Building Information - Buckeye Local SD (45856) - Wallace H Braden Jr High

Program Type	Expedited Local Partnership Program (ELPP)
Setting	Small City
Assessment Name	Wallace_H_Braden_2008_Assessment_April_2019_EEA_02_11_20
Assessment Date (on-site; non-EEA)	2008-04-14
Kitchen Type	Full Kitchen
Cost Set:	2019
Building Name	Wallace H Braden Jr High
Building IRN	9944
Building Address	3436 Edgewood Dr
Building City	Ashtabula
Building Zipcode	44004
Building Phone	(440) 998-0550
Acreage	28.16
Current Grades:	6-8
Teaching Stations	36
Number of Floors	3
Student Capacity	430
Current Enrollment	358
Enrollment Date	2007-10-01
Enrollment Date is the date in which the current enrollment was taken.	
Number of Classrooms	24
Historical Register	**NO**
Building's Principal	Dan Sapanaro
Building Type	Middle

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Building Pictures - Buckeye Local SD(45856) - Wallace H Braden Jr High(9944)

North elevation photo:

East elevation photo:

South elevation photo:

West elevation photo:

GENERAL DESCRIPTION

112,338 Total Existing Square Footage
1928,1928,1939,1939,1947,1990 Building Dates
6-8 Grades
358 Current Enrollment
36 Teaching Stations
28.16 Site Acreage

Wallace H. Braden Junior High School is a 112,338 sq.ft. building located in a small town residential setting on a 22-acre relatively flat site with moderate tree and shrub type landscaping. The site is bordered by lightly traveled city streets. Average classroom size is slightly undersized at 800 sq.ft. when compared to the 900 sq.ft. Ohio School Design Manual guideline. The existing ventilation system for the overall facility is not capable of providing Ohio Building Code fresh air requirements. The overall facility is equipped with masonry foundation walls on concrete footings. The 1928 original construction, 1928 board offices, 1947 and 1990 additions have brick veneer on masonry load bearing wall systems. The 1939 addition and 1939 auditorium have a combination of masonry load bearing wall and steel frame systems. Interior walls are masonry and plaster. Floor construction of the base floor of the 1928 original construction and 1939 addition is a combination of concrete slab-on-grade and a cast-in-place concrete slab over crawl space type construction. Floor construction of the base floor of the 1928 board offices is cast-in-place concrete slab over a crawl space. Floor construction of the base floor of the 1939 auditorium, 1947, and 1990 additions is concrete slab-on-grade type construction. Floor construction of the intermediate floors of the 1928 original construction, 1928 board offices, 1939 addition, 1939 auditorium, and 1947 addition is cast-in-place concrete. Floor construction of intermediate floors of the 1990 addition is metal deck on steel joist. Roof construction of the 1928 original construction is a combination of cast-in-place concrete on load bearing walls and a wood deck on steel joist type construction. No adequate fire separation has been provided for the wood deck in the gymnasium area of the 1928 original construction. The roof construction of the 1939 addition is a combination of metal formed deck and a cast-in-place concrete on steel joist type construction. Roof construction of the 1939 auditorium is metal formed deck on steel joist type construction. Roof construction of the 1947 addition is cast-in-place concrete type construction. Roof construction of the 1990 addition is metal deck on steel joist type construction. The facility contains security cameras and motion sensors. The facility contains a fire alarm system but does not have an automatic fire suppression system. The building has ADA accessibility compliant features, but is not ADA compliant throughout. Two entrances onto the site do not facilitate proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a bus loading and unloading zone behind the school, which is not separated from other vehicular traffic. Adequate parking for staff and visitors is provided. Parking for the disabled is not adequately provided. Athletic facilities are comprised of a softball field, multipurpose field, soccer field, football field and track facility with a stadium. Site features are suitable for outdoor instruction, though no related equipment has been provided. Several corridor gates are present within the 1928 original construction and 1939 addition. The gates, in a closed position, create multiple dead-end egress conditions particularly those gates mounted at the bottom of stairs. A dead-end corridor condition exists at the corridor adjacent to auditorium that leads to the wood shop area. District board offices are housed within this facility.

No Significant Findings

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Building Construction Information - Buckeye Local SD (45856) - Wallace H Braden Jr High (9944)

Name	Year	Handicapped Access	Floors	Square Feet	Non OSDM Addition	Built Under ELPP
(01) 1928 Original Construction	1928	no	3	49,926	no	no
(02) 1928 Board Offices	1928	no	1	5,468	yes	no
(03) 1939 Addition	1939	no	3	48,046	no	no
(04) 1939 Auditorium	1939	no	1	6,232	yes	no
(05) 1947 Addition (Weight room)	1947	no	1	2,118	yes	no
(06) 1990 Addition (Elevator)	1990	no	2	548	no	no

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Building Component Information - Buckeye Local SD (45856) - Wallace H Braden Jr High (9944)

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) 1928 Original Construction (1928)		9114		3668										
(02) 1928 Board Offices (1928)												5468		
(03) 1939 Addition (1939)		9775			3169		2000	1697						5145
(04) 1939 Auditorium (1939)	6232													
(05) 1947 Addition (Weight room) (1947)														
(06) 1990 Addition (Elevator) (1990)		256												
Total	6,232	19,145	0	3,668	3,169	0	2,000	1,697	0	0	0	5,468	0	5,145
Master Planning Considerations														

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Existing CT Programs for Assessment

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Program Type	Program Name	Related Space	Square Feet
No Records Found			

Legend:

Not in current design manual

In current design manual but missing from assessment

Building Summary - Wallace H Braden Jr High (9944)

District: Buckeye Local SD
Name: Wallace H Braden Jr High
Address: 3436 Edgewood Dr
Ashtabula,OH 44004
Bldg. IRN: 9944

County: Ashtabula **Area:** Northeastern Ohio (8)
Contact: Dan Sapanaro
Phone: (440) 998-0550
Date Prepared: 2008-04-14 **By:** ARL
Date Revised: 2020-02-13 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	28.16
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	358	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1928 Original Construction	1928	no	3	49,926
(02) 1928 Board Offices	1928	no	1	5,468
(03) 1939 Addition	1939	no	3	48,046
(04) 1939 Auditorium	1939	no	1	6,232
(05) 1947 Addition (Weight room)	1947	no	1	2,118
(06) 1990 Addition (Elevator)	1990	no	2	548
Total				**112,338**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	67	67%	Borderline
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	41	41%	Poor
4.0 Building Safety and Security	200	80	40%	Poor
5.0 Educational Adequacy	200	86	43%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	458	46%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.88%
Cost to Renovate (Cost Factor applied)	$24,903,544.30

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	C
A.	Heating System	3	$3,931,830.00	-
B.	Roofing	3	$777,986.20	-
C.	Ventilation / Air Conditioning	2	$25,000.00	-
D.	Electrical Systems	3	$1,823,245.74	-
E.	Plumbing and Fixtures	2	$877,830.00	-
F.	Windows	3	$790,160.00	-
G.	Structure: Foundation	2	$25,000.00	-
H.	Structure: Walls and Chimneys	2	$604,249.50	-
I.	Structure: Floors and Roofs	2	$19,057.50	-
J.	General Finishes	3	$4,083,491.04	-
K.	Interior Lighting	3	$730,197.00	-
L.	Security Systems	3	$532,501.30	-
M.	Emergency/Egress Lighting	2	$112,338.00	-
N.	Fire Alarm	3	$252,760.50	-
O.	Handicapped Access	3	$818,317.60	-
P.	Site Condition	3	$736,489.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	3	$91,000.00	-
T.	Hazardous Material	3	$333,975.80	-
U.	Life Safety	3	$819,712.16	-
V.	Loose Furnishings	3	$686,127.00	-
W.	Technology	2	$1,011,042.00	-
X.	Construction Contingency / Non-Construction Cost	-	$4,661,987.81	-
Total			$23,744,798.15	

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(01) 1928 Original Construction (1928) Summary

District:	Buckeye Local SD	**County:**	Ashtabula **Area:** Northeastern Ohio (8)
Name:	Wallace H Braden Jr High	**Contact:**	Dan Sapanaro
Address:	3436 Edgewood Dr Ashtabula,OH 44004	**Phone:**	(440) 998-0550
		Date Prepared:	2008-04-14 **By:** ARL
Bldg. IRN:	9944	**Date Revised:**	2020-02-13 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	28.16
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	358	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1928 Original Construction	**1928**	**no**	**3**	**49,926**
(02) 1928 Board Offices	1928	no	1	5,468
(03) 1939 Addition	1939	no	3	48,046
(04) 1939 Auditorium	1939	no	1	6,232
(05) 1947 Addition (Weight room)	1947	no	1	2,118
(06) 1990 Addition (Elevator)	1990	no	2	548
Total				**112,338**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	67	67%	Borderline
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	41	41%	Poor
4.0 Building Safety and Security	200	80	40%	Poor
5.0 Educational Adequacy	200	86	43%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	458	46%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.88%
Cost to Renovate (Cost Factor applied)	$11,555,809.22

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	C
A.	Heating System	3	$1,747,410.00	-
B.	Roofing	3	$365,487.20	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$810,298.98	-
E.	Plumbing and Fixtures	2	$402,282.00	-
F.	Windows	3	$338,380.00	-
G.	Structure: Foundation	2	$25,000.00	-
H.	Structure: Walls and Chimneys	2	$299,352.50	-
I.	Structure: Floors and Roofs	2	$19,057.50	-
J.	General Finishes	3	$1,611,890.78	-
K.	Interior Lighting	3	$324,519.00	-
L.	Security Systems	3	$292,215.10	-
M.	Emergency/Egress Lighting	2	$49,926.00	-
N.	Fire Alarm	3	$112,333.50	-
O.	Handicapped Access	3	$629,385.20	-
P.	Site Condition	3	$477,169.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	2	$500.00	-
S.	Exterior Doors	3	$32,500.00	-
T.	Hazardous Material	3	$135,792.60	-
U.	Life Safety	3	$407,504.32	-
V.	Loose Furnishings	3	$324,519.00	-
W.	Technology	2	$449,334.00	-
X.	Construction Contingency / Non-Construction Cost	-	$2,163,268.05	-
Total			$11,018,124.73	

(02) 1928 Board Offices (1928) Summary

District:	Buckeye Local SD	**County:**	Ashtabula **Area:** Northeastern Ohio (8)
Name:	Wallace H Braden Jr High	**Contact:**	Dan Sapanaro
Address:	3436 Edgewood Dr Ashtabula,OH 44004	**Phone:**	(440) 998-0550
		Date Prepared:	2008-04-14 **By:** ARL
Bldg. IRN:	9944	**Date Revised:**	2020-02-13 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	28.16
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	358	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1928 Original Construction	1928	no	3	49,926
(02) 1928 Board Offices	**1928**	**no**	**1**	**5,468**
(03) 1939 Addition	1939	no	3	48,046
(04) 1939 Auditorium	1939	no	1	6,232
(05) 1947 Addition (Weight room)	1947	no	1	2,118
(06) 1990 Addition (Elevator)	1990	no	2	548
Total				**112,338**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	67	67%	Borderline
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	41	41%	Poor
4.0 Building Safety and Security	200	80	40%	Poor
5.0 Educational Adequacy	200	86	43%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	458	46%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.88%
Cost to Renovate (Cost Factor applied)	$1,066,011.02

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	C
A.	Heating System	3	$191,380.00	-
B.	**Roofing**	**3**	**$0.00**	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$88,745.64	-
E.	Plumbing and Fixtures	2	$39,076.00	-
F.	Windows	3	$54,180.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$50,165.00	-
I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
J.	General Finishes	3	$181,189.44	-
K.	Interior Lighting	3	$35,542.00	-
L.	Security Systems	3	$21,051.80	-
M.	Emergency/Egress Lighting	2	$5,468.00	-
N.	Fire Alarm	3	$12,303.00	-
O.	Handicapped Access	3	$1,093.60	-
P.	**Site Condition**	**3**	**$0.00**	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	**Exterior Doors**	**3**	**$0.00**	-
T.	Hazardous Material	3	$33,748.80	-
U.	Life Safety	3	$18,153.76	-
V.	Loose Furnishings	3	$35,542.00	-
W.	Technology	2	$49,212.00	-
X.	Construction Contingency / Non-Construction Cost	-	$199,559.16	-
Total			$1,016,410.20	

(03) 1939 Addition (1939) Summary

District:	Buckeye Local SD	**County:**	Ashtabula **Area:** Northeastern Ohio (8)
Name:	Wallace H Braden Jr High	**Contact:**	Dan Sapanaro
Address:	3436 Edgewood Dr Ashtabula,OH 44004	**Phone:**	(440) 998-0550
		Date Prepared:	2008-04-14 **By:** ARL
Bldg. IRN:	9944	**Date Revised:**	2020-02-13 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	28.16
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	358	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1928 Original Construction	1928	no	3	49,926
(02) 1928 Board Offices	1928	no	1	5,468
(03) 1939 Addition	**1939**	**no**	**3**	**48,046**
(04) 1939 Auditorium	1939	no	1	6,232
(05) 1947 Addition (Weight room)	1947	no	1	2,118
(06) 1990 Addition (Elevator)	1990	no	2	548
Total				**112,338**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	67	67%	Borderline
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	41	41%	Poor
4.0 Building Safety and Security	200	80	40%	Poor
5.0 Educational Adequacy	200	86	43%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	458	46%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.88%
Cost to Renovate (Cost Factor applied)	$10,467,579.81

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	C
A.	Heating System	3	$1,681,610.00	-
B.	Roofing	3	$249,871.80	-
C.	Ventilation / Air Conditioning	2	$25,000.00	-
D.	Electrical Systems	3	$779,786.58	-
E.	Plumbing and Fixtures	2	$372,522.00	-
F.	Windows	3	$391,720.00	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$234,527.00	-
I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
J.	General Finishes	3	$1,879,764.88	-
K.	Interior Lighting	3	$312,299.00	-
L.	Security Systems	3	$184,977.10	-
M.	Emergency/Egress Lighting	2	$48,046.00	-
N.	Fire Alarm	3	$108,103.50	-
O.	Handicapped Access	3	$186,059.20	-
P.	Site Condition	3	$247,133.00	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	Exterior Doors	3	$51,000.00	-
T.	Hazardous Material	3	$159,334.60	-
U.	Life Safety	3	$364,512.72	-
V.	Loose Furnishings	3	$312,299.00	-
W.	Technology	2	$432,414.00	-
X.	Construction Contingency / Non-Construction Cost	-	$1,959,549.57	-
Total			$9,980,529.95	

(04) 1939 Auditorium (1939) Summary

District: Buckeye Local SD
Name: Wallace H Braden Jr High
Address: 3436 Edgewood Dr
Ashtabula,OH 44004
Bldg. IRN: 9944

County: Ashtabula **Area:** Northeastern Ohio (8)
Contact: Dan Sapanaro
Phone: (440) 998-0550
Date Prepared: 2008-04-14 **By:** ARL
Date Revised: 2020-02-13 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	28.16
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	358	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1928 Original Construction	1928	no	3	49,926
(02) 1928 Board Offices	1928	no	1	5,468
(03) 1939 Addition	1939	no	3	48,046
(04) 1939 Auditorium	**1939**	**no**	**1**	**6,232**
(05) 1947 Addition (Weight room)	1947	no	1	2,118
(06) 1990 Addition (Elevator)	1990	no	2	548
Total				**112,338**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	67	67%	Borderline
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	41	41%	Poor
4.0 Building Safety and Security	200	80	40%	Poor
5.0 Educational Adequacy	200	86	43%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	458	46%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.88%
Cost to Renovate (Cost Factor applied)	$1,329,734.59

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	C
	A.	Heating System	3	$218,120.00	-
	B.	Roofing	3	$126,552.80	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$101,145.36	-
	E.	Plumbing and Fixtures	2	$46,624.00	-
	F.	**Windows**	**3**	**$0.00**	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	**Structure: Walls and Chimneys**	**2**	**$0.00**	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$359,914.00	-
	K.	Interior Lighting	3	$40,508.00	-
	L.	Security Systems	3	$23,993.20	-
	M.	Emergency/Egress Lighting	2	$6,232.00	-
	N.	Fire Alarm	3	$14,022.00	-
	O.	Handicapped Access	3	$1,246.40	-
	P.	**Site Condition**	**3**	**$0.00**	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	**Exterior Doors**	**3**	**$0.00**	-
	T.	Hazardous Material	3	$3,798.20	-
	U.	Life Safety	3	$20,690.24	-
	V.	**Loose Furnishings**	**3**	**$0.00**	-
	W.	Technology	2	$56,088.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$248,928.68	-
Total				$1,267,862.88	

(05) 1947 Addition (Weight room) (1947) Summary

District: Buckeye Local SD
Name: Wallace H Braden Jr High
Address: 3436 Edgewood Dr
Ashtabula,OH 44004
Bldg. IRN: 9944

County: Ashtabula **Area:** Northeastern Ohio (8)
Contact: Dan Sapanaro
Phone: (440) 998-0550
Date Prepared: 2008-04-14 **By:** ARL
Date Revised: 2020-02-13 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	28.16
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	358	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1928 Original Construction	1928	no	3	49,926
(02) 1928 Board Offices	1928	no	1	5,468
(03) 1939 Addition	1939	no	3	48,046
(04) 1939 Auditorium	1939	no	1	6,232
(05) 1947 Addition (Weight room)	**1947**	**no**	**1**	**2,118**
(06) 1990 Addition (Elevator)	1990	no	2	548
Total				**112,338**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	67	67%	Borderline
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	41	41%	Poor
4.0 Building Safety and Security	200	80	40%	Poor
5.0 Educational Adequacy	200	86	43%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	458	46%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.88%
Cost to Renovate (Cost Factor applied)	$403,699.74

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	C
	A.	Heating System	3	$74,130.00	-
	B.	Roofing	3	$25,340.40	-
	C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
	D.	Electrical Systems	3	$34,375.14	-
	E.	Plumbing and Fixtures	2	$17,326.00	-
	F.	Windows	3	$5,880.00	-
	G.	**Structure: Foundation**	**2**	**$0.00**	-
	H.	Structure: Walls and Chimneys	2	$18,997.50	-
	I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
	J.	General Finishes	3	$50,731.94	-
	K.	Interior Lighting	3	$13,767.00	-
	L.	Security Systems	3	$8,154.30	-
	M.	Emergency/Egress Lighting	2	$2,118.00	-
	N.	Fire Alarm	3	$4,765.50	-
	O.	Handicapped Access	3	$423.60	-
	P.	Site Condition	3	$9,725.60	-
	Q.	Sewage System	1	$0.00	-
	R.	**Water Supply**	**2**	**$0.00**	-
	S.	Exterior Doors	3	$2,500.00	-
	T.	Hazardous Material	3	$1,246.80	-
	U.	Life Safety	3	$7,031.76	-
	V.	Loose Furnishings	3	$13,767.00	-
	W.	Technology	2	$19,062.00	-
-	X.	Construction Contingency / Non-Construction Cost	-	$75,573.31	-
Total				$384,915.85	

(06) 1990 Addition (Elevator) (1990) Summary

District:	Buckeye Local SD	**County:**	Ashtabula **Area:** Northeastern Ohio (8)
Name:	Wallace H Braden Jr High	**Contact:**	Dan Sapanaro
Address:	3436 Edgewood Dr Ashtabula,OH 44004	**Phone:**	(440) 998-0550
		Date Prepared:	2008-04-14 **By:** ARL
Bldg. IRN:	9944	**Date Revised:**	2020-02-13 **By:** Jeff Tuckerman

Current Grades	6-8	Acreage:	28.16
Proposed Grades	N/A	Teaching Stations:	36
Current Enrollment	358	Classrooms:	24
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
(01) 1928 Original Construction	1928	no	3	49,926
(02) 1928 Board Offices	1928	no	1	5,468
(03) 1939 Addition	1939	no	3	48,046
(04) 1939 Auditorium	1939	no	1	6,232
(05) 1947 Addition (Weight room)	1947	no	1	2,118
(06) 1990 Addition (Elevator)	**1990**	**no**	**2**	**548**
Total				**112,338**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	67	67%	Borderline
2.0 Structural and Mechanical Features	200	92	46%	Poor
3.0 Plant Maintainability	100	41	41%	Poor
4.0 Building Safety and Security	200	80	40%	Poor
5.0 Educational Adequacy	200	86	43%	Poor
6.0 Environment for Education	200	92	46%	Poor
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	458	46%	Poor

Enhanced Environmental Hazards Assessment Cost Estimates

C=Under Contract	
Renovation Cost Factor	104.88%
Cost to Renovate (Cost Factor applied)	$80,709.92

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	C
A.	Heating System	3	$19,180.00	-
B.	Roofing	3	$10,734.00	-
C.	**Ventilation / Air Conditioning**	**2**	**$0.00**	-
D.	Electrical Systems	3	$8,894.04	-
E.	**Plumbing and Fixtures**	**2**	**$0.00**	-
F.	**Windows**	**3**	**$0.00**	-
G.	**Structure: Foundation**	**2**	**$0.00**	-
H.	Structure: Walls and Chimneys	2	$1,207.50	-
I.	**Structure: Floors and Roofs**	**2**	**$0.00**	-
J.	**General Finishes**	**3**	**$0.00**	-
K.	Interior Lighting	3	$3,562.00	-
L.	Security Systems	3	$2,109.80	-
M.	Emergency/Egress Lighting	2	$548.00	-
N.	Fire Alarm	3	$1,233.00	-
O.	Handicapped Access	3	$109.60	-
P.	Site Condition	3	$2,461.40	-
Q.	Sewage System	1	$0.00	-
R.	**Water Supply**	**2**	**$0.00**	-
S.	Exterior Doors	3	$5,000.00	-
T.	Hazardous Material	3	$54.80	-
U.	Life Safety	3	$1,819.36	-
V.	**Loose Furnishings**	**3**	**$0.00**	-
W.	Technology	2	$4,932.00	-
X.	Construction Contingency / Non-Construction Cost	-	$15,109.04	-
Total			$76,954.54	

A. Heating System

Description: The existing system for the overall facility consists of two (2) Burnham Industries natural gas fired steam boilers installed in 2002. The boilers provide steam to classroom unit ventilators and radiators throughout the building. The system is in poor condition. Existing controls are a combination of pneumatic and digital. The digital controls were installed in 2002. The system is not capable of providing Ohio Building Code fresh air requirements. Several computers rooms, administrative offices, offices and work rooms are provided with air conditioning with window units or pad mounted condensing units supplying chilled water to self contained wall mounted air conditioning units. The age of the system components and piping, except for the boilers, are 20+ years. 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) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
HVAC System Replacement:	$27.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$3,033,126.00	(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	Required	$898,704.00	(includes costs for vert. & horz. chases, cut openings, soffits, etc. Must be used in addition to HVAC System Replacement if the existing HVAC system is non-ducted)
Sum:			$3,931,830.00	$1,747,410.00	$191,380.00	$1,681,610.00	$218,120.00	$74,130.00	$19,180.00		

Gas fired steam boiler

Corridor radiator

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B. Roofing

Description: The roof over the 1928 original construction is a combination of an asphalt built-up ballasted system, (no installation date was available at time of assessment), which is in poor condition, and an EPDM fully adhered membrane system that was installed in 2004, and is in good condition. The 1928 board offices are not in direct relation with any roofs as they are located in the first floor underneath the 1928 original construction classrooms. The roof over the 1939 addition is a combination of EPDM ballasted membrane system, which was installed in 1996 addition, and is in good condition, and an EPDM fully adhered membrane system that was installed in 2004, and is in good condition. The roof over the 1939 auditorium is an EPDM fully adhered membrane system that was installed in 2004, and is in good condition. The roof over the 1947 addition is an EPDM fully adhered membrane system that was installed in 2000, and is in good condition. The roof over the 1990 addition is an EPDM fully adhered membrane system that was installed in 1990, and is in good condition. There are no district reports of current leaking. Signs of past leaking were observed during the physical assessment. Access to the roof was gained by a roof access hatch and ladder that is in poor condition. There were no observations of standing water on the roof. Metal cap flashings and stone copings are in good condition. Roof storm drainage is addressed through a system of roof drains, which are properly located, and in fair condition. The roof is not equipped with overflow roof drains though they will be required in areas of roof replacement. No problems requiring attention were encountered with any roof penetrations. There are not any covered walkways attached to this structure. April 2019 Update: 5,000 sf of roof area replaced on the Southeast Academic Win g section of the 1939 Addition with a TPO System in July 2018. Additional roof insulation required to meet LEED Silver Certification Energy Efficiency requirements.

Rating: 3 Needs Replacement

Recommendations: The roof over the overall facility, with the exception of the portions installed in 2004, requires replacement to meet Ohio School Design Manual guidelines for age of system and due to condition. To facilitate the school's compliance with OBC, provide new overflow roof drains in areas of roof replacement in the overall facility addition. April 2019 Update: Revise the sf of roof replacement on the 1939 Addition from 17,842 sf to 12,852 sf.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Built-up Asphalt:	$13.20	sq.ft. (Qty)		18,868 Required		12,842 Required	6,232 Required	1,276 Required	460 Required	$523,749.60	
Roof Insulation:	$4.70	sq.ft. (Qty)		18,868 Required		12,842 Required	6,232 Required	1,276 Required	460 Required	$186,486.60	(tapered insulation for limited area use to correct ponding)
Other: Access Hatch and Ladder	$2,750.00	per unit		1 Required						$2,750.00	New roof hatch and access ladder replacement.
Other: Overflow Roof Drain Assembly	$2,500.00	per unit		10 Required		8 Required	6 Required	1 Required	1 Required	$65,000.00	New overflow roof drain assembly.
Sum:			$777,986.20	$365,487.20	$0.00	$249,871.80	$126,552.80	$25,340.40	$10,734.00		

Typical roofing condition

Typical roof hatch condition

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C. Ventilation / Air Conditioning

Description: The existing system for the overall facility consists of two (2) Burnham Industries natural gas fired steam boilers installed in 2002. The boilers provide steam to classroom unit ventilators and radiators throughout the building. The system is in poor condition. Existing controls are a combination of pneumatic and digital. The digital controls were installed in 2002. The system is not capable of providing Ohio Building Code fresh air requirements. Several computer rooms, administrative offices, offices and work rooms are provided with air conditioning with window units or pad mounted condensing units supplying chilled water to self contained wall mounted air conditioning units. The age of the system components and piping, except for the boilers, are 20+ years. The facility does contain a shop area with a dust collection system. The existing dust collection system is in poor condition.

Rating: 2 Needs Repair

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

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Dust Collection System:	$25,000.00	per system				1 Required				$25,000.00	(complete w/installation)
Sum:			$25,000.00	$0.00	$0.00	$25,000.00	$0.00	$0.00	$0.00		

Window air conditioning unit

Wood shop dust collection system

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D. Electrical Systems

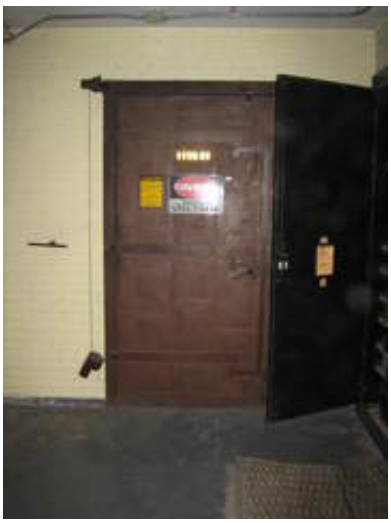
Description: The electrical system for the overall facility consists of one (1) 870-amp, 230/115-volt main distribution panel and one (1) 500-amp, 230-volt main distribution panel. The main distribution panels are Lenard Electric Mfc. Co. equipment with replacement parts no longer available. The panel system is in poor condition. Much of the panel system is greater than 40 years in age and cannot be expanded for additional capacity. The transformer is owned by the utility company and located in the basement of the 1928 original construction. Classrooms have had several upgrades but are not equipped with Ohio School Design Manual compliant electrical outlet quantities. 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. April 2019 Update: Individual scope items for Transformer Removal, New Pad Mounted Transformer, Lightening Protection and Grounding are included in complete replacement scope and are duplicate costs.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
System Replacement:	$16.23	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$1,823,245.74	(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:			$1,823,245.74	$810,298.98	$88,745.64	$779,786.58	$101,145.36	$34,375.14	$8,894.04		

1928 original switchgear



Transformer vault in basement

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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 the 1928 original construction and portions of the 1939 additions and is in poor condition. Sanitary waste piping is cast-iron in fair condition. The domestic water heaters are natural gas and located in the lower level mechanical room and the main mechanical room. The basement water heater was replaced in 2008 and in excellent condition. The main mechanical room water heaters are approximately 15 years old and serve a water storage tank that is 30+ years old. The school contains 5 large group restrooms for boys, 5 large group restrooms for girls, 1 locker room restroom for boys, 1 locker room restroom for girls, and 2 restrooms for staff. Condition of fixtures is good. The facility is equipped with 9 non-ADA drinking fountains, as well as 3 ADA electric water coolers, in fair condition. No dedicated special education classroom is available in this building. Kitchen is not equipped with the required restroom facilities. Health clinic is equipped with the required restroom facilities, and fixtures are in good condition. Due to existing grade configuration, there are no kindergarten / pre-K classrooms. Kitchen fixtures consist of 2 single and 1 double sinks, as well as 1 dishwasher and 1 garbage disposal unit, which are in poor condition. The school meets the OBC requirements for fixtures except for lavatories and drinking fountains. 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. Science classrooms are not equipped with required utility sink, gas / compressed air connections, and safety shower / eyewash stations. Adequate exterior hose bibbs are not provided. April 2019 Update: Domestic Supply piping replacement scope for 1990 Elevator Addition is not required. Due to age and condition the sanitary piping throughout (except the 1990 Elevator Addition) should be replaced.

Rating: 2 Needs Repair

Recommendations: Replace back flow preventer at water service entry. Replace domestic supply piping due to presence of galvanized piping. To facilitate the school's compliance with OBC and OSDM guidelines, provide new lavatories and new electric water coolers. Due to condition and OSDM guidelines replace faucets, valves, and urinals. See Item O for replacement of fixtures related to ADA requirements. See Item J for provisions on kitchen related equipment. April 2019 Update: Delete domestic supply piping replacement scope for 1990 Elevator Addition. Provide for sanitary piping replacement for Original building and all additions (except the 1990 Elevator Addition).

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 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		$391,265.00	(remove / replace)
Sanitary Waste Piping:	$3.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required		$391,265.00	(remove / replace)
Urinal:	$1,500.00	unit		8 Required		10 Required				$27,000.00	(remove / replace)
Sink:	$2,500.00	unit				2 Required		1 Required		$7,500.00	(new)
Electric water cooler:	$3,000.00	unit		1 Required		3 Required	1 Required			$15,000.00	(double ADA)
Replace faucets and flush valves	$500.00	per unit		8 Required		8 Required				$8,000.00	(average cost to remove/replace)
Other: Compressed Air Connection	$15,000.00	per unit		1 Required						$15,000.00	New science room compressed air conection.
Other: Gas Connection	$800.00	per unit		2 Required						$1,600.00	New science room gas connection.
Other: Hose Bibs	$800.00	per unit		3 Required	1 Required	4 Required				$6,400.00	Add exterior hose bibs around perimeter of building.
Other: Safety Eyewash/Shower Station	$2,500.00	per unit		2 Required						$5,000.00	New science room safety shower / eyewash station.
Other: Science Room Utility Sinks	$2,400.00	per unit		2 Required						$4,800.00	New science room utility sink.
Sum:			$877,830.00	$402,282.00	$39,076.00	$372,522.00	$46,624.00	$17,326.00	$0.00		

Typical floor mounted urinal

Typical toilet condition

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F. Windows

Description: The overall facility is equipped with wood frame windows with single glazed type window system with an unknown installation date, which are in poor condition. Window system seals are in poor condition, with frequent air and water infiltration being experienced. Window system hardware is in poor condition. The window system features surface mounted blinds, which are in fair condition. The window system is not equipped with insect screens on operable windows. 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 wood frame sidelights and transoms with single glazed windows, in poor condition. The school does not contain skylights. 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 sidelights in exterior doors of the overall facility with approved safety glass.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Insulated Glass/Panels:	$70.00	sq.ft. (Qty)		4,834 Required	774 Required	5,596 Required		84 Required		$790,160.00	(includes blinds)
Sum:			$790,160.00	$338,380.00	$54,180.00	$391,720.00	$0.00	$5,880.00	$0.00		

Typical wood window

Typical wood windows

Back to Assessment Summary

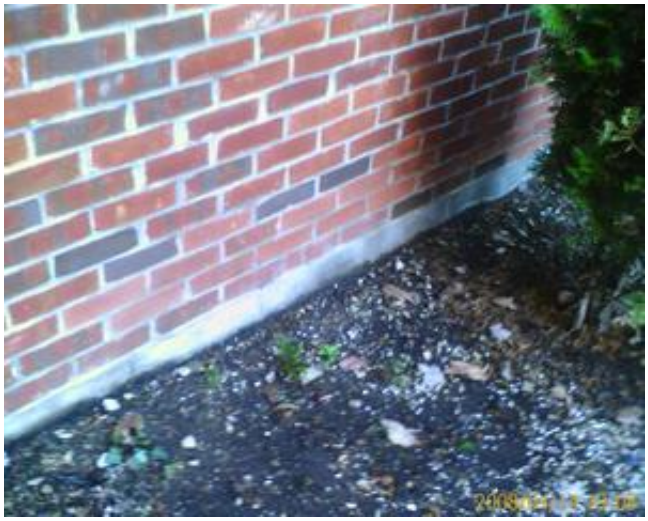
G. Structure: Foundation

Description: The overall facility is 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 district reports that there has been no past leaking. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration. April 2019 Update: Water infiltration was observed in the crawlspace of the 1928 Original Building.

Rating: 2 Needs Repair

Recommendations: No work required. April 2019 Update: Provide an allowance to address the water infiltration into the 1928 Original Building crawl space.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Other: Water Infiltration	$25,000.00	allowance		Required						$25,000.00	Crawl Space water infiltration
Sum:			$25,000.00	$25,000.00	$0.00	$0.00	$0.00	$0.00	$0.00		



Typical masonry foundation wall

Typical masonry foundation wall

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H. Structure: Walls and Chimneys

Description: The 1928 original construction, 1928 board offices, 1947 and 1990 additions have a brick veneer on a masonry load bearing wall system, which displayed no locations of significant deterioration, and is in good condition. The 1939 addition and 1939 auditorium have a combination of masonry load bearing wall and steel frame systems, which displayed no locations of significant 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 minor evidence of mortar deterioration. Interior walls are masonry and plaster and are in good condition. Interior masonry does not contain expansion joints, and none are needed as there is no indication of significant masonry cracking or separation. There are no soffits in this facility. The window sills are stone and are in good condition. The exterior lintels are precast steel, and are good condition. Chimneys are in good condition. Canopy over main entrance is cast-in-place concrete with a plaster ceiling on steel columns type construction, and is in good condition. April 2019 Update: The Tuckpointing sf quantity is inadequate. HVAC replacement will require removal of unit ventilator outside air grilles and masonry infill at those locations will be required. Some excessive rusting and delamination of steel lintels above windows was observed on the 1928 Original building and 1928 Board office Addition.

Rating: 2 Needs Repair

Recommendations: Provide tuckpointing in all areas of mortar deterioration as required in the overall facility. Provide exterior masonry cleaning and sealing as required throughout the overall facility. April 2019 Update: Revise Tuckpointing sf quantity on 1928 Original Building from 2,215 sf to 11,076 sf, 1928 Board Offices Addition from 185 sf to 2,734 sf. 1939 Addition from 1,962 sf to 24,023 sf and 1947 Weight Room Addition from 125 sf to 2,118 sf.. Provide for Steel Lintel Replacement above windows in 1928 Original Building and 1928 Board Office Addition. Provide for Masonry Infill at Unit Ventilator Outside Air Grilles.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Tuckpointing:	$7.50	sq.ft. (Qty)		11,076 Required	2,734 Required	24,023 Required		2,118 Required	36 Required	$299,902.50	(wall surface)
Exterior Masonry Cleaning:	$1.50	sq.ft. (Qty)		22,153 Required	1,872 Required	19,625 Required		1,245 Required	375 Required	$67,905.00	(wall surface)
Exterior Masonry Sealing:	$1.00	sq.ft. (Qty)		22,153 Required	1,872 Required	19,625 Required		1,245 Required	375 Required	$45,270.00	(wall surface)
Lintel Replacement:	$250.00	ln.ft.		624 Required	96 Required					$180,000.00	(total removal and replacement including pinning and shoring)
Other: Infill at Unit Ventilator	$49.00	sq.ft. (Qty)		100 Required	20 Required	108 Required				$11,172.00	Infill at Unit Ventilator Outside Air Grilles to include masonry back-up block, insulation, vapor barrier and Face Brick.
Sum:			$604,249.50	$299,352.50	$50,165.00	$234,527.00	$0.00	$18,997.50	$1,207.50		

Typical exterior wall condition

Typical exterior wall condition

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I. Structure: Floors and Roofs

Description: The floor construction of the base floor of the 1928 original construction and 1939 addition is a combination of concrete slab-on-grade and a cast-in-place concrete slab over crawl space type construction, and is in good condition. The floor construction of the base floor of the 1928 board offices is cast-in-place concrete slab over a crawl space and is in good condition. The floor construction of the base floor of the 1939 auditorium, 1947, and 1990 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, 1928 board offices, 1939 addition, 1939 auditorium, and 1947 addition is cast-in-place concrete and is in good condition. The floor construction of the intermediate floors of the 1990 addition is metal deck on steel joist and is in good condition. Ceiling to structural deck spaces are sufficient to accommodate HVAC, electrical, and plumbing scopes of work in required renovations. The roof construction of the 1928 original construction is a combination of cast-in-place concrete on load bearing walls and a wood deck on steel joist type construction, and is in good condition. No adequate fire separation has been provided for the wood deck in the gymnasium area of the 1928 original construction. The 1928 board offices are located underneath the 1928 original construction second floor classroom area and therefore are not related to any roof structure. The roof construction of the 1939 addition is a combination of metal formed deck and a cast-in-place concrete on steel joist type construction, and is in good condition. The roof construction of the 1939 auditorium is metal formed deck on steel joist type construction, and is in good condition. The roof construction of the 1947 addition is cast-in-place concrete type construction, and is in good condition. The roof construction of the 1990 addition is metal deck on steel joist type construction, and is in good condition.

Rating: 2 Needs Repair

Recommendations: Provide fire separation assembly for wood roof structure in the gymnasium area of the 1928 original construction.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Fire Rated Drywall over Existing Wood Ceiling Joists	$3.50	sq.ft. (Qty)		5,445 Required						$19,057.50	(per square feet of required drywall)
Sum:			$19,057.50	$19,057.50	$0.00	$0.00	$0.00	$0.00	$0.00		

Typical wood roof deck

Typical cast-in-place concrete intermediate floor

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J. General Finishes

Description: The overall facility features conventionally partitioned classrooms with VAT and wood type flooring, plaster and acoustical tile ceilings, and plaster wall finishes, which are in fair to poor condition. Corridors have terra cotta tile flooring, plaster and acoustical tile ceilings, and plaster wall finishes, which are in fair to poor condition. Restrooms have terra cotta tile flooring, plaster ceilings, and plaster walls with a marble wainscot, which are in fair to poor condition. Toilet partitions are marble type construction with wood and metal doors, and are in poor condition. Classroom casework consists of miscellaneous wood and metal shelving units and some older wood bookcases, are inadequately provided, and in fair to poor condition. Classrooms are provided adequate chalkboards and tackboards, which are in fair to poor condition. The lockers, located in the corridor, are adequately provided, and in fair to poor condition. The art program is equipped with a kiln. The facility is equipped with wood non-louvered interior doors that are flush mounted with a combination of ADA compliant and non-compliant hardware, and are in fair to poor condition. The building contains two gymnasium spaces, the primary gymnasium located in the 1928 original construction, and a secondary gymnasium/stage combination located at the auditorium in the 1939 addition. The primary gymnasium has wood flooring, exposed joist and wood plank deck type ceilings, and plaster and brick type wall finishes, which are in poor condition. Gymnasium basketball backboards are fixed type, and are in poor condition. The secondary gymnasium, located in the 1939 addition, has wood flooring, exposed joist and metal deck type ceiling, and painted block wall finishes, which are in fair to poor condition. Gymnasium basketball backboards are fixed type, and are in fair to poor condition. The media center, located in the 1939 addition, has linoleum flooring, plaster ceilings, and plaster wall finishes, and are in fair to poor condition. Student dining, located in the 1939 addition, has linoleum flooring, lay-in ceilings, and plaster wall finishes, and are in fair to poor condition. The existing kitchen is full service, and the existing equipment has an unknown installation date, and is in fair to poor condition. A walk-in freezer is located in a separate storage area in the mechanical room, and reach-in coolers are located within the kitchen space, and are in poor condition. April 2019 Update: Additional wall insulation required in 1928 Original Building, 1928 Board Office Addition, 1939 Addition and 1947 Weight Room Addition to meet LEED Silver Certification Energy Efficiency requirements. The operable partition walls in the 1928 Board Office Addition are old and worn and should be replaced. The wood stage flooring is the Gymnasium is old and worn and warrants replacement. The stage curtain needs fire dipping treatment. All 6 basketball backboards and hoops should be replaced. The bleacher replacement calculation number is inadequate for the student population. The fixed seating in the 1939 Auditorium and carpeting are old and worn and warrant replacement. Additional acoustical sound treatment, interior door replacement and sound system upgrade required in the 1938 Fixed Seat Auditorium. Floor and wall patching required following floor mounted urinal removal. Plaster refinishing required throughout the 1928 Original Building. Additional wall patching required following removal of built-in chalk boards. The 1938 Board Office Addition should receive complete replacement of finishes.

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 removal of wood flooring in classrooms, and replacement with lightweight concrete due to condition. Provide for replacement of interior doors due to condition. Provide for removal and replacement of wood flooring in the primary gymnasium due to age and condition. Provide for removal and replacement of wood flooring in the secondary gymnasium/stage due to age and condition. Provide bleachers in the gymnasium to meet OSDM guidelines. Provide for replacement of toilet partitions due to work outlined in Item O, and due to condition. Provide for replacement of toilet accessories due to age and condition. Provide for replacement of kitchen equipment due to age and condition of equipment. April 2019 Update: Provide for additional wall insulation in 1928 Original Building, 1928 Board Office Addition, 1939 Addition and 1947 Weight Room Addition to meet LEED Silver Certification Energy Efficiency requirements. Replace the operable partition walls in the 1928 Board Office Addition. Replace the wood stage flooring is the Gymnasium. Provide budget for fire dip treatment on stage curtain. Increase basketball backboards and hoops replacement from 2 to 6. Revise bleacher replacement calculation number from 358 students to 690 students. Replace seating and carpet in the 1939 Auditorium. Provide for additional acoustical sound treatment, interior door replacement and sound system upgrade in the 1938 Fixed Seat Auditorium. Provide budget for floor and wall patching following floor mounted urinal removal. Provide budget for plaster refinishing in the 1928 Original Building. Provide for wall patching following removal of built-in chalk boards. Delete line item for paint in 1939 Board Office Addition and add complete finish replacement.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Paint:	$2.00	sq.ft. (of entire building addition)					Required			$12,464.00	(partial finish - floor area/prep and installation)
Carpet:	$4.00	sq.ft. (Qty)					2,200 Required			$8,800.00	(partial finish - tear-out and replace per area)
Complete Replacement of Finishes (excludes casework) (Middle):	$13.83	sq.ft. (of entire building addition)						Required		$29,291.94	(middle, per building area, with removal of existing)
Complete Replacement of Finishes and Casework (Middle):	$18.08	sq.ft. (of entire building addition)		Required	Required	Required				$1,870,195.20	(middle, per building area, with removal of existing)
Toilet Partitions:	$1,000.00	per stall		12 Required		21 Required				$33,000.00	(removing and replacing)
Toilet Accessory Replacement	$0.20	sq.ft. (of entire building addition)		Required		Required				$19,594.40	(per building area)
Lightweight Concrete Floor Infill at Wood Floor Removal:	$8.00	sq.ft. (Qty)		16,705 Required	4,283 Required	8,483 Required				$235,768.00	(partial finish - includes removal of wood flooring and sleeper system)
Door, Frame, and Hardware:	$1,300.00	each		61 Required	12 Required	50 Required	8 Required	5 Required		$176,800.00	(non-ADA)
Basketball Backboard Replacement	$6,500.00	each		6 Required		2 Required				$52,000.00	(electric)
Bleacher Replacement	$110.00	per seat				690 Required				$75,900.00	(based on current enrollment)
Acoustical Plaster Replacement	$12.00	sq.ft. (Qty)		22,153 Required	1,872 Required	19,625 Required		1,245 Required		$538,740.00	(Hazardous Material Replacement Cost - See T.)
Hard Plaster Replacement	$9.00	sq.ft. (Qty)		2,800 Required			1,000 Required			$34,200.00	(Hazardous Material Replacement Cost - See T.)
Total Kitchen Equipment Replacement:	$190.00	sq.ft. (Qty)				1,697 Required				$322,430.00	(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: Acoustic Treatment	$15,000.00	unit					1 Required			$15,000.00	Auditorium Acoustic Treatment
Other: Curtain Fire Treatment	$30,000.00	lump sum				Required				$30,000.00	Stage Curtain Fire Dip Treatment.
Other: Fixed Seating	$325.00	per unit					690 Required			$224,250.00	Replace Fixed Seating
Other: Floor & Wall Patch	$5,000.00	per unit		2 Required		3 Required				$25,000.00	Floor and Wall patch following removal of floor mounted urinals.
Other: Movable Partition Wall	$10,000.00	per unit			1 Required					$10,000.00	Replace movable wall system
Other: Sound System	$80,000.00	per unit					1 Required			$80,000.00	Auditorium Sound System Upgrade
Other: Wood Floor Replacement	$30.00	sq.ft. (Qty)		4,240 Required		5,193 Required				$282,990.00	Provide for removal and replacement of wood floor at gymnasium spaces due to condition.
Other: Wood Stage Floor	$12.85	sq.ft. (Qty)		550 Required						$7,067.50	Replace wood stage flooring
Sum:			$4,083,491.04	$1,611,890.78	$181,189.44	$1,879,764.88	$359,914.00	$50,731.94	$0.00		

Typical classroom finishes

Typical corridor finishes

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K. Interior Lighting

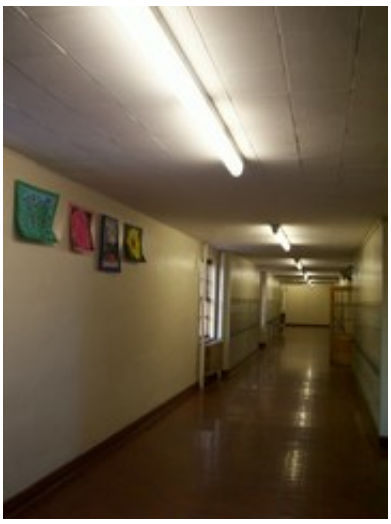
Description: The typical classrooms in the overall facility are equipped with 2x4 surface mount fluorescent fixtures with dual level switching. Classroom fixtures are in fair condition, providing an average illumination of 45 FC, which is less than the 50 FC recommended by the OSDM. The typical corridors in the overall facility are equipped with single tube surface mount fluorescent fixtures with dual level switching. Corridor fixtures are in fair to poor condition, providing an average illumination of 15 FC, which is less than the 20 FC recommended by the OSDM. The primary and secondary gymnasium spaces are equipped with pendant mercury vapor type lighting, in fair to poor condition, providing an average illumination of 30 FC, which is less than the 50 FC recommended by the OSDM. The media center is equipped with 2x4 surface mount fluorescent fixture type lighting in fair condition, providing an average illumination of 97 FC, thus complying with the 50 FC recommended by the OSDM. The student dining space is equipped with 2x4 lay-in fluorescent fixture type lighting with multi level switching. Student dining fixtures are in fair condition, providing an average illumination of 21 FC, which is less than the 50 FC recommended by the OSDM. The kitchen spaces are equipped with 2x4 surface mount fluorescent fixture type lighting with multi level switching. Kitchen fixtures are in fair condition, providing an average illumination of 53 FC, which is less than the 75-80 FC recommended by the OSDM. The service areas in the overall facility are equipped with 2x4 surface mount fluorescent fixture type lighting in fair to poor condition. The typical administrative spaces in the overall facility are equipped with 1x4 surface mount fluorescent fixture type lighting in fair condition, providing adequate illumination based on OSDM requirements. The overall lighting systems of the facility are not compliant with Ohio School Design Manual requirements due to age and condition, and inadequate lighting levels.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Complete Building Lighting Replacement	$6.50	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$730,197.00	Includes demo of existing fixtures
Sum:			$730,197.00	$324,519.00	$35,542.00	$312,299.00	$40,508.00	$13,767.00	$3,562.00		

Typical classroom lighting



Typical corridor lighting

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L. Security Systems

Description: The overall facility contains a security system consisting of security cameras mounted in corridors and motion sensors. The security cameras are monitored in the administrative reception area. The existing security system is in fair condition. The exterior security lighting consists of wall and roof mounted lighting fixtures. Exterior security lighting is in fair condition but does not provide adequate coverage. April 2019 Update: The main entrance does not have adequate security to control visitor entry. The exterior lighting should be replaced. Due to renovation work scope the existing security system will likely not be salvageable and should be replaced.

Rating: 3 Needs Replacement

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

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Security System:	$2.85	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$320,163.30	(complete, area of building)
Exterior Site Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$112,338.00	(complete, area of building)
Other: Security Vestibule	$100,000.00	per unit		1 Required						$100,000.00	Security Vestibule at Main Entrance
Sum:			$532,501.30	$292,215.10	$21,051.80	$184,977.10	$23,993.20	$8,154.30	$2,109.80		

Security panel in administration area

Corridor mounted motion sensor

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M. Emergency/Egress Lighting

Description: The overall facility does contain an emergency/egress lighting system with self contained battery backup units. The system is in fair condition but does not provide adequate illumination in all egress corridors. There are several areas within egress paths that do not contain visible exit signage.

Rating: 2 Needs Repair

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) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Emergency/Egress Lighting:	$1.00	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$112,338.00	(complete, area of building)
Sum:			$112,338.00	$49,926.00	$5,468.00	$48,046.00	$6,232.00	$2,118.00	$548.00		

Corridor mounted exit signage

Self contained battery backup emergency lighting fixture

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N. Fire Alarm

Description: The overall facility contains a fire alarm system in fair condition. Manual pull stations are mounted in corridors and assembly areas. Manual pull stations are mounted at exits. Horns and strobes are 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 new 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) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Fire Alarm System:	$2.25	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$252,760.50	(complete new system, including removal of existing)
Sum:			$252,760.50	$112,333.50	$12,303.00	$108,103.50	$14,022.00	$4,765.50	$1,233.00		

Corridor mounted horn/strobe device

Fire alarm pull

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O. Handicapped Access

Description: At the site, there is an accessible route provided from the public right-of-way, the accessible parking areas, and from the passenger unloading zone to the main entrance of the school. There is an accessible route connecting all or most areas of the site. Access from the parking / drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicap parking is not provided. Exterior doors are not equipped with ADA hardware. The main entry is not equipped with an ADA power assist door. No playground issues were considered due to existing grade configuration. On the interior of the building, space allowances and reach ranges are 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 configuration. This multistory building has a compliant elevator that accesses every floor and is in good condition. Access to the stage is not facilitated by a chair lift or ramp. Interior doors are not recessed, are mostly provided with adequate clearances, and are not provided with ADA-compliant hardware. 17 ADA-compliant toilets are required, and 3 are currently provided. 17 ADA-compliant lavatories are required, and 0 are currently provided. 6 ADA-compliant urinals are required, and 2 are currently provided. 2 ADA-compliant showers are required, and 0 are currently provided. 12 ADA-compliant electric water coolers are required, and 3 are currently provided. Toilet partitions are marble, metal and wood, and do not provide appropriate ADA clearances. ADA-compliant accessories are not adequately provided and mounted. Mirrors do not meet ADA requirements for mounting heights. Health clinic restroom is not compliant with ADA requirements. ADA signage is not provided on the interior and the exterior of the building. April 2019 Update: The District has created an ADA access point into the building to include ramp and power assist door operator. There is no ADA access to the basement level locker rooms in the 1928 Original Building. Structural modifications will be necessary to facilitate the installation of an elevator to access this area. The shower room thresholds prevent ADA access to the showers and removal and reworking the shower drains will be necessary. Stair access to the gymnasium in the 1928 Original Building prevents ADA access to this space. Structural modifications required to facilitate the installation of a chair lift to access this space.

Rating: 3 Needs Replacement

Recommendations: Provide new ADA-compliant signage, power assist door opener, chair lifts, electric water coolers, toilets, lavatories, urinals, showers, toilet partitions, and mirrors, as well as replace 28 narrow door openings, to facilitate the school's meeting of ADA requirements. Parking issues are corrected in Item P. Exterior door hardware issues are corrected in Item S. Stair railing issues are addressed under Item U. Toilet accessories are corrected in Item J. April 2019 Update: Delete the power assist door operator at 1928 Original Building. Provide budget for structural modifications necessary for installation of elevator to access basement level locker rooms in the 1928 Original Building. Rework shower room thresholds and drains to provide ADA access to showers. Provide budget for structural modifications necessary to provide chair lift access to the gymnasium in the 1928 Original Building.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Signage:	$0.20	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$22,467.60	(per building area)
Lifts:	$15,000.00	unit		1 Required		1 Required				$30,000.00	(complete)
Electric Water Coolers:	$3,000.00	unit		5 Required		6 Required				$33,000.00	(new double ADA)
Toilet/Urinals/Sinks:	$3,800.00	unit		20 Required		15 Required				$133,000.00	(new ADA)
Toilet Partitions:	$1,000.00	stall		6 Required		4 Required				$10,000.00	(ADA - grab bars, accessories included)
Replace Doors:	$5,000.00	leaf		12 Required		16 Required				$140,000.00	(rework narrow opening to provide 3070 wood door, HM frame, door/light, includes hardware)
Other: ADA Mirrors	$350.00	per unit		10 Required		7 Required				$5,950.00	Nea ADA compliant mirror.
Other: ADA Showers	$1,950.00	per unit		2 Required						$3,900.00	ADA shower replacement.
Other: Rework Shower Curbs & Drains	$20,000.00	unit		1 Required						$20,000.00	Rework Shower Curbs & Drains
Other: Structural Modifications	$60,000.00	each		1 Required						$60,000.00	Structural modifications necessary for installation of chair list access to gymnasium.
Other: Structural Modifications	$60,000.00	each		1 Required						$60,000.00	Structural modifications necessary for installation of chair list access to gymnasium.
Other: Structural Modifications	$300,000.00	lump sum		Required						$300,000.00	Structural modifications necessary for installation of elevator for access to basement locker rooms.
Sum:			$818,317.60	$629,385.20	$1,093.60	$186,059.20	$1,246.40	$423.60	$109.60		

Typical ADA compliant EWC

Typical ADA compliant toilet

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P. Site Condition

Description: The 22 acre relatively 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. The district board offices are located within this building. The site is bordered by lightly traveled city streets. Two entrances onto the site do not facilitate proper separation of bus and other vehicular traffic, and one-way bus traffic is provided. There is a bus loading and unloading zone behind the school, which is not separated from other vehicular traffic. Staff and visitor parking is facilitated by multiple asphalt parking lots in fair to poor condition, containing 97 parking places, which provides adequate parking for staff members and visitors. Parking for the disabled is not adequately provided. The site and parking lot drainage design, consisting of sheet drainage, catch basins, and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed. Concrete curbs are not located as required. Trash pick-up and service drive pavement is heavy duty, is not equipped with a concrete pad area for dumpsters, and is in fair to poor condition. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in fair condition. Exterior steps are in good to fair condition, but are not provided with handrails to meet OBC and ADA requirements. The athletic facilities are comprised of a softball field, multipurpose field, soccer field, and football field and track facility with a stadium, and are in fair condition. Site features are suitable for outdoor instruction, though no related equipment has been provided to facilitate doing so. April 2019 Update: District reported issues with the parking lot ponding. It is suspected that the lack of proper site drainage is adding to the water infiltration issues in the crawl space of the 1928 Original Building.

Rating: 3 Needs Replacement

Recommendations: 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. Provide heavy duty concrete pavement at the dumpster pad. Provide for replacement of handrails that do not meet ADA and OBC requirements. Provide a dedicated and separated bus loading and unloading zone on the site. Provide site contingency allowances for unforeseen conditions. April 2019 Update: Provide budget to add storm piping and catch basins to correct site drainage issues.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Replace Existing Asphalt Paving (heavy duty):	$30.60	sq. yard		5,505 Required		5,395 Required		211 Required	54 Required	$341,649.00	(including drainage / tear out for heavy duty asphalt)
Bus Drop-Off for Middle	$110.00	per student		197 Required		193 Required		8 Required	2 Required	$44,000.00	(**Number of students should be rounded up to the nearest 100.** $5500 per bus; 40 students per bus; 80% of middle school students riding)
Concrete Curb:	$20.00	ln.ft.		2,249 Required		2,203 Required		86 Required	22 Required	$91,200.00	(new)
Concrete Sidewalk:	$5.00	sq.ft. (Qty)		2,485 Required		2,435 Required		95 Required	25 Required	$25,200.00	(5 inch exterior slab)
Exterior Hand / Guard Rails:	$43.00	ln.ft.		39 Required		39 Required		2 Required		$3,440.00	
Base Sitework Allowance for Unforeseen Circumstances	$50,000.00	allowance		Required						$50,000.00	Include this and one of the next two. (Applies for whole building, so only **one** addition should have this item)
Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	$150,000.00	allowance		Required						$150,000.00	Include this one **or** the previous. (Applies for whole building, so only **one** addition should have this item)
Other: Heavy Duty Concrete Pavement	$12.00	sq.ft. (Qty)		247 Required		242 Required		9 Required	2 Required	$6,000.00	Provide heavy duty concrete pavement at dumpster pad.
Other: Site Drainage	$25,000.00	allowance		Required						$25,000.00	Storm piping and catch basins
Sum:			$736,489.00	$477,169.00	$0.00	$247,133.00	$0.00	$9,725.60	$2,461.40		

Asphalt pavement in poor condition

Asphalt pavement in poor condition

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Q. Sewage System

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

Rating: 1 Satisfactory

Recommendations: No work required.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Sum:			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Cast-iron sanitary plumbing

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R. Water Supply

Description: Building water supply is provided from a municipal water supply. Water service main piping is copper upon entering building. Domestic supply piping is partially galvanized in both the 1928 original construction and the 1939 additions. The water supply does not contain a back flow preventer. The existing service does have adequate capacity and pressure for the current needs of the school's domestic water supply. The existing service does not have adequate capacity and pressure for the needs of the school's future fire suppression system. District did not indicate domestic water service pressure problems. District did not report problems with water quality within this facility.

Rating: 2 Needs Repair

Recommendations: Increase water service size for fire protection which is included in the cost of the fire suppression system installation funded under Item U - Life Safety. Replace water supply 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) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Water Quality Test	$500.00	allowance		Required						$500.00	(includes 2 tests)
Sum:			$500.00	$500.00	$0.00	$0.00	$0.00	$0.00	$0.00		

Water service entry

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S. Exterior Doors

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

Rating: 3 Needs Replacement

Recommendations: Replace all exterior doors due to condition, and to comply with Ohio Building Code, ADA, and Ohio School Design Manual guidelines. Replacement of single glazed door vision panels, transoms, and sidelights is addressed in Item F. Provide for replacement of overhead door in poor condition.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Door Leaf/Frame and Hardware:	$2,500.00	per leaf		13 Required		19 Required		1 Required	2 Required	$87,500.00	(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:			$91,000.00	$32,500.00	$0.00	$51,000.00	$0.00	$2,500.00	$5,000.00		

Wood entrance door

Hollow metal exterior door

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T. Hazardous Material

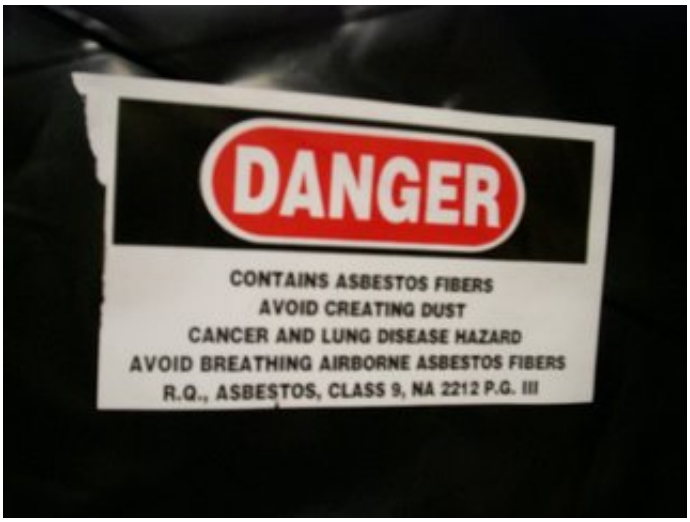
Description: The district provided the assessment team with their three-year reinspection report compiled in March 2007 by Monit-Air Group, Inc. The report indicates that hazardous material is present within the building. According to school district personnel, the site does not contain underground fuel 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) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Environmental Hazards Form				EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	EEHA Form	—	
Duct Insulation Removal	$8.00	sq.ft. (Qty)		250 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$2,000.00	
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	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	0 Required	$5,000.00	
Fluorescent Lamps & Ballasts Recycling/Incineration	$0.10	sq.ft. (Qty)		49,926 Required	5,468 Required	48,046 Required	6,232 Required	2,118 Required	548 Required	$11,233.80	
Pipe Insulation Removal	$10.00	ln.ft.		240 Required	40 Required	1,200 Required	0 Required	0 Required	0 Required	$14,800.00	
Pipe Fitting Insulation Removal	$20.00	each		20 Required	0 Required	30 Required	0 Required	0 Required	0 Required	$1,000.00	
Pipe Insulation Removal (Crawlspace/Tunnel)	$12.00	ln.ft.		1,600 Required	0 Required	1,600 Required	0 Required	0 Required	0 Required	$38,400.00	
Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	$30.00	each		250 Required	0 Required	300 Required	0 Required	0 Required	0 Required	$16,500.00	
Pipe Insulation Removal (Hidden in Walls/Ceilings)	$15.00	ln.ft.		1,000 Required	110 Required	1,260 Required	125 Required	45 Required	0 Required	$38,100.00	
Dismantling of Boiler/Furnace/Incinerator	$2,000.00	each		2 Required	0 Required	0 Required	0 Required	0 Required	0 Required	$4,000.00	
Cement Board Removal	$5.00	sq.ft. (Qty)		0 Required	0 Required	370 Required	0 Required	0 Required	0 Required	$1,850.00	
Electric Cord Insulation Removal	$1.00	ln.ft.		0 Required	0 Required	0 Required	300 Required	0 Required	0 Required	$300.00	
Decontamination of Crawlspace/Chase/Tunnel	$3.00	sq.ft. (Qty)		100 Required	0 Required	2,000 Required	0 Required	0 Required	0 Required	$6,300.00	
Soil Removal	$150.00	cubic yard		40 Required	0 Required	80 Required	0 Required	0 Required	0 Required	$18,000.00	See P
Non-ACM Ceiling/Wall Removal (for access)	$2.00	sq.ft. (Qty)		4,000 Required	440 Required	5,040 Required	500 Required	180 Required	0 Required	$20,320.00	See J
Window Component (Compound, Tape, or Caulk) - Reno & Demo	$300.00	each		70 Required	14 Required	70 Required	0 Required	0 Required	0 Required	$46,200.00	
Window Component (Compound, Tape, or Caulk) - Reno Only	$300.00	each		70 Required	14 Required	70 Required	0 Required	0 Required	0 Required	$46,200.00	
Resilient Flooring Removal, Including Mastic	$3.00	sq.ft. (Qty)		1,000 Required	5,468 Required	3,600 Required	0 Required	0 Required	0 Required	$30,204.00	See J
Carpet Removal (over RFC)	$1.00	sq.ft. (Qty)		1,000 Required	5,468 Required	3,600 Required	0 Required	0 Required	0 Required	$10,068.00	See J
Other: EHA ACM Other	$1.00	per unit		10,000 Required						$10,000.00	Chalkboard Mastic
Other: EHA ACM Other	$1.00	per unit				6,500 Required				$6,500.00	Chalkboard Mastic
Other: EHA Other Hazard	$1.00	per unit				2,000 Required				$2,000.00	Possible PCB Transformers
Sum:			$333,975.80	$135,792.60	$33,748.80	$159,334.60	$3,798.20	$1,246.80	$54.80		

Asbestos label in mechanical room



Asbestos label on crawl space access

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U. Life Safety

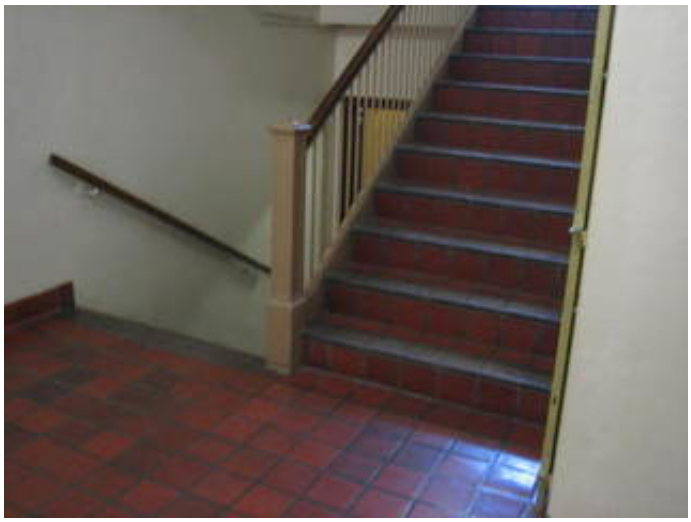
Description: Several corridor gates are present within the 1928 original construction and the 1939 addition. The gates, in a closed position, create multiple dead-end egress conditions particularly those gates mounted at the bottom of stairs. A dead-end corridor condition exists at the corridor adjacent to auditorium that leads to the wood shop area. The second floor band room contains only one means of egress and two are required. The overall facility does not contain an automatic fire suppression system. The stairwells are not enclosed and the handrails do not meet requirements. The existing water main will not provide adequate pressure and volume of water for future fire suppression system. There are not an adequate number of fire extinguishers. Existing fire extinguishers are not adequately spaced. Mounting heights of existing fire extinguishers do not meet ADA requirements. The kitchen hood is equipped with a fire suppression system.

Rating: 3 Needs Replacement

Recommendations: Remove corridor gates to eliminate dead-end corridor conditions when in the closed position. Replacing the gates located at the bottom of egress stairs with rated interior stairway enclosures will provide the building access control while maintaining a compliant egress condition. Provide a corridor extension at the corridor adjacent to auditorium that leads to the wood shop area from the pair of doors that lead into the wood shop to the exit vestibule adjacent to the metal shop. 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 additional enclosed exterior stair exit from band room. Provide new handrails at interior stairways to meet Ohio School Design Manual guidelines. Provide new water main and tap to provide adequate pressure and volume of water for fire suppression system. Emergency generator is included in total electrical system replacement funded under Item D - Electrical. Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights. New kitchen hood with fire suppression is included in complete kitchen equipment replacement funded under Item J - General Finishes.

Item	Cost	Unit	Whole Building	(01) 1928 Original Construction (1928) 49,926 ft²	(02) 1928 Board Offices (1928) 5,468 ft²	(03) 1939 Addition (1939) 48,046 ft²	(04) 1939 Auditorium (1939) 6,232 ft²	(05) 1947 Addition (Weight room) (1947) 2,118 ft²	(06) 1990 Addition (Elevator) (1990) 548 ft²	Sum	Comments
Sprinkler / Fire Suppression System:	$3.20	sq.ft. (Qty)		49,926 Required	5,468 Required	48,046 Required	6,232 Required	2,118 Required	548 Required	$359,481.60	(includes increase of service piping, if required)
Interior Stairwell Closure:	$5,000.00	per level		9 Required		6 Required				$75,000.00	(includes associated doors, door frames and hardware)
New Exterior Stair Enclosure	$42,500.00	per level		3 Required						$127,500.00	(all inclusive)
Water Main	$50.00	ln.ft.		285 Required						$14,250.00	(new)
Handrails:	$5,000.00	level		10 Required		8 Required				$90,000.00	
Other: Elimination of Dead-end corridor adjacent to auditorium	$80,000.00	allowance				Required				$80,000.00	Provide a corridor extension at the corridor adjacent to auditorium that leads to the wood shop area from the pair of doors that lead into the wood shop to the exit vestibule adjacent to the metal shop.
Other: Fire extinguishers and cabinets	$0.12	sq.ft. (of entire building addition)		Required	Required	Required	Required	Required	Required	$13,480.56	Provide fire extinguishers and cabinets adequately spaced and mounted at required ADA mounting heights.
Other: Provide additional enclosed exterior stair	$50,000.00	allowance				Required				$50,000.00	Provide additional enclosed exterior stair exit from band room.
Other: Remove corridor security gates	$5,000.00	allowance		Required		Required				$10,000.00	Remove corridor gates to eliminate dead-end corridor conditions when in the closed position
Sum:			$819,712.16	$407,504.32	$18,153.76	$364,512.72	$20,690.24	$7,031.76	$1,819.36		

Corridor gate



Unenclosed egress stair

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V. Loose Furnishings

Description: The typical classroom furniture is slightly mismatched, and in generally fair to poor condition, consisting of miscellaneous student desks & chairs, miscellaneous teacher desks & chairs, miscellaneous file cabinets, reading table, computer workstation, miscellaneous bookcases, and wastebaskets. The facility's furniture and loose equipment were evaluated in item 6.17 in the CEFPI section of this report, and on a scale of 1 to 10 the overall facility received a rating of 5 due to observed conditions, and due to the fact that it lacks some of the Ohio School Design Manual required elements. April 2019 Update: To achieve consistency, the entire building (except 1938 Auditorium and 1990 Elevator Addition) should receive complete loose furnishings replacement

Rating: 3 Needs Replacement

Recommendations: Provide for replacement of outdated or inadequate furniture. April 2019 Update: Except for the 1938 Auditorium and 1990 Elevator Addition, provide for complete replacement of loose furnishings

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CEFPI Rating 0 to 3	$6.50	sq.ft. (of entire building addition)		Required	Required	Required		Required		$686,127.00	
Sum:			$686,127.00	$324,519.00	$35,542.00	$312,299.00	$0.00	$13,767.00	$0.00		

Teacher workstation in classroom

Student desks in classroom

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W. Technology

Description: Some classrooms are equipped with four technology data ports for student use as required by the Ohio School Design Manual. Some instructor or teacher areas are equipped with one data port and one voice 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: 2 Needs Repair

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

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MS portion of building with total SF 91,651 to 100,000	$9.00	sq.ft. (Qty)		49,926 Required	5,468 Required	48,046 Required	6,232 Required	2,118 Required	548 Required	$1,011,042.00	
Sum:			$1,011,042.00	$449,334.00	$49,212.00	$432,414.00	$56,088.00	$19,062.00	$4,932.00		

Technology rack

Classroom computers

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X. Construction Contingency / Non-Construction Cost

Renovation Costs (A-W)		$19,082,810.34
7.00%	Construction Contingency	$1,335,796.72
Subtotal		$20,418,607.06
16.29%	Non-Construction Costs	$3,326,191.09
Total Project		**$23,744,798.15**

Construction Contingency	$1,335,796.72
Non-Construction Costs	$3,326,191.09
Total for X.	**$4,661,987.81**

Non-Construction Costs Breakdown		
Land Survey	0.03%	$6,125.58
Soil Borings / Phase I Envir. Report	0.10%	$20,418.61
Agency Approval Fees (Bldg. Code)	0.25%	$51,046.52
Construction Testing	0.40%	$81,674.43
Printing - Bid Documents	0.15%	$30,627.91
Advertising for Bids	0.02%	$4,083.72
Builder's Risk Insurance	0.12%	$24,502.33
Design Professional's Compensation	7.50%	$1,531,395.53
CM Compensation	6.00%	$1,225,116.42
Commissioning	0.60%	$122,511.64
Non-Construction Contingency (includes partnering and mediation services)	1.12%	$228,688.40
Total Non-Construction Costs	**16.29%**	**$3,326,191.09**

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School Facility Appraisal

Name of Appraiser	Jeff Tuckerman	**Date of Appraisal**	2008-04-14
Building Name	Wallace H Braden Jr High		
Street Address	3436 Edgewood Dr		
City/Town, State, Zip Code	Ashtabula, OH 44004		
Telephone Number(s)	(440) 998-0550		
School District	Buckeye Local SD		

Setting: Small City

Site-Acreage	28.16	Building Square Footage	112,338
Grades Housed	6-8	Student Capacity	430
Number of Teaching Stations	36	Number of Floors	3
Student Enrollment	358		
Dates of Construction	1928,1928,1939,1939,1947,1990		

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	**Exterior Surfacing**	**Floor Construction**
☑ Load bearing masonry	☑ Brick	☐ Wood Joists
☑ Steel frame	☐ Stucco	☑ Steel Joists
☑ Concrete frame	☐ Metal	☑ Slab on grade
☐ Wood	☐ Wood	☑ Structural slab
☑ Steel Joists	☑ Stone	

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Suitability Appraisal of **1.0 The School Site** for Wallace_H_Braden_2008_Assessment_April_2019_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	25	*20*
The site is 22 acres compared to 24 acres required by the OSDM.		
1.2 **Site is easily accessible** and conveniently located for the present and future population	20	*8*
The school is centrally located within the school district, and is easily accessible. The site is accessible from city streets that are suitable for buses, cars, and service vehicles. Two entry points are provided into the site, without appropriate separation of car and bus traffic.		
1.3 **Location** is removed from undesirable business, industry, traffic, and natural hazards	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
1.4 Site is **well landscaped and developed** to meet educational needs	10	*6*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope. The site has not been developed with outdoor learning spaces and athletic fields to enhance the learning environment.		
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	10	*8*
Athletic facilities include a multipurpose field, softball field, and football field, including a track, which are provided with proper separation from vehicular use areas, and are provided with adequate solid surface parking for events.		
1.6 **Topography** is varied enough to provide desirable appearance and without steep inclines	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.7 Site has stable, well drained **soil free of erosion**	5	*4*
The site is gently sloped to provide positive drainage across the site. A flat area is provided to accommodate buildings, perimeter walks, vehicular circulation, parking areas, outdoor play areas, and physical education spaces, and is desirable.		
1.8 Site is suitable for **special instructional needs**, e.g., outdoor learning	5	*2*
The site has not been developed to accommodate outdoor learning.		
1.9 **Pedestrian services** include adequate sidewalk with designated crosswalks, curb cuts, and correct slopes	5	*4*
Sidewalks are adequately provided to accommodate safe pedestrian circulation including designated crosswalks, curb cuts, and correct slopes.		
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	5	*3*
Adequate parking is provided for faculty, staff, and community parking, and is located on asphalt pavement in fair to poor condition.		
TOTAL - 1.0 The School Site	100	*67*

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Suitability Appraisal of **2.0 Structural and Mechanical Features** for Wallace_H_Braden_2008_Assessment_April_2019_EEA_02_11_20

2.0 Structural and Mechanical Features	Points Allocated	Points
Structural		
2.1 Structure meets all **barrier-free** requirements both externally and internally	15	*4*
Entire building is not ADA-compliant.		
2.2 **Roofs** appear sound, have positive drainage, and are weather tight	15	*8*
The roofs over the entire building are in good condition but require replacement due to condition and age of systems.		
2.3 **Foundations** are strong and stable with no observable cracks	10	*9*
Foundations are in good condition with no observable cracks.		
2.4 **Exterior and interior walls** have sufficient expansion joints and are free of deterioration	10	*6*
Exterior and interior walls are in good to fair condition, do not contain expansion joints, and none are needed as there is no indication of significant masonry cracking or separation. Exterior masonry is in need of cleaning, sealing and tuck pointing.		
2.5 **Entrances and exits** are located so as to permit efficient student traffic flow	10	*6*
Exits are properly located to allow safe egress from the building.		
2.6 **Building ''envelope''** generally provides for energy conservation (see criteria)	10	*2*
Age of construction indicates minimal insulation.		
2.7 Structure is **free of friable asbestos** and **toxic materials**	10	*6*
The district's hazardous material report was not available for this 2008 assessment report. Specialized hazardous material assessment to occur at a later date.		
2.8 Interior walls permit sufficient **flexibility** for a variety of class sizes	10	*6*
Interior walls throughout the facility are fixed walls and are not flexible.		
Mechanical/Electrical	Points Allocated	Points
2.9 **Adequate light sources** are well maintained, and properly placed and are not subject to overheating	15	*6*
Light sources provide inadequate lighting in most areas. Fixtures are adequately maintained in most areas. Light fixtures do not appear to be subject to overheating.		
2.10 **Internal water supply** is adequate with sufficient pressure to meet health and safety requirements	15	*4*
Internal water supply will not support a future fire suppression system, but is adequate for current requirements. Galvanized piping is present.		
2.11 Each teaching/learning area has adequate convenient **wall outlets**, phone and computer cabling for technology applications	15	*5*
Some classrooms have an inadequate number of outlets and data jacks for technology applications.		
2.12 **Electrical controls** are safely protected with **disconnect switches** easily accessible	10	*2*
Disconnect switches are not adequately provided to allow for safe servicing of equipment.		
2.13 **Drinking fountains** are adequate in number and placement, and are properly maintained including provisions for the disabled	10	*5*
Drinking fountains are not adequate in number and placement, and do not meet ADA requirements. Drinking fountains are properly maintained.		
2.14 Number and size of **restrooms meet requirements**	10	*8*
The number and size of restrooms meet OBC requirements.		
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	*2*
The fire alarm system does not meet requirements. Smoke detectors are minimally provided. The facility is not fire suppressed.		
2.17 **Intercommunication system** consists of a central unit that allows dependable **two-way communication** between the office and instructional areas	10	*3*
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	*2*
Exterior hose bibs are inadequately provided around the exterior of the facility.		
TOTAL - 2.0 Structural and Mechanical Features	200	*92*

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Suitability Appraisal of **3.0 Plant Maintainability** for Wallace_H_Braden_2008_Assessment_April_2019_EEA_02_11_20

3.0 Plant Maintainability	Points Allocated	Points
3.1 **Windows, doors, and walls** are of material and finish requiring minimum maintenance	15	*4*
Doors are stained wood and walls are painted plaster requiring maintenance.		
3.2 **Floor surfaces** throughout the building require minimum care	15	*6*
Flooring throughout the facility consists of VAT, wood, linoleum, and terra cotta tile, which is well maintained throughout the facility. VAT requires special care and maintenance. Wood flooring is not easily maintained in the classrooms.		
3.3 **Ceilings and walls** throughout the building, including service areas, are easily cleaned and resistant to stain	10	*4*
Acoustical tile ceilings are not easily cleaned or resistant to stain. Plaster walls are not easily cleaned and resistant to stain.		
3.4 **Built-in equipment** is designed and constructed for ease of maintenance	10	*2*
Casework consists of miscellaneous wood and metal shelving units in poor condition.		
3.5 **Finishes and hardware**, with compatible keying system, are of durable quality	10	*6*
Door hardware varies throughout the facility.		
3.6 **Restroom fixtures** are wall mounted and of quality finish	10	*9*
Fixtures are floor and wall mounted and are of good quality.		
3.7 Adequate **custodial storage space** with water and drain is accessible throughout the building	10	*4*
Adequate custodial space is provided throughout the building.		
3.8 Adequate **electrical outlets and power**, to permit routine cleaning, are available in every area	10	*2*
Electrical outlets are inadequately provided in Corridors and do not allow for convenient routine cleaning.		
3.9 **Outdoor light fixtures, electrical outlets**, equipment, and other fixtures are accessible for repair and replacement	10	*4*
Wall mounted light fixtures require lifts and ladders for service. Exterior electrical outlets are minimal.		
TOTAL - 3.0 Plant Maintainability	100	*41*

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Suitability Appraisal of **4.0 Building Safety and Security** for Wallace_H_Braden_2008_Assessment_April_2019_EEA_02_11_20

4.0 Building Safety and Security	Points Allocated	Points
Site Safety		
4.1 **Student loading areas** are segregated from other vehicular traffic and pedestrian walkways	15	*3*
Student loading is not separated from other vehicular traffic.		
4.2 **Walkways**, both on and offsite, are available for safety of pedestrians	10	*8*
Walkways are adequately provided both on and off-site for pedestrian safety.		
4.3 **Access streets** have sufficient signals and signs to permit safe entrance to and exit from school area	5	*4*
School signs and signals are located as required on adjacent access streets.		
4.4 **Vehicular entrances and exits** permit safe traffic flow	5	*1*
Buses and other vehicular traffic use the same entrance and exit points to the site, which does not provide safe vehicular traffic flow.		
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	5	*4*
Athletic fields appear to be well maintained and and free from hazard.		

Building Safety	Points Allocated	Points
4.6 **The heating unit(s)** is located away from student occupied areas	20	*2*
Building contains radiators in classrooms and corridors presenting a burn hazard with building occupants.		
4.7 Multi-story buildings have at least **two stairways** for student egress	15	*6*
The building has multiple stairways, which are not enclosed, and are not ADA and OBC compliant.		
4.8 **Exterior doors** open outward and are equipped with panic hardware	10	*3*
Exterior doors open outward but are not ADA compliant.		
4.9 **Emergency lighting** is provided throughout the entire building with exit signs on separate electrical circuits	10	*3*
Emergency lighting is provided but does not provide adequate lighting levels.		
4.10 **Classroom doors** are recessed and open outward	10	*2*
The structure is a combination of steel frame and masonry load bearing systems with steel joist and concrete deck. Interior walls are masonry and plaster and are in good condition.		
4.11 **Building security systems** are provided to assure uninterrupted operation of the educational program	10	*6*
Motion sensors, door contacts and cameras are provided.		
4.12 **Flooring** (including ramps and stairways) is maintained in a non-slip condition	5	*3*
Wood flooring in classrooms and terra cotta tile in corridors is slippery when wet.		
4.13 **Stair risers** (interior and exterior) do not exceed 6 1/2 inches and range in number from 3 - 16	5	*4*
Stair treads and risers are properly designed and meet requirements.		
4.14 **Glass** is properly located and protected with wire or safety material to prevent accidental student injury	5	*4*
Glass at door transoms and sidelights is protected for safety.		
4.15 **Fixed Projections** in the traffic areas do not extend more than eight inches from the corridor wall	5	*2*

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*

Exits are properly located to allow safe egress from the building. Stairways empty to the exterior, or adjacent to a corridor leading to the exterior.

Emergency Safety	Points Allocated	Points
4.17 Adequate **fire safety equipment** is properly located	15	*4*

Fire alarm horns and strobes are not located in all required areas.

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

A dead end corridor is located at the classroom wing to the shop spaces.

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

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

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

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

TOTAL - 4.0 Building Safety and Security	200	*80*

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Suitability Appraisal of **5.0 Educational Adequacy** for Wallace_H_Braden_2008_Assessment_April_2019_EEA_02_11_20

5.0 Educational Adequacy	Points Allocated	Points
Academic Learning Space		
5.1 **Size of academic learning areas** meets desirable standards	25	*15*
The average classroom is 800 SF compared to 900 SF required by the OSDM.		
5.2 **Classroom space** permits arrangements for small group activity	15	*7*
Undersized classrooms do not allow sufficient space for effective small group activities.		
5.3 **Location of academic learning areas** is near related educational activities and away from disruptive noise	10	*8*
The gymnasium and music program are properly isolated from the academic learning areas to reduce distractions.		
5.4 **Personal space** in the classroom away from group instruction allows privacy time for individual students	10	*4*
Undersized classrooms do not permit privacy time for individual students.		
5.5 **Storage for student materials** is adequate	10	*4*
Lockers, located in the corridor, are adequately provided for student storage. Lockers are in fair to poor condition.		
5.6 **Storage for teacher materials** is adequate	10	*2*
Miscellaneous wood and metal shelving units are inadequately provided for teacher storage.		
Special Learning Space	Points Allocated	Points
5.7 **Size of special learning area(s)** meets standards	15	*3*
There are no dedicated special learning areas in the facility.		
5.8 **Design of specialized learning area(s)** is compatible with instructional need	10	*2*
There are no dedicated special learning areas in the facility.		
5.9 **Library**/**Resource**/**Media Center** provides appropriate and attractive space	10	*4*
The library is not visually appealing although it is provided natural light.		
5.10 **Gymnasium (or covered P.E. area)** adequately serves physical education instruction	5	*2*
The primary gymnasium is undersized for effective physical education instruction. The auxiliary gymnasium utilizes an auditorium stage for physical education instruction.		
5.11 ES **Pre-kindergarten and kindergarten space** is appropriate for age of students and nature of instruction MS/HS **Science** program is provided sufficient space and equipment	10	*4*
Science classrooms are undersized, and are not provided with required equipment.		
5.12 **Music Program** is provided adequate sound treated space	5	*3*
The music room is designed appropriately, including acoustic panels on walls and ceilings.		
5.13 **Space for art** is appropriate for special instruction, supplies, and equipment	5	*2*
The art room is undersized and does not provide sufficient space for storage of supplies and equipment.		
School Facility Appraisal	Points Allocated	Points
5.14 **Space for technology education** permits use of state-of-the-art equipment	5	*2*
The facility is provided with Computer Labs for student use and space within some of the classrooms provide for student technology use.		

5.15 Space for **small groups and remedial instruction** is provided adjacent to classrooms	5	*2*
No spaces have been provided adjacent to classrooms for small groups or remedial instruction.		
5.16 **Storage for student and teacher material** is adequate	5	*2*
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 2,000 SF compared to 3,000 SF recommended in the OSDM. The kitchen space is 1,697 SF compared to 1,503 SF recommended in the OSDM. The student dining space has limited visual appeal with limited seating capacity.		
5.19 **Administrative offices** provided are consistent in appearance and function with the maturity of the students served	5	*2*
Administration area is located away from front entry, but close to center of academic area, making building and entry supervision rely on cameras and monitors. The office area is small in size.		
5.20 **Counselor's office** insures privacy and sufficient storage	5	*3*
The space provided for the counselor does insure privacy, but lacks sufficient storage space.		
5.21 **Clinic** is near administrative offices and is equipped to meet requirements	5	*3*
The clinic is located across the hall from the administrative offices and is provided with required equipment.		
5.22 **Suitable reception space** is available for students, teachers, and visitors	5	*2*
Reception space is undersized and located away from the front door of the building.		
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	*86*

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Suitability Appraisal of **6.0 Environment for Education** for Wallace_H_Braden_2008_Assessment_April_2019_EEA_02_11_20

6.0 Environment for Education	Points Allocated	Points
Exterior Environment		
6.1 Overall **design is aesthetically pleasing** to age of students	15	*12*
The building is a traditional design with classical detailing, which is aesthetically pleasing.		
6.2 Site and building are **well landscaped**	10	*6*
The site is moderately landscaped with mature shade trees, ornamental trees, and shrubs which define the property and emphasize the building entrance. Lawn areas where mowing is required do not exceed 3:1 slope. The site has not been developed with outdoor learning spaces and athletic fields to enhance the learning environment.		
6.3 **Exterior noise and poor environment** do not disrupt learning	10	*8*
The site is adjacent to residential uses, and there are no undesirable features adjacent to the school site.		
6.4 **Entrances and walkways** are **sheltered** from sun and inclement weather	10	*4*
The main entrance to the school is completely sheltered, other entries and exits are exposed to weather.		
6.5 **Building materials** provide attractive color and texture	5	*4*
Exterior building materials consist of brick and stone traditional detailing that does provide an attractive color and texture.		
Interior Environment	Points Allocated	Points
6.6 **Color schemes, building materials, and decor** provide an impetus to learning	20	*4*
Overall interior building design and materials reflect a dated appearance which does not enhance learning.		
6.7 **Year around comfortable temperature and humidity** are provided throughout the building	15	*4*
Unit ventilators and radiators are present in classrooms.		
6.8 **Ventilating system** provides adequate quiet circulation of clean air and meets 15cfm VBC requirement	15	*4*
The ventilating systems do not provide an adequate quantity of ventilation air to the spaces. Ventilation systems introduce minimal noise into the teaching and learning areas.		
6.9 **Lighting system** provides proper intensity, diffusion, and distribution of illumination	15	*4*
The lighting system does not provide proper intensity in most areas. Location of lighting fixtures provides uneven distribution of illumination.		
6.10 **Drinking fountains and restroom facilities** are conveniently located	15	*8*
Drinking fountains and restroom facilities are conveniently located.		
6.11 **Communication among students** is enhanced by commons area(s) for socialization	10	*6*
The student dining area, auditorium, and gymnasium, provide areas for students to interact.		
6.12 **Traffic flow** is aided by appropriate foyers and corridors	10	*4*
Classroom doorways are not recessed and impede traffic flow.		
6.13 **Areas for students to interact** are suitable to the age group	10	*4*
The auditorium is adequately designed to manage large groups of students. The gymnasium is undersized to allow effective management of large groups of students.		
6.14 **Large group areas are designed** for effective management of students	10	*6*
The auditorium is adequately designed to manage large groups of students. The main gymnasium, in the original construction, is undersized to allow effective management of large groups of students.		
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	*3*

Window design provides for a wall of windows in each classroom. The un-insulated clear glass produces uncontrolled natural lighting in the classrooms.

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

Classroom furniture is slightly mismatched and in fair to poor condition.

TOTAL - 6.0 Environment for Education	200	*92*

LEED Observation Notes

School District:	Buckeye Local SD
County:	Ashtabula
School District IRN:	45856
Building:	Wallace H Braden Jr High
Building IRN:	9944

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 then 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: **Wallace H Braden Jr High**

6-8

Building features that clearly exceed criteria:

1. Building contains an auditorium.
2. Competition stadium resides on site.
3. Building contains two gymnasiums.
4.
5.
6.

Building features that are non-existent or very inadequate:

1. Building is not fire suppressed.
2. Building is not ADA compliant.
3. Kitchen is located on second floor.
4. Kitchen walk-in coolers and storage is remotely located away from kitchen area.
5.
6.

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Environmental Hazards Assessment Cost Estimates

Owner:	Buckeye Local SD
Facility:	Wallace H Braden Jr High
Date of Initial Assessment:	Apr 14, 2008
Date of Assessment Update:	Feb 13, 2020
Cost Set:	2019

District IRN:	45856
Building IRN:	9944
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) 1928 Original Construction	49,926	$144,292.60	$134,292.60
1928 (02) 1928 Board Offices	5,468	$33,748.80	$33,748.80
1939 (03) 1939 Addition	48,046	$150,834.60	$150,834.60
1939 (04) 1939 Auditorium	6,232	$3,798.20	$3,798.20
1947 (05) 1947 Addition (Weight room)	2,118	$1,246.80	$1,246.80
1990 (06) 1990 Addition (Elevator)	548	$54.80	$54.80
Total	112,338	$333,975.80	$323,975.80
Total with Regional Cost Factor (104.88%)	—	$350,273.82	$339,785.82
Regional Total with Soft Costs & Contingency	—	$435,846.76	$422,796.51

Environmental Hazards(Enhanced) - Buckeye Local SD (45856) - Wallace H Braden Jr High (9944) - (01) 1928 Original Construction

Owner:	Buckeye Local SD	**Bldg. IRN:**	9944
Facility:	Wallace H Braden Jr High	**BuildingAdd:**	(01) 1928 Original Construction
Date On-Site:	2019-11-20	**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	Assumed Asbestos-Containing Material	250	$8.00	$2,000.00
5.	Pipe Insulation Removal	Assumed Asbestos-Containing Material	240	$10.00	$2,400.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	20	$20.00	$400.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	1600	$12.00	$19,200.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	250	$30.00	$7,500.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	1000	$15.00	$15,000.00
10.	Dismantling of Boiler/Furnace/Incinerator	Assumed Asbestos-Containing Material	2	$2,000.00	$4,000.00
11.	Flexible Duct Connection Removal	Reported / Assumed Asbestos-Free Material	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	Reported / Assumed Asbestos-Free Material	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	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	100	$3.00	$300.00
25.	Soil Removal	Assumed Asbestos-Containing Material	40	$150.00	$6,000.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	4000	$2.00	$8,000.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	70	$300.00	$21,000.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	70	$300.00	$21,000.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	1000	$3.00	$3,000.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	1000	$1.00	$1,000.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	Chalkboard Mastic	Assumed Asbestos-Containing Material	lump sum		$10,000.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$120,800.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$120,800.00

B. Removal Of Underground Storage Tanks — ☑ 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 — ☐ Addition Constructed after 1980

1.	Estimated Cost For Abatement Contractor to Perform Lead Mock-Ups	$5,000.00
2.	Special Engineering Fees for LBP Mock-Ups	$5,000.00
3.	(Sum of Lines 1-2)	**Total Cost for Lead-Based Paint Mock-Ups** $10,000.00

D. Fluorescent Lamps & Ballasts Recycling/Incineration — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	49926	49926	$0.10	$4,992.60

E. Other Environmental Hazards/Remarks — ☑ 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**	$135,792.60
2.	A37, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$125,792.60

* 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) - Wallace H Braden Jr High (9944) - (02) 1928 Board Offices

Owner:	Buckeye Local SD	**Bldg. IRN:**	9944
Facility:	Wallace H Braden Jr High	**BuildingAdd:**	(02) 1928 Board Offices
Date On-Site:	2019-11-20	**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	40	$10.00	$400.00
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	110	$15.00	$1,650.00
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	Reported / Assumed Asbestos-Free Material	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	440	$2.00	$880.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	14	$300.00	$4,200.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	14	$300.00	$4,200.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	5468	$3.00	$16,404.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	5468	$1.00	$5,468.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$33,202.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$33,202.00

B. Removal Of Underground Storage Tanks — ☑ 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 — ☐ 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 — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	5468	5468	$0.10	$546.80

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Crawl space abatement included in 1928 original		$0.00
2.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
3.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E2	**Total Cost for Env. Hazards Work - Renovation**	$33,748.80
2.	A36, B1, D1, and E3	**Total Cost for Env. Hazards Work - Demolition**	$33,748.80

* 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) - Wallace H Braden Jr High (9944) - (03) 1939 Addition

Owner:	Buckeye Local SD	**Bldg. IRN:**	9944
Facility:	Wallace H Braden Jr High	**BuildingAdd:**	(03) 1939 Addition
Date On-Site:	2019-11-20	**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	1200	$10.00	$12,000.00
6.	Pipe Fitting Insulation Removal	Assumed Asbestos-Containing Material	30	$20.00	$600.00
7.	Pipe Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	1600	$12.00	$19,200.00
8.	Pipe Fitting Insulation Removal (Crawlspace/Tunnel)	Assumed Asbestos-Containing Material	300	$30.00	$9,000.00
9.	Pipe Insulation Removal (Hidden in Walls/Ceilings)	Assumed Asbestos-Containing Material	1260	$15.00	$18,900.00
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	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Assumed Asbestos-Containing Material	370	$5.00	$1,850.00
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	2000	$3.00	$6,000.00
25.	Soil Removal	Assumed Asbestos-Containing Material	80	$150.00	$12,000.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Assumed Asbestos-Containing Material	5040	$2.00	$10,080.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Reported Asbestos-Containing Material	70	$300.00	$21,000.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Reported Asbestos-Containing Material	70	$300.00	$21,000.00
29.	Resilient Flooring Removal, Including Mastic	Assumed Asbestos-Containing Material	3600	$3.00	$10,800.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Assumed Asbestos-Containing Material	3600	$1.00	$3,600.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	Not Present	0	$100.00	$0.00
34.	Roofing Removal	Reported / Assumed Asbestos-Free Material	0	$2.00	$0.00
35.	Chalkboard Mastic	Assumed Asbestos-Containing Material	lump sum		$6,500.00
36.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Renovation Work**			$152,530.00
37.	(Sum of Lines 1-35)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$152,530.00

B. Removal Of Underground Storage Tanks — ☑ 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 — ☐ 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 — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	48046	48046	$0.10	$4,804.60

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Possible PCB Transformers		$2,000.00
2.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Renovation**	$2,000.00
3.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Demolition**	$2,000.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A36, B1, C3, D1, and E2	**Total Cost for Env. Hazards Work - Renovation**	$159,334.60
2.	A37, B1, D1, and E3	**Total Cost for Env. Hazards Work - Demolition**	$159,334.60

* 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) - Wallace H Braden Jr High (9944) - (04) 1939 Auditorium

Owner:	Buckeye Local SD	**Bldg. IRN:**	9944
Facility:	Wallace H Braden Jr High	**BuildingAdd:**	(04) 1939 Auditorium
Date On-Site:	2019-11-20	**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	125	$15.00	$1,875.00
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	Reported / Assumed Asbestos-Free Material	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	Assumed Asbestos-Containing Material	300	$1.00	$300.00
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	500	$2.00	$1,000.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	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**			$3,175.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$3,175.00

B. Removal Of Underground Storage Tanks — ☑ 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 — ☐ 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 — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	6232	6232	$0.10	$623.20

E. Other Environmental Hazards/Remarks — ☐ None Reported

	Description		Cost Estimate
1.	Crawl space abatement included in 1939 addition		$0.00
2.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Renovation**	$0.00
3.	(Sum of Lines 1-1)	**Total Cost for Other Environmental Hazards - Demolition**	$0.00

F. Environmental Hazards Assessment Cost Estimate Summaries

1.	A35, B1, C3, D1, and E2	**Total Cost for Env. Hazards Work - Renovation**	$3,798.20
2.	A36, B1, D1, and E3	**Total Cost for Env. Hazards Work - Demolition**	$3,798.20

* 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) - Wallace H Braden Jr High (9944) - (05) 1947 Addition (Weight room)

Owner:	Buckeye Local SD	**Bldg. IRN:**	9944
Facility:	Wallace H Braden Jr High	**BuildingAdd:**	(05) 1947 Addition (Weight room)
Date On-Site:	2019-11-20	**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	45	$15.00	$675.00
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	180	$2.00	$360.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Not Present	0	$3.00	$0.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	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**			$1,035.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$1,035.00

B. Removal Of Underground Storage Tanks — ☑ 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 — ☐ 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 — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	2118	2118	$0.10	$211.80

E. Other Environmental Hazards/Remarks — ☑ 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**	$1,246.80
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$1,246.80

* 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) - Wallace H Braden Jr High (9944) - (06) 1990 Addition (Elevator)

Owner:	Buckeye Local SD	**Bldg. IRN:**	9944
Facility:	Wallace H Braden Jr High	**BuildingAdd:**	(06) 1990 Addition (Elevator)
Date On-Site:	2019-11-20	**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)	Not Present	0	$15.00	$0.00
10.	Dismantling of Boiler/Furnace/Incinerator	Not Present	0	$2,000.00	$0.00
11.	Flexible Duct Connection Removal	Not Present	0	$100.00	$0.00
12.	Acoustical Plaster Removal	Not Present	0	$7.00	$0.00
13.	Fireproofing Removal	Not Present	0	$25.00	$0.00
14.	Hard Plaster Removal	Not Present	0	$7.00	$0.00
15.	Gypsum Board Removal	Reported / Assumed Asbestos-Free Material	0	$6.00	$0.00
16.	Acoustical Panel/Tile Ceiling Removal	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
17.	Laboratory Table/Counter Top Removal	Not Present	0	$100.00	$0.00
18.	Cement Board Removal	Not Present	0	$5.00	$0.00
19.	Electric Cord Insulation Removal	Not Present	0	$1.00	$0.00
20.	Light (Reflector) Fixture Removal	Not Present	0	$50.00	$0.00
21.	Sheet Flooring with Friable Backer Removal	Not Present	0	$4.00	$0.00
22.	Fire Door Removal	Not Present	0	$100.00	$0.00
23.	Door and Window Panel Removal	Not Present	0	$100.00	$0.00
24.	Decontamination of Crawlspace/Chase/Tunnel	Not Present	0	$3.00	$0.00
25.	Soil Removal	Not Present	0	$150.00	$0.00
26.	Non-ACM Ceiling/Wall Removal (for access)	Not Present	0	$2.00	$0.00
27.	Window Component (Compound, Tape, or Caulk) - Reno & Demo	Not Present	0	$300.00	$0.00
28.	Window Component (Compound, Tape, or Caulk) - Reno Only	Not Present	0	$300.00	$0.00
29.	Resilient Flooring Removal, Including Mastic	Reported / Assumed Asbestos-Free Material	0	$3.00	$0.00
30.	Carpet Mastic Removal	Not Present	0	$2.00	$0.00
31.	Carpet Removal (over RFC)	Not Present	0	$1.00	$0.00
32.	Acoustical Tile Mastic Removal	Not Present	0	$3.00	$0.00
33.	Sink Undercoating Removal	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**			$0.00
36.	(Sum of Lines 1-34)	**Total Asb. Hazard Abatement Cost for Demolition Work**			$0.00

B. Removal Of Underground Storage Tanks — ☑ 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 — ☑ 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 — ☐ Not Applicable

	Area Of Building Addition	Square Feet w/Fluorescent Lamps & Ballasts	Unit Cost	Total Cost
1.	548	548	$0.10	$54.80

E. Other Environmental Hazards/Remarks — ☐ 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**	$54.80
2.	A36, B1, D1, and E2	**Total Cost for Env. Hazards Work - Demolition**	$54.80

* 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.