterior walls displayed no signs of significant differential foundation settlement, cracking, or leaking, indicating that foundation walls 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 (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Sum:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		



Typical cast-in-place concrete foundation wall



Typical masonry foundation wall

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Facility Assessment

H. Structure: Walls and Chimneys

Description: The overall facility has a combination of a steel framing system and a masonry load bearing wall system, which displayed no locations of deterioration, and are in good condition. 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. Architectural exterior accent materials consist of aluminum panels which are integrated into the aluminum window system and are in fair condition. Interior walls are concrete masonry units, glazed block, metal stud framed partitions with plaster and gypsum board and are in good condition. Interior masonry appears to have adequately spaced and caulked control joints in good condition. Soffits are in fair condition. The window sills are a combination of stone and an element of the aluminum window system, and are in good condition. The exterior lintels are steel, and are good condition. Chimneys are in good condition.

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. Replace exterior soffit surfacing in the 1965 addition.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Tuckpointing:	\$7.50	sq.ft. (Qty)		540 Required	130 Required				\$5,025.00	(wall surface)
Exterior Masonry Cleaning:	\$1.50	sq.ft. (Qty)		14,855 Required	9,263 Required	2,288 Required	4,670 Required	805 Required	\$47,821.50	(wall surface)
Exterior Masonry Sealing:	\$1.00	sq.ft. (Qty)		14,855 Required	9,263 Required	2,288 Required	4,670 Required	805 Required	\$31,881.00	(wall surface)
Lintel Replacement:	\$250.00	ln.ft.		704 Required					\$176,000.00	(total removal and replacement including pinning and shoring)
Other: Replacement of Soffit Wood Surfacing Material	\$7.60	sq.ft. (Qty)				650 Required			\$4,940.00	Replacement of soffit surfacing material.
Other: Unit Ventilator Infill	\$49.00	sq.ft. (Qty)			32 Required	65 Required			\$4,753.00	Infill Unit Ventilator Outside Air Grille Openings
Sum:			\$270,420.50	\$217,187.50	\$25,700.50	\$13,845.00	\$11,675.00	\$2,012.50		



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 1928 original construction is a combination of concrete slab-on-grade and a cast-in-place concrete slab over a crawl space type construction, and is in good condition. The floor construction of the base floor of the 1956 addition is cast-in-place concrete slab over a crawl space type construction, and is in good condition. The floor construction of the base floor of the 1965 and 1975 additions is concrete slab-on-grade type construction, and is in good condition. The floor construction of the intermediate floors of the 1928 original construction is cast-in-place concrete masonry load bearing walls masonry load bearing walls masonry load bearing walls and is in good condition. The floor construction of the intermediate floors of the 1956 addition is a metal lath on steel joist with concrete topping and is in good condition. The floor construction of the intermediate floors of the 1975 addition is metal deck on steel joist with concrete topping and is in good condition. There are no intermediate floors in the 1965 addition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1928 original construction is a combination of a cast-in-place concrete on load bearing walls and a wood deck on steel joist type construction, and is in good condition. Wood deck portion of the roof structure is not provided with an adequate fire separation. The roof construction of the 1956 addition is metal lath on steel joist with concrete topping on masonry load bearing walls type construction, and is in good condition. The roof construction of the 1965 and 1975 additions is metal deck on steel joist type construction, and is in good condition.

Rating: 2 Needs Repair

Recommendations: Provide fire separation in areas of exposed wood roof deck in the 1928 original construction.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Fire Rated Drywall over Existing Wood Ceiling Joists	\$3.50	sq.ft. (Qty)		4,261 Required					\$14,913.50	(per square feet of required drywall)
Other: Repair Coal Bin	\$100,000.00	allowance		Required					\$100,000.00	Repair Coal Bin concrete lid and walls
Sum:			\$114,913.50	\$114,913.50	\$0.00	\$0.00	\$0.00	\$0.00		



Typical wood roof deck



Typical cast-in-place concrete intermediate floor

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Facility Assessment

J. General Finishes

Description: The 1928 original construction features conventionally partitioned classrooms with wood flooring, plaster ceilings, and plaster wall finishes, in fair to poor condition. Corridors have terra cotta tile flooring, plaster ceilings, and plaster wall finishes, in fair to poor condition. Restrooms have terra cotta tile flooring, plaster ceilings, and plaster walls with a marble wainscot, in poor condition. Toilet partitions are marble type construction with wood doors, in poor condition. Classroom casework consists of miscellaneous wood and metal shelving units, is inadequately provided, in poor condition. Classrooms are provided with adequate chalkboards and tackboards in poor condition. Corridor lockers are in poor condition. Interior doors are wood non-louvered doors that are flush mounted with a combination of ADA compliant and non-compliant hardware. The 1956, 1965, and 1975 additions feature conventionally partitioned classrooms with VAT and carpet flooring, acoustical tile and lay-in ceilings, and painted block and plaster wall finishes, in fair to poor condition. Corridors have terrazzo and terra cotta tile, and VAT flooring, acoustical tile and plaster ceilings, and painted block and plaster wall finishes, in fair to poor condition. Restrooms have terrazzo flooring, acoustical tile ceilings, and painted block and glazed block wall finishes, in fair to poor condition. Toilet partitions are metal type construction in fair to poor condition. Classroom casework consists of miscellaneous wood and metal shelving units, is inadequately provided, in poor condition. Classrooms are provided with adequate chalkboards and tackboards in poor condition. Corridor lockers are in poor condition. Interior doors are wood non-louvered doors that are flush mounted with a combination of ADA compliant and non-compliant hardware. The gymnasium has wood flooring, exposed joist and wood plank deck type ceiling, and brick wall finishes, in fair to poor condition. Basketball backboards are fixed type, in fair to poor condition. The media center, located in the 1956 addition, has carpet flooring, acoustical tile ceilings, and painted block wall finishes, in fair condition. Student dining, located in the 1956 addition, has VAT flooring, acoustical tile ceilings, and painted block wall finishes, in fair to poor condition. The kitchen is full service, is undersized based on current enrollment, and the equipment has an unknown installation date, in fair to poor condition. A walk-in freezer is located within the kitchen space, and is in poor condition. Reach-in coolers and freezers are located in the student dining space, and are in fair to poor condition.

Rating: 3 Needs Replacement

Recommendations: Provide complete replacement of finishes and casework due to installation of systems outlined in Items A, C, D, E, I, 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, I, K, L, M, N, T, and U. Provide for replacement of interior doors due to condition. Provide for repairs to terrazzo flooring due to condition. Provide for replacement of wood flooring in classrooms and replace with lightweight concrete infill. Provide for removal and replacement of wood flooring in the gymnasium and stage due to age and condition. Provide for replacement of basketball backboards 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.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Complete Replacement of Finishes (excludes casework) (Elementary):	\$12.10	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$635,879.20	(elementary, per building area, with removal of existing)
Toilet Partitions:	\$1,000.00	per stall		12 Required		7 Required	3 Required		\$22,000.00	(removing and replacing)
Toilet Accessory Replacement	\$0.20	sq.ft. (of entire building addition)		Required		Required	Required		\$7,628.00	(per building area)
Plaster refinishing:	\$14.00	sq.ft. (Qty)		2,690 Required	265 Required		270 Required		\$45,150.00	
Lightweight Concrete Floor Infill at Wood Floor Removal:	\$8.00	sq.ft. (Qty)		10,489 Required					\$83,912.00	(partial finish - includes removal of wood flooring and sleeper system)
Door, Frame, and Hardware:	\$1,300.00	each		49 Required	11 Required	7 Required	7 Required	8 Required	\$106,600.00	(non-ADA)
Terrazzo Floor Repair	\$25.00	sq.ft. (Qty)				300 Required	300 Required		\$15,000.00	(floor area affected; max. area to be 300 sf)
Basketball Backboard Replacement	\$6,500.00	each		6 Required					\$39,000.00	(electric)
Additional Wall Insulation	\$6.00	sq.ft. (Qty)		14,855 Required	9,263 Required	2,288 Required	4,678 Required	805 Required	\$191,334.00	(includes the furring out of the existing walls, insulation and abuse resistant GWB)
Total Kitchen Equipment Replacement:	\$190.00	sq.ft. (Qty)			519 Required				\$98,610.00	(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: Complete replacement of finishes & casework for percent of elementary	\$14.30	sq.ft. (Qty)		22,867 Required	9,041 Required	4,984 Required	5,374 Required		\$604,403.80	Provide for replacement of finishes and casework for percentage of elementary school population.
Other: Complete replacement of finishes & casework for percent of middle school	\$13.85	sq.ft. (Qty)		4,035 Required	1,595 Required	880 Required	806 Required		\$101,326.60	Provide for replacement of finishes and casework for percentage of middle school population.
Other: Wood Floor Replacement	\$30.00	sq.ft. (Qty)		4,146 Required					\$124,380.00	Provide for removal and replacement of wood flooring in the gymnasium and stage areas due to age and condition.
Sum:				\$2,075,223.60	\$1,163,559.45	\$452,270.65	\$192,914.40	\$205,559.50	\$60,919.60	



Typical corridor finishes



Typical classroom finishes in the original construction

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Facility Assessment

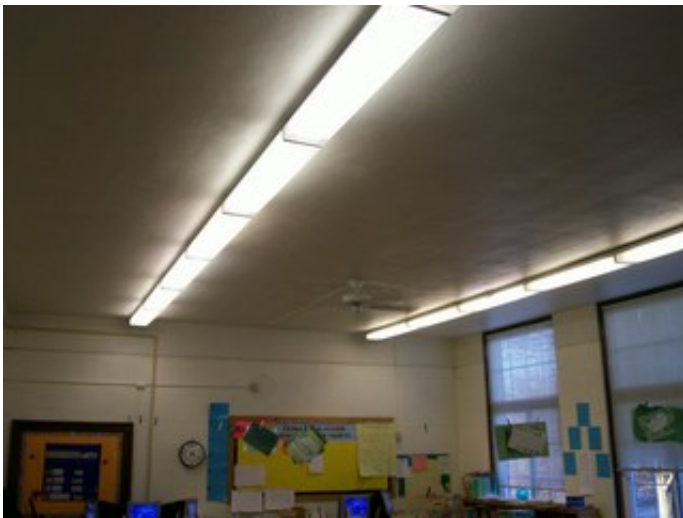
K. Interior Lighting

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 56 FC, thus complying with 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 25 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 30 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 56 FC, thus complying with the 50 FC recommended by the OSDM. The student dining spaces are equipped with 2x4 surface mount fluorescent fixture type lighting with multi level switching. Student dining fixtures are in fair condition, providing an average illumination of 62 FC, thus complying with the 50 FC recommended by the OSDM. The kitchen spaces are equipped with 2x4 surface mount fluorescent fixture type lighting with single level switching. Kitchen fixtures are in fair condition, providing an average illumination of 44 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 inadequate 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 lighting levels and installation of systems outlined in Items A, C, D, I, L, M, N, T, and U.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Complete Building Lighting Replacement	\$6.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$341,588.00	Includes demo of existing fixtures
Sum:			\$341,588.00	\$174,863.00	\$69,134.00	\$38,116.00	\$34,931.00	\$24,544.00		



Typical classroom lighting



Lighting in media center

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Facility Assessment

L. Security Systems

Description: The overall facility contains a security system consisting of security cameras monitored in the administrative office area, and motion sensors. The existing security system is in fair condition. The exterior security lighting consists of roof mounted fixtures and entry/exit door wall mounted lighting fixtures. Exterior security lighting is in fair condition but does not provide adequate coverage or illumination.

Rating: 2 Needs Repair

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 new exterior security lighting system to meet Ohio School Design Manual guidelines.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Partial Security System Upgrade:	\$1.35	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$70,945.20	(complete, area of building)
Exterior Site Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$52,552.00	(complete, area of building)
Other: Security Vestibule	\$150,000.00	lump sum		Required					\$150,000.00	Rework Main Entry to create Security Vestibule
Sum:			\$273,497.20	\$213,219.70	\$24,994.60	\$13,780.40	\$12,628.90	\$8,873.60		



Corridor mounted security camera



Security camera monitor

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Facility Assessment

M. Emergency/Egress Lighting

Description: The overall facility does contain an emergency lighting system with wall mounted fixtures that have self contained battery backup. The system is in poor condition and does not provide adequate illumination. The overall facility does contain an emergency signage system. The system is in poor condition and the building contains egress areas that do not contain exit signage within view.

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 (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Emergency/Egress Lighting:	\$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$52,552.00	(complete, area of building)
Sum:			\$52,552.00	\$26,902.00	\$10,636.00	\$5,864.00	\$5,374.00	\$3,776.00		



Corridor mounted emergency lighting



Corridor mounted exit signage

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Facility Assessment

N. Fire Alarm

Description: The overall facility contains an 8 zone fire alarm system in poor condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull stations are not mounted at all exits. Horns and strobes are not mounted in classrooms. 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 (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
Fire Alarm System:	\$2.25	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$118,242.00	(complete new system, including removal of existing)
Sum:			\$118,242.00	\$60,529.50	\$23,931.00	\$13,194.00	\$12,091.50	\$8,496.00		



Fire alarm annunciator panel



Corridor mounted horn/strobe device

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Facility Assessment

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 not equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. Playground layout and equipment are mostly compliant. On the interior of the building, space allowances and reach ranges are not 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. Special provisions for floor level changes in this 3 story structure are insufficient due to differences in corridor elevations. This multistory building does not have a compliant elevator that accesses every floor. Access to the stage is not facilitated by a chair lift or ramp. Interior doors are not recessed, are not provided adequate clearances, and are not 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. 8 ADA-compliant urinals are required, and 0 are currently provided. 6 ADA-compliant electric water coolers are required, and 3 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 and special education restrooms are not compliant with ADA requirements. ADA signage is not provided on the interior and the exterior of the building.

Rating: 3 Needs Replacement

Recommendations: Provide new ADA-compliant signage, new power assist door opener, chair lifts, elevators, electric water coolers, toilets, sinks, urinals, toilet partitions, and mirrors, as well as replace electric water coolers and rework narrow door openings to facilitate the school's meeting of ADA requirements and OSDM guidelines. Parking issues are corrected in Item P. Exterior door hardware issues are corrected in Item S. Stair railing issues are corrected under Item U. ADA toilet accessories are covered under Item J.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Signage:	\$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$10,510.40	(per building area)
Lifts:	\$15,000.00	unit		3 Required					\$45,000.00	(complete)
Elevators:	\$42,000.00	each		6 Required			2 Required		\$336,000.00	(per stop, \$84,000 minimum)
Electric Water Coolers:	\$1,800.00	unit		2 Required					\$3,600.00	(replacement double ADA)
Electric Water Coolers:	\$3,000.00	unit					1 Required		\$3,000.00	(new double ADA)
Toilet/Urinals/Sinks:	\$3,800.00	unit		34 Required		5 Required	5 Required		\$167,200.00	(new ADA)
Toilet Partitions:	\$1,000.00	stall		6 Required		2 Required	2 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:	\$5,000.00	leaf		10 Required	1 Required	2 Required	2 Required	1 Required	\$80,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Other: ADA Mirrors	\$350.00	per unit		14 Required		2 Required	2 Required		\$6,300.00	New ADA compliant mirror.
Sum:			\$669,110.40	\$503,580.40	\$7,127.20	\$32,872.80	\$119,774.80	\$5,755.20		



Typical signage condition



Typical ADA compliant toilet

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Facility Assessment

P. Site Condition

Description: The 10 acre flat site is located in a small town residential setting with moderate tree and shrub type landscaping. There are no apparent problems with erosion or ponding. A portion of the building is used for the district warehouse. The site is bordered by a moderately traveled county road. Two entrances onto the site facilitate proper separation of bus and other vehicular traffic, and one-way bus traffic is not 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 an asphalt parking lot in fair to poor condition, containing 120 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 in poor condition are not located as required. Trash pick-up and service drive pavement is heavy duty, is 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 to poor condition. The playground area is not contained by fencing for security. The playground area is adequately separated from vehicular traffic. Playground equipment is in fair condition, placed to provide compliant fall zones, and on a compliant surface of insufficient depth. A hard surface play area is provided on an asphalt surface. The athletic facilities are comprised of a multipurpose field and a softball field, and are in fair condition. Site features are suitable for outdoor instruction, which is enhanced through the district's provision of a shelter and picnic tables.

Rating: 3 Needs Replacement

Recommendations: Provide for removal of some older pieces of playground equipment in poor condition. Provide additional playground equipment to replace removed equipment. Provide additional soft surface playground material to meet current safety requirements. Provide for replacement of asphalt pavement in poor 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, and to replace curbs in poor condition. Provide site fencing to contain students within the playground area. At the districts discretion, provide additional fencing for security and safety, see Item L for funding. Provide site contingency allowances for unforeseen conditions.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Playground Equipment:	\$1.50	sq.ft. (Qty)		13,451 Required	5,318 Required	2,932 Required	2,687 Required		\$36,582.00	(up to \$100,000, per sq.ft. of school)
Removal of existing Playground Equipment:	\$2,000.00	lump sum		Required					\$2,000.00	
Replace Existing Asphalt Paving (heavy duty):	\$30.60	sq. yard		4,863 Required	1,923 Required	1,060 Required	1,654 Required		\$290,700.00	(including drainage / tear out for heavy duty asphalt)
Concrete Curb:	\$20.00	in.ft.		1,433 Required	567 Required	312 Required	488 Required		\$56,000.00	(new)
Concrete Sidewalk:	\$5.00	sq.ft. (Qty)		2,457 Required	971 Required	536 Required	836 Required		\$24,000.00	(5 inch exterior slab)
Provide Concrete Dumpster Pad:	\$2,400.00	each		1 Required					\$2,400.00	(for two dumpsters)
Base Sitework Allowance for Unforeseen Circumstances	\$50,000.00	allowance		Required					\$50,000.00	Include this and one of the next two. (Applies for whole building, so only one addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	\$1.50	sq.ft. (of entire building addition)		Required	Required	Required	Required		\$73,164.00	Include this one or the next. (Each addition should have this item)
Other: Chain Link Fencing	\$12.00	in.ft.		461 Required	182 Required	100 Required	157 Required		\$10,800.00	Provide fencing to contain students within the playground area.
Other: Playground Soft Surface	\$100,000.00	lump sum		Required					\$100,000.00	Playground Soft Surface and Fencing
Other: Soft Surface Playground Material	\$1.00	sq.ft. (Qty)		8,447 Required	3,339 Required	1,841 Required	2,873 Required		\$16,500.00	Provide additional soft surface playground material to meet current safety requirements.
Sum:			\$662,146.00	\$418,661.30	\$104,492.80	\$57,591.00	\$81,400.90	\$0.00		



Sidewalk in front of school



Asphalt pavement in poor condition

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Facility Assessment

Q. Sewage System

Description: Building is served by an onsite septic tank sanitary sewage system. District reports no problems with the sanitary sewage main.

Rating: 3 Needs Replacement

Recommendations: Remove and replace on-site sewage treatment system based upon the number of occupants that the existing plumbing fixtures can support at funding levels indicated below. Abandon on-site septic tank sanitary sewage treatment system. Provide an on-site sanitary sewer main.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
On-Site Sewage Treatment System:	\$175.00	per student		398 Required					\$69,650.00	(per student at elementary school)
On-Site Sewage Treatment System:	\$225.00	per student		398 Required					\$89,550.00	(per student at middle/high)
Other: Treatment Plant	\$200,000.00	lump sum		Required					\$200,000.00	Supplemental budget for on-site Treatment Plant
Sum:			\$359,200.00	\$359,200.00	\$0.00	\$0.00	\$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 galvanized. Domestic supply piping is 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: 3 Needs Replacement

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. Replace galvanized water service main piping. Replace water supply piping due to presence of galvanized piping. Piping replacement cost funded under Item E - Plumbing and Fixtures. 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 (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Domestic Water Main	\$50.00	In.ft.		225 Required	Required	Required	Required	Required	\$11,250.00	(new)
Water Quality Test	\$500.00	allowance		Required					\$500.00	(includes 2 tests)
Sum:			\$11,750.00	\$11,750.00	\$0.00	\$0.00	\$0.00	\$0.00		



Water service entry



Water meter

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Facility Assessment

S. Exterior Doors

Description: Typical exterior doors in the overall facility are a combination of wood and hollow metal type construction installed on wood and hollow metal frames, in fair to poor condition. Typical exterior doors feature single glazed protected and unprotected vision panels. Entrance doors in the overall facility are a combination of wood and hollow metal type construction installed on wood and hollow metal frames, in fair to poor condition. Typical exterior doors feature single glazed protected and unprotected vision panels. One overhead door is wood type construction in poor condition.

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 transoms and sidelights is addressed in Item F. Replace overhead door due to condition.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	\$2,500.00	per leaf		5 Required	2 Required	11 Required	5 Required	2 Required	\$62,500.00	(includes removal of existing)
Overhead doors and hardware:	\$3,500.00	per leaf						1 Required	\$3,500.00	(8 x 10 sectional, manual operation)
Sum:			\$66,000.00	\$12,500.00	\$5,000.00	\$27,500.00	\$12,500.00	\$8,500.00		



Typical exterior door



Entrance door in the 1975 addition

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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) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
<i>Environmental Hazards Form</i>				<u>EEHA Form</u>	<u>EEHA Form</u>	<u>EEHA Form</u>	<u>EEHA Form</u>	<u>EEHA Form</u>	—	
Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	\$1.00	per unit		5,000 Required	0 Required	0 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	0 Required	0 Required	\$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	\$0.10	sq.ft. (Qty)		26,902 Required	10,636 Required	5,864 Required	5,374 Required	3,776 Required	\$5,255.20	
Pipe Insulation Removal	\$10.00	in.ft.		550 Required	20 Required	0 Required	2 Required	0 Required	\$5,720.00	
Pipe Fitting Insulation Removal	\$20.00	each		20 Required	0 Required	0 Required	0 Required	0 Required	\$400.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	\$12.00	in.ft.		850 Required	250 Required	520 Required	0 Required	0 Required	\$19,440.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	\$15.00	in.ft.		540 Required	215 Required	120 Required	110 Required	75 Required	\$15,900.00	
Dismantling of Boiler/Furnace/Incinerator	\$2,000.00	each		2 Required	0 Required	0 Required	0 Required	0 Required	\$4,000.00	
Flexible Duct Connection Removal	\$100.00	each		4 Required	0 Required	0 Required	0 Required	0 Required	\$400.00	
Fire Door Removal	\$100.00	each		3 Required	0 Required	0 Required	0 Required	0 Required	\$300.00	See S
Decontamination of Crawlspace/Chase/Tunnel	\$3.00	sq.ft. (Qty)		4,500 Required	3,000 Required	1,000 Required	0 Required	0 Required	\$25,500.00	
Soil Removal	\$150.00	cubic yard		250 Required	20 Required	0 Required	0 Required	0 Required	\$40,500.00	See P
Non-ACM Ceiling/Wall Removal (for access)	\$2.00	sq.ft. (Qty)		2,160 Required	860 Required	480 Required	440 Required	300 Required	\$8,480.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	\$300.00	each		2 Required	28 Required	29 Required	68 Required	28 Required	\$46,500.00	
Window Component (Compound, Tape, or Caulk) - Reno Only	\$300.00	each		2 Required	28 Required	29 Required	68 Required	28 Required	\$46,500.00	
Resilient Flooring Removal, Including Mastic	\$3.00	sq.ft. (Qty)		0 Required	6,500 Required	3,750 Required	3,400 Required	0 Required	\$40,950.00	See J
Carpet Removal (over RFC)	\$1.00	sq.ft. (Qty)		0 Required	0 Required	3,750 Required	3,400 Required	0 Required	\$7,150.00	See J
Other: EHA ACM Other	\$1.00	per unit		6,000 Required					\$6,000.00	Chalkboard Mastic
Other: EHA ACM Other	\$1.00	per unit			3,000 Required				\$3,000.00	Chalkboard Mastic
Other: EHA ACM Other	\$1.00	per unit				2,500 Required			\$2,500.00	Chalkboard Mastic
Other: EHA UST	\$1.00	per unit		25,000 Required					\$25,000.00	Unknown
Sum:			\$313,495.20	\$129,110.20	\$60,508.60	\$47,486.40	\$57,487.40	\$18,902.60		



Asbestos label on crawl space door



VAT in corridor of 1975 addition

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Facility Assessment

U. Life Safety

Description: The 1928 original construction 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 interior stairwells are not enclosed but the handrails do meet requirements. The 1928 original construction contains an exterior stairway, out of the lower level mechanical space, which is open and exposed to weather with non compliant railings. 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. Existing fire extinguishers are not adequately spaced and mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system.

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 stair enclosure at existing exterior stairway. 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.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft²	(04) 1975 Addition (Music) (1975) 5,374 ft²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	\$3.20	sq.ft. (Qty)		26,902 Required	10,636 Required	5,864 Required	5,374 Required	3,776 Required	\$168,166.40	(includes increase of service piping, if required)
Interior Stairwell Closure:	\$5,000.00	per level		10 Required	2 Required		3 Required		\$75,000.00	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	\$42,500.00	per level		1 Required					\$42,500.00	(all inclusive)
Water Main	\$50.00	in.ft.		225 Required					\$11,250.00	(new)
Other: Additional fire extinguishers and cabinets	\$0.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$26,276.00	Provide additional fire extinguishers and cabinets.
Other: Backflow Preventer	\$5,000.00	per unit		1 Required					\$5,000.00	Backflow Preventer
Other: Remove corridor security gates	\$2,000.00	per unit		4 Required					\$8,000.00	Provide for removal of corridor security grilles to eliminate dead-end corridor conditions when they are in the closed position.
Sum:			\$336,192.40	\$216,287.40	\$49,353.20	\$21,696.80	\$34,883.80	\$13,971.20		



Open egress stairs/corridor security gate



Exterior egress stair

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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 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.

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture.

Item	Cost	Unit	Whole Building	(01) Original Construction (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
CEFPI Rating 0 to 3	\$6.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	\$341,588.00	
Sum:			\$341,588.00	\$174,863.00	\$69,134.00	\$38,116.00	\$34,931.00	\$24,544.00		



Typical student desk and chair in classroom



Typical 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 not equipped with one data port, one voice port and one cable port as required by the Ohio School Design Manual. 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) Original Construction (1928) 26,902 ft ²	(02) 1956 Addition (Commons/Classrooms) (1956) 10,636 ft ²	(03) 1965 Addition (Classrooms) (1965) 5,864 ft ²	(04) 1975 Addition (Music) (1975) 5,374 ft ²	(05) 1975 Addition (District warehouse) (1975) 3,776 ft ²	Sum	Comments
ES portion of building with total SF 50,000 to 69,360	\$12.00	sq.ft. (Qty)		26,602 Required	10,636 Required	5,864 Required	5,374 Required	3,776 Required	\$627,024.00	
Sum:			\$627,024.00	\$319,224.00	\$127,632.00	\$70,368.00	\$64,488.00	\$45,312.00		



Computer lab



Classroom computers

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		\$11,191,701.76
7.00%	Construction Contingency	\$783,419.12
Subtotal		\$11,975,120.88
16.29%	Non-Construction Costs	\$1,950,747.19
Total Project		\$13,925,868.08

Construction Contingency	\$783,419.12
Non-Construction Costs	\$1,950,747.19
Total for X.	\$2,734,166.32

Non-Construction Costs Breakdown		
Land Survey	0.03%	\$3,592.54
Soil Borings / Phase I Envir. Report	0.10%	\$11,975.12
Agency Approval Fees (Bldg. Code)	0.25%	\$29,937.80
Construction Testing	0.40%	\$47,900.48
Printing - Bid Documents	0.15%	\$17,962.68
Advertising for Bids	0.02%	\$2,395.02
Builder's Risk Insurance	0.12%	\$14,370.15
Design Professional's Compensation	7.50%	\$898,134.07
CM Compensation	6.00%	\$718,507.25
Commissioning	0.60%	\$71,850.73
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$134,121.35
Total Non-Construction Costs	16.29%	\$1,950,747.19

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School Facility Appraisal

Name of Appraiser Jeff Tuckerman **Date of Appraisal** 2008-04-14
Building Name Kingsville Elementary School
Street Address 5875 Route 193, PO Box 17
City/Town, State, Zip Code Kingsville, OH 44048
Telephone Number(s) (440) 224-0281
School District Buckeye Local SD

Setting: Small City
 Site-Acreage 10.00
 Grades Housed K-5
 Number of Teaching Stations 30
 Student Enrollment 317
 Dates of Construction 1928,1956,1965,1975,1975

Building Square Footage 52,552
 Student Capacity 398
 Number of Floors 3

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 Kingsville_Elementary_School_2008_Assessment_04_15_19_EEA_02_11_20

1.0 The School Site	Points Allocated	Points
1.1 Site is large enough to meet educational needs as defined by state and local requirements <i>The site is 10 acres compared to 14 acres required by the OSDM.</i>	25	15
1.2 Site is easily accessible and conveniently located for the present and future population <i>The school is centrally located within the district that it serves, 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>	20	16
1.3 Location is removed from undesirable business, industry, traffic, and natural hazards <i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>	10	8
1.4 Site is well landscaped and developed to meet educational needs <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 been developed with outdoor learning spaces and athletic fields to enhance the learning environment.</i>	10	8
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 <i>Playground areas consist of metal type play equipment, which is in fair 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 not provided to contain students within the play area.</i>	10	6
1.6 Topography is varied enough to provide desirable appearance and without steep inclines <i>The site is relatively flat with slopes for positive drainage, and is desirable.</i>	5	4
1.7 Site has stable, well drained soil free of erosion <i>Soils appear to be stable and well drained, and no erosion was observed.</i>	5	4
1.8 Site is suitable for special instructional needs , e.g., outdoor learning <i>The site has been developed to accommodate outdoor learning, including benches and picnic tables to facilitate instruction.</i>	5	4
1.9 Pedestrian services include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes <i>Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.</i>	5	4
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 <i>Adequate parking is provided for faculty, staff, and community events, and is located on asphalt pavement in fair to poor condition.</i>	5	3
TOTAL - 1.0 The School Site	100	72

Suitability Appraisal of 2.0 Structural and Mechanical Features for Kingsville_Elementary_School_2008_Assessment_04_15_19_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	2
2.2 Roofs appear sound, have positive drainage, and are weather tight <i>The roofs over the entire building are in good condition but require replacement due to age of systems.</i>	15	12
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 have sufficient expansion joints, and are in need of cleaning, sealing and tuck pointing.</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. Water service does not contain a back flow preventor.</i>	15	6
2.11 Each teaching/learning area has adequate convenient wall outlets , phone and computer cabling for technology applications <i>Classrooms have adequate outlets and data jacks for technology applications. Several upgrades have provided additional receptacles and data drops in each classroom.</i>	15	12
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	4
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	6
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	10	8

Districts report no problems with sanitary system.

2.16 **Fire alarms, smoke detectors, and sprinkler systems** are properly maintained and meet requirements 10 4

The fire alarm system does not meet requirements. Smoke detectors are minimally 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 5

Two way communication is provided by speakers and call buttons in the classrooms.

2.18 **Exterior water supply** is sufficient and available for normal usage 5 1

Exterior hose bibs are not adequately provided around the exterior of the facility.

TOTAL - 2.0 Structural and Mechanical Features 200 108

Suitability Appraisal of **3.0 Plant Maintainability** for Kingsville_Elementary_School_2008_Assessment_04_15_19_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	5
<p>3.2 Floor surfaces throughout the building require minimum care</p> <p><i>Flooring throughout the facility consists of terra cotta tile, VAT, wood, carpet, and terrazzo. VAT requires special care and maintenance. Wood flooring is not easily maintained in the classrooms.</i></p>	15	6
<p>3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain</p> <p><i>Acoustical tile ceilings are not easily cleaned or resistant to stain. Painted block is easily cleaned and resistant to stain. Glazed block is easily cleaned and resistant to stain. Plaster walls and ceilings are not 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	2
<p>3.5 Finishes and hardware, with compatible keying system, are of durable quality</p> <p><i>Door hardware varies throughout the facility, some does 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 in fair condition.</i></p>	10	4
<p>3.7 Adequate custodial storage space with water and drain is accessible throughout the building</p> <p><i>Adequate custodial space is provided throughout the building.</i></p>	10	2
<p>3.8 Adequate electrical outlets and power, to permit routine cleaning, are available in every area</p> <p><i>Electrical outlets are inadequately provided in corridors and do not allow for convenient routine cleaning.</i></p>	10	2
<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 only at the rooftop in a few locations and some front lantern type fixtures by the front door. Access to the fixtures is from the roof. The fixtures do not provide adequate illumination. Electrical outlets are inadequately provided around the exterior of the facility.</i></p>	10	4
TOTAL - 3.0 Plant Maintainability	100	37

Suitability Appraisal of 4.0 Building Safety and Security for Kingsville_Elementary_School_2008_Assessment_04_15_19_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 metal type equipment in fair condition, appears to be free from hazard, and is located on an approved soft surface material to an insufficient depth. Additional soft surface material is required to meet current safety requirements.</i>	5	3
Building Safety		
4.6 The heating unit(s) is located away from student occupied areas <i>Building contains radiators in classrooms and corridors presenting a burn hazard with building occupants.</i>	20	2
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	4
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 nor on separate circuits.</i>	10	3
4.10 Classroom doors are recessed and open outward <i>Classroom doors are not recessed from the corridor and open outward, which impede traffic flow in the corridors.</i>	10	4
4.11 Building security systems are provided to assure uninterrupted operation of the educational program <i>Building security systems are inadequately provided and consist of cameras and motion sensors.</i>	10	4
4.12 Flooring (including ramps and stairways) is maintained in a non-slip condition <i>Terra cotta tile and wood floor in classrooms are slippery when wet.</i>	5	3
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 not recessed and impede traffic flow.

4.16 **Traffic areas** terminate at an exit or a stairway leading to an egress 5 1

The 1928 original construction contains four (4) corridor security grilles which when in the closed position create dead-end corridor conditions.

Emergency Safety Points Allocated Points

4.17 Adequate **fire safety equipment** is properly located 15 3

Fire extinguishers are not mounted at proper heights and inadequately spaced. Fire alarm does not contain horn and strobe devices in classrooms. Building is not fire suppressed.

4.18 There are at least **two independent exits** from any point in the building 15 3

The 1928 original construction contains four (4) corridor security grilles which when in the closed position create dead-end corridor conditions.

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

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

4.20 Automatic and manual **emergency alarm system** with a distinctive sound and flashing light is provided 15 5

The fire alarm is provided with manual and automatic actuation, but is not provided with visual indicating devices in classrooms, only corridors.

TOTAL - 4.0 Building Safety and Security 200 92

Suitability Appraisal of 5.0 Educational Adequacy for Kingsville_Elementary_School_2008_Assessment_04_15_19_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 700 SF compared to 900 SF required by the OSDM.</i>	25	5
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 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	2
5.5 Storage for student materials is adequate <i>Lockers, located in the corridor, are adequately provided for student storage. Lockers are in fair to poor condition.</i>	10	4
5.6 Storage for teacher materials is adequate <i>Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.</i>	10	2
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>Special education spaces are not adequately provided to meet instructional needs.</i>	10	2
5.9 Library/Resource/Media Center provides appropriate and attractive space <i>The library is 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 space is adequately sized and equipped for physical education instruction.</i>	5	3
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. There are no dedicated science rooms in this facility.</i>	10	2
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 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>The facility is provided with computer labs for student use and 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

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 1

Lockers, located in the corridor, are adequately provided for student storage. Lockers are in fair to poor condition. 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 4

The student dining space is 1,431 SF compared to 3,000 SF recommended in the OSDM. The kitchen space is 519 SF compared to 1,360 SF recommended in the OSDM. The student dining space has limited seating capacity.

5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served 5 3

Administrative offices are undersized and located adjacent to the front door.

5.20 **Counselor's office** insures privacy and sufficient storage 5 0

No dedicated space is provided for the counselor.

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

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

5.22 **Suitable reception space** is available for students, teachers, and visitors 5 3

Limited reception space is provided for students, teachers, and visitors.

5.23 **Administrative personnel** are provided **sufficient work space and privacy** 5 2

The work space is not separated from the reception space.

TOTAL - 5.0 Educational Adequacy 200 67

Suitability Appraisal of 6.0 Environment for Education for Kingsville_Elementary_School_2008_Assessment_04_15_19_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	15	11
<i>The 1928 original construction is a traditional design with classical detailing, which is aesthetically pleasing. The additions compliment the original construction.</i>		
6.2 Site and building are well landscaped	10	8
<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 been developed with outdoor learning spaces and athletic fields to enhance the learning environment.</i>		
6.3 Exterior noise and poor environment do not disrupt learning	10	8
<i>The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather	10	2
<i>Exits are not sheltered from sun and inclement weather.</i>		
6.5 Building materials provide attractive color and texture	5	1
<i>Interior building materials consist of glazed block, painted brick, painted plaster which does not provide an attractive color or texture.</i>		
Interior Environment		
	Points Allocated	Points
6.6 Color schemes, building materials, and decor provide an impetus to learning	20	4
<i>Overall building design and materials reflect a dated color scheme which does not enhance learning.</i>		
6.7 Year around comfortable temperature and humidity are provided throughout the building	15	5
<i>The facility is not fully air conditioned to provide year-round temperature and humidity control.</i>		
6.8 Ventilating system provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	5
<i>The unit ventilating system does not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.</i>		
6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination	15	8
<i>The lighting system does not provide proper intensity in some areas. Location of lighting fixtures provides uneven distribution of illumination.</i>		
6.10 Drinking fountains and restroom facilities are conveniently located	15	3
<i>Drinking fountains and restroom facilities are conveniently located.</i>		
6.11 Communication among students is enhanced by commons area(s) for socialization	10	4
<i>There are areas for students to gather in the student dining area and gymnasium only.</i>		
6.12 Traffic flow is aided by appropriate foyers and corridors	10	6
<i>Classroom doorways are not recessed and impede traffic flow.</i>		
6.13 Areas for students to interact are suitable to the age group	10	7
<i>There are areas for students to gather in the student dining area and gymnasium only. The student dining area is enhanced by exterior windows and an interior view window into the original building main corridor.</i>		
6.14 Large group areas are designed for effective management of students	10	8
<i>The gymnasium is adequately designed to manage large groups of students.</i>		
6.15 Acoustical treatment of ceilings, walls, and floors provides effective sound control	10	6

Limited consideration has been given to acoustical treatment of classrooms and corridors.

6.16 **Window design** contributes to a pleasant environment 10 5

Typical window design provides for large natural lighting into classrooms. Many windows have been replaced but many remain original to the construction dates.

6.17 **Furniture and equipment** provide a pleasing atmosphere 10 5

Classroom furniture is of relatively consistent in design and in fair condition.

TOTAL - 6.0 Environment for Education 200 96

LEED Observation Notes

School District: Buckeye Local SD
County: Ashtabula
School District IRN: 45856
Building: Kingsville Elementary School
Building IRN: 19125

Sustainable Sites

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

(source: LEED Reference Guide, 2001:9)

Water Efficiency

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

(source: LEED Reference Guide, 2001:65)

Energy & Atmosphere

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

(source: LEED Reference Guide, 2001:93)

Material & Resources

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

(source: LEED Reference Guide, 2001:167)

Indoor Environmental Quality

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

(source: LEED Reference Guide, 2001:215)

Innovation & Design Process

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

(source: LEED Reference Guide, 2001:271)

Justification for Allocation of Points

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

K-5

Building features that clearly exceed criteria:

1. Very well maintained building.
- 2.
- 3.
- 4.
- 5.
- 6.

Building features that are non-existent or very inadequate:

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

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Environmental Hazards Assessment Cost Estimates

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

District IRN:	45856
Building IRN:	19125
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1928 (01) Original Construction	26,902	\$134,610.20	\$124,610.20
1956 (02) 1956 Addition (Commons/Classrooms)	10,636	\$57,508.60	\$57,508.60
1965 (03) 1965 Addition (Classrooms)	5,864	\$44,986.40	\$44,986.40
1975 (04) 1975 Addition (Music)	5,374	\$57,487.40	\$57,487.40
1975 (05) 1975 Addition (District warehouse)	3,776	\$18,902.60	\$18,902.60
Total	52,552	\$313,495.20	\$303,495.20
Total with Regional Cost Factor (104.88%)	—	\$328,793.77	\$318,305.77
Regional Total with Soft Costs & Contingency	—	\$409,119.07	\$396,068.82

Environmental Hazards(Enhanced) - Buckeye Local SD (45856) - Kingsville Elementary School (19125) - (02) 1956 Addition (Commons/Classrooms)

Owner: Buckeye Local SD **Bldg. IRN:** 19125
Facility: Kingsville Elementary School **BuildingAdd:** (02) 1956 Addition (Commons/Classrooms)
Date On-Site: 2019-11-19 **Consultant Name:** Jordan Mederer

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material		
ACM Found	Status	Quantity	Unit Cost	Estimated Cost
1. Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2. Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3. Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4. Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5. Pipe Insulation Removal	Assumed Asbestos-Containing Material	20	\$10.00	\$200.00
6. Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7. Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	250	\$12.00	\$3,000.00
8. Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9. Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	215	\$15.00	\$3,225.00
10. Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11. Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12. Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13. Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14. Hard Plaster Removal	Reported / Assumed Asbestos-Free Material	0	\$7.00	\$0.00
15. Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16. Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17. Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18. Cement Board Removal	Not Present	0	\$5.00	\$0.00
19. Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20. Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21. Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22. Fire Door Removal	Not Present	0	\$100.00	\$0.00
23. Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24. Decontamination of Crawlspace/Chase/Tunnel	Assumed Asbestos-Containing Material	3000	\$3.00	\$9,000.00
25. Soil Removal	Assumed Asbestos-Containing Material	20	\$150.00	\$3,000.00
26. Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	860	\$2.00	\$1,720.00
27. Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	28	\$300.00	\$8,400.00
28. Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	28	\$300.00	\$8,400.00
29. Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	6500	\$3.00	\$19,500.00
30. Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31. Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32. Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33. Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34. Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35. Chalkboard Mastic	Assumed Asbestos-Containing Material		lump sum	\$3,000.00
36. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Renovation Work			\$59,445.00
37. (Sum of Lines 1-35)	Total Asb. Hazard Abatement Cost for Demolition Work			\$59,445.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1. 10636	10636	\$0.10	\$1,063.60

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

F. Environmental Hazards Assessment Cost Estimate Summaries	
1. A36, B1, C3, D1, and E1	Total Cost for Env. Hazards Work - Renovation \$60,508.60
2. A37, B1, D1, and E2	Total Cost for Env. Hazards Work - Demolition \$60,508.60

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

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

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

Environmental Hazards(Enhanced) - Buckeye Local SD (45856) - Kingsville Elementary School (19125) - (05) 1975 Addition (District warehouse)

Owner: Buckeye Local SD **Bldg. IRN:** 19125
Facility: Kingsville Elementary School **BuildingAdd:** (05) 1975 Addition (District warehouse)
Date On-Site: 2019-11-19 **Consultant Name:** Jordan Mederer

A. Asbestos Containing Material (ACM)		AFM=Asbestos Free Material			
ACM Found		Status	Quantity	Unit Cost	Estimated Cost
1.	Boiler/Furnace Insulation Removal	Not Present	0	\$10.00	\$0.00
2.	Breeching Insulation Removal	Not Present	0	\$10.00	\$0.00
3.	Tank Insulation Removal	Not Present	0	\$8.00	\$0.00
4.	Duct Insulation Removal	Not Present	0	\$8.00	\$0.00
5.	Pipe Insulation Removal	Not Present	0	\$10.00	\$0.00
6.	Pipe Fitting Insulation Removal	Not Present	0	\$20.00	\$0.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$12.00	\$0.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Not Present	0	\$30.00	\$0.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	75	\$15.00	\$1,125.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	\$2,000.00	\$0.00
11.	Flexible Duct Connection Removal	Not Present	0	\$100.00	\$0.00
12.	Acoustical Plaster Removal	Not Present	0	\$7.00	\$0.00
13.	Fireproofing Removal	Not Present	0	\$25.00	\$0.00
14.	Hard Plaster Removal	Not Present	0	\$7.00	\$0.00
15.	Gypsum Board Removal	Not Present	0	\$6.00	\$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Not Present	0	\$3.00	\$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	\$100.00	\$0.00
18.	Cement Board Removal	Not Present	0	\$5.00	\$0.00
19.	Electric Cord Insulation Removal	Not Present	0	\$1.00	\$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	\$50.00	\$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	\$4.00	\$0.00
22.	Fire Door Removal	Not Present	0	\$100.00	\$0.00
23.	Door and Window Panel Removal	Not Present	0	\$100.00	\$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	\$3.00	\$0.00
25.	Soil Removal	Not Present	0	\$150.00	\$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	300	\$2.00	\$600.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Assumed Asbestos-Containing Material	28	\$300.00	\$8,400.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Assumed Asbestos-Containing Material	28	\$300.00	\$8,400.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	\$3.00	\$0.00
30.	Carpet Mastic Removal	Not Present	0	\$2.00	\$0.00
31.	Carpet Removal (over RFC)	Not Present	0	\$1.00	\$0.00
32.	Acoustical Tile Mastic Removal	Reported / Assumed Asbestos-Free Material	0	\$3.00	\$0.00
33.	Sink Undercoating Removal	Not Present	0	\$100.00	\$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	\$2.00	\$0.00
35.	(Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Renovation Work			\$18,525.00
36.	(Sum of Lines 1-34)	Total Asb. Hazard Abatement Cost for Demolition Work			\$18,525.00

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

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

D. Fluorescent Lamps & Ballasts Recycling/Incineration <input type="checkbox"/> Not Applicable			
Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	3776	\$0.10	\$377.60

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

F. Environmental Hazards Assessment Cost Estimate Summaries		
1.	A35, B1, C3, D1, and E1 Total Cost for Env. Hazards Work - Renovation	\$18,902.60
2.	A36, B1, D1, and E2 Total Cost for Env. Hazards Work - Demolition	\$18,902.60

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

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

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